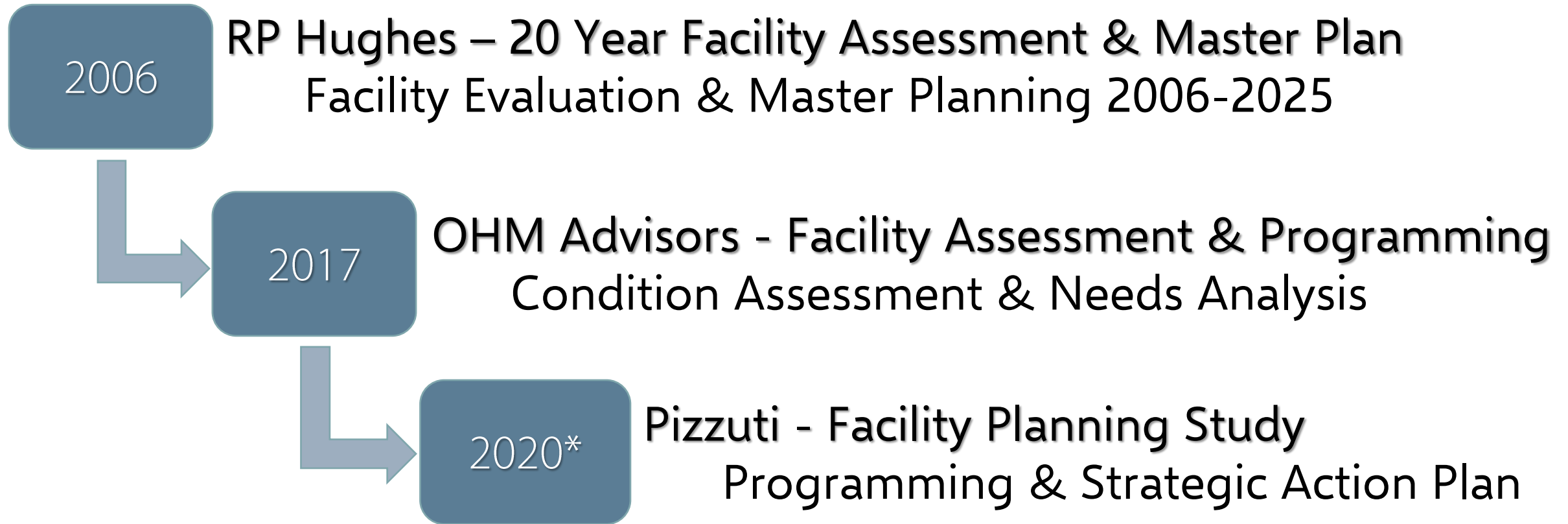




# Facility Plan & Space Needs Analysis Workshop 1

January 13, 2022

# Facilities Planning - Timeline



