



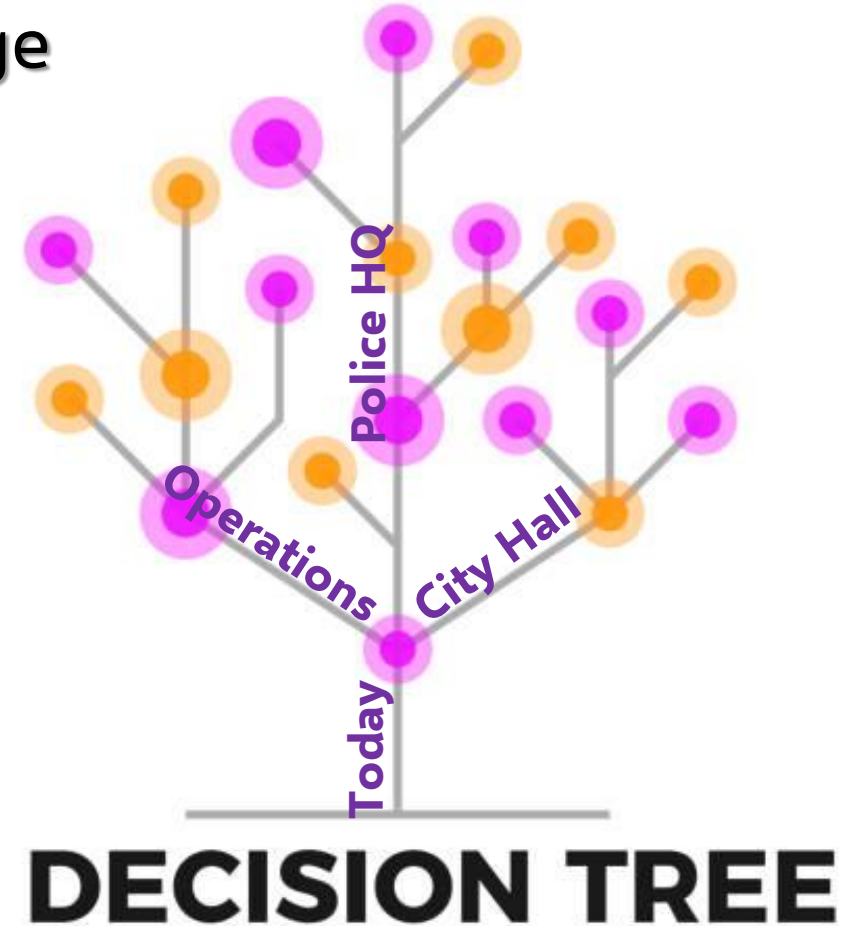
# Facility Plan & Space Needs Analysis Workshop 2

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

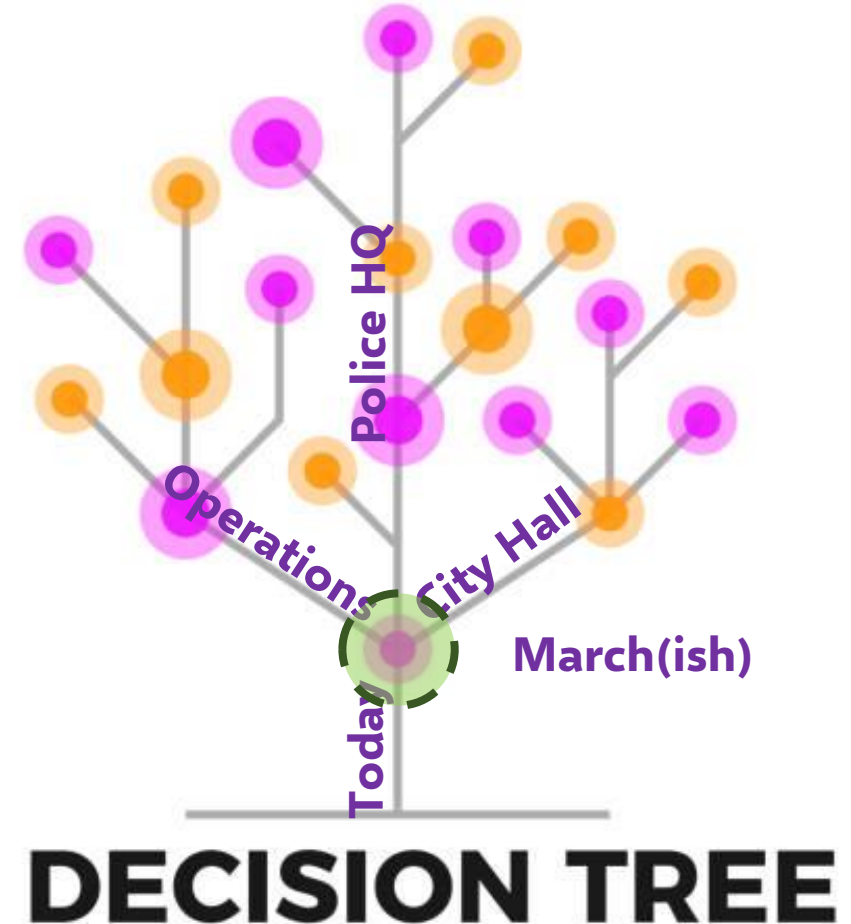


# Decision Making Milestones

## Major Milestones

- Milestone 1 – Planning & Feasibility
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- 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

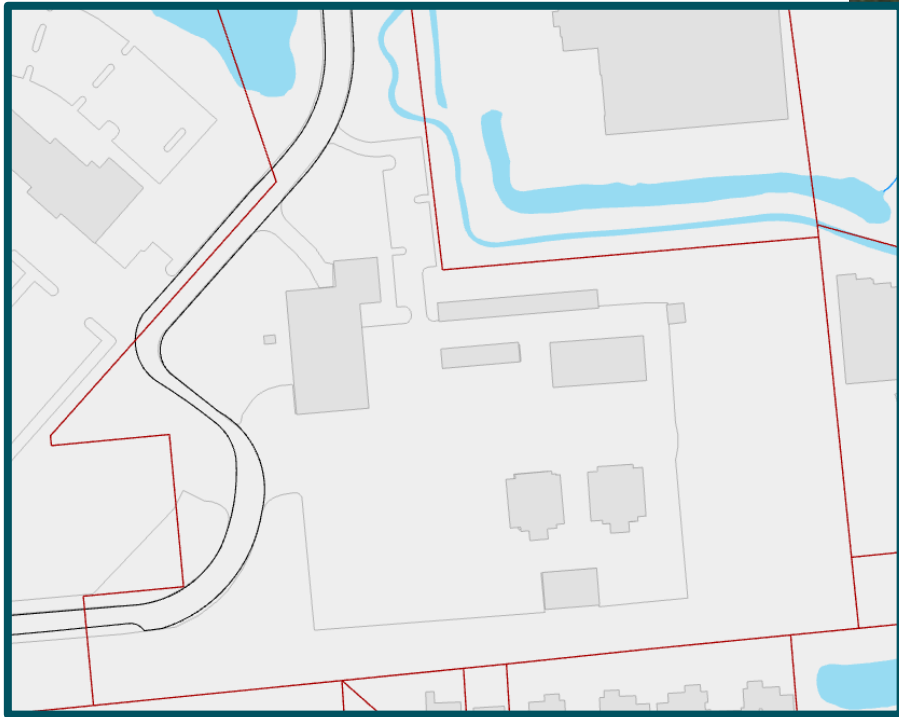


# Operations Complex

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



# Operations Complex Space Programming



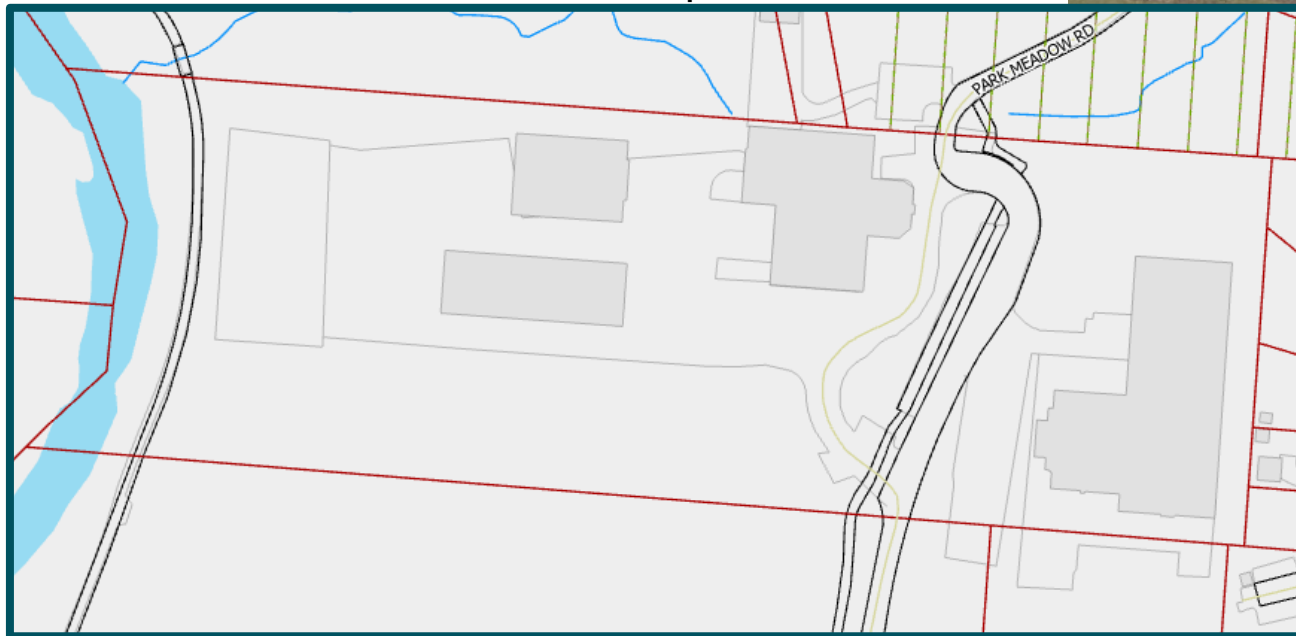
Dublin – 17.28a – 50,670 Sq Ft

City of Gahanna – January 19, 2022

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

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

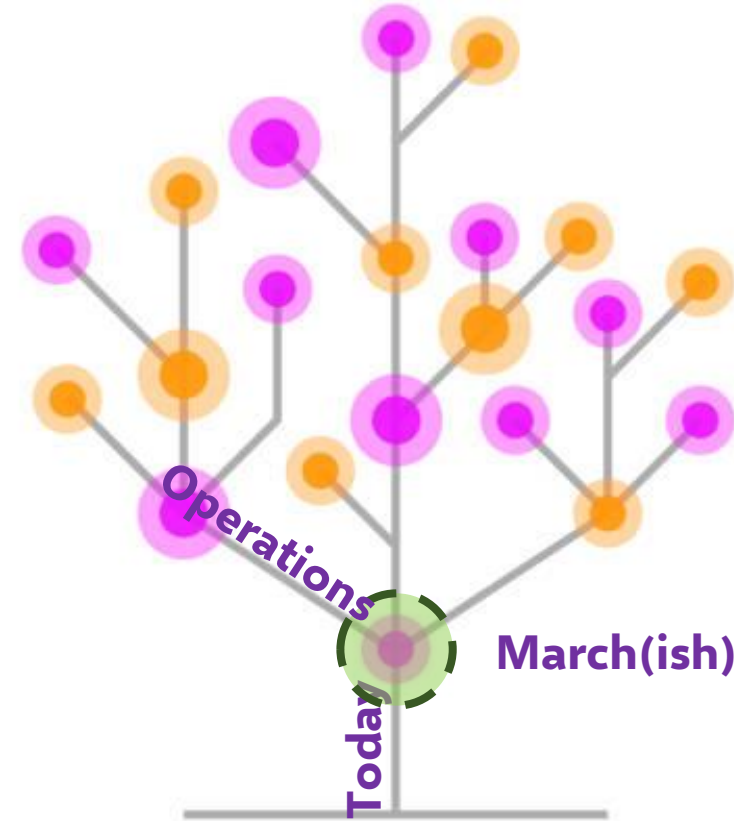
- Design\Build\Lease Back RFP
- Design\Build\Buy RFP
- Buy\Renovate





# Gahanna

## Questions



**DECISION TREE**



# Police Headquarters (est. '65 – reno '92)

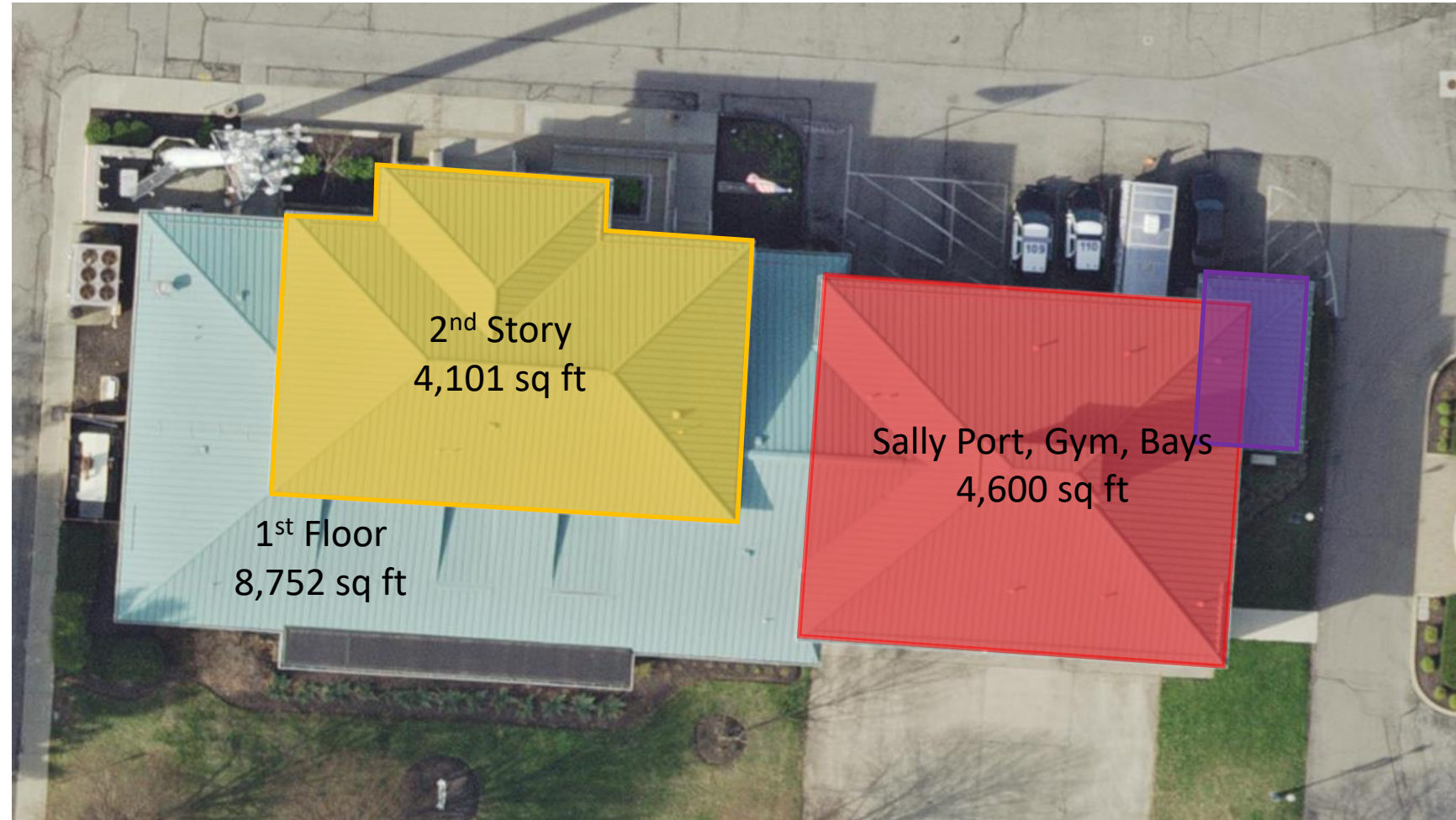
## Sq Ft Assessment

- 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



Dublin – 40,944 Sq Ft – 1992 (2004)  
17,166 Sq Ft – 2016 Add



# Police Headquarters

Space Programming

Gahanna



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



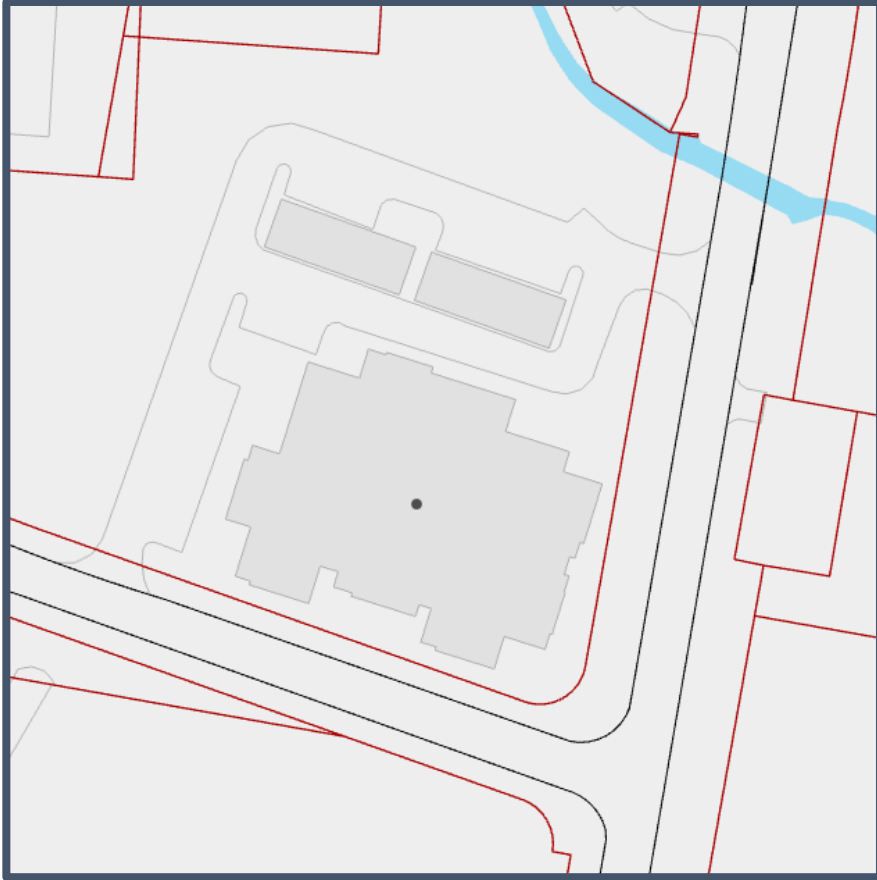
Westerville – 26,412 Sq Ft – 1987 (2003)  
Operating from 3 Locations

City of Gahanna – January 19,



# 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

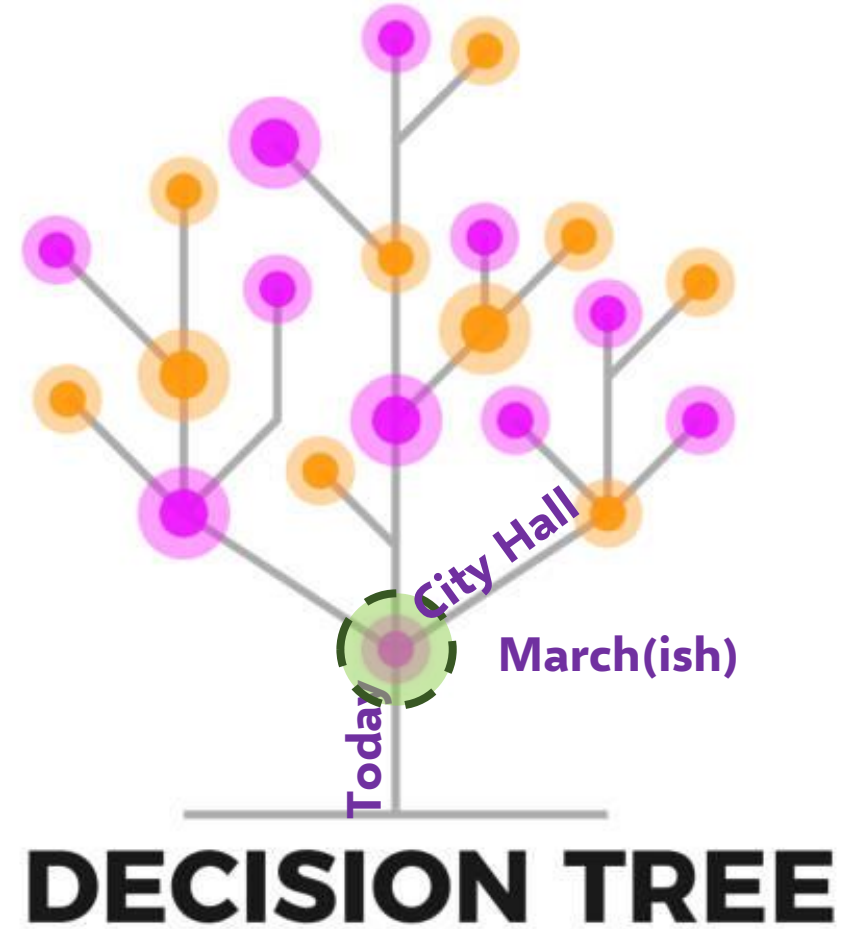
- Design\Build
- Buy\Renovate





# Gahanna

## Questions





# Senior Center (est. '65 – reno '96)

## Sq Ft Assessment

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

## Parking

- Current: 52







# Gahanna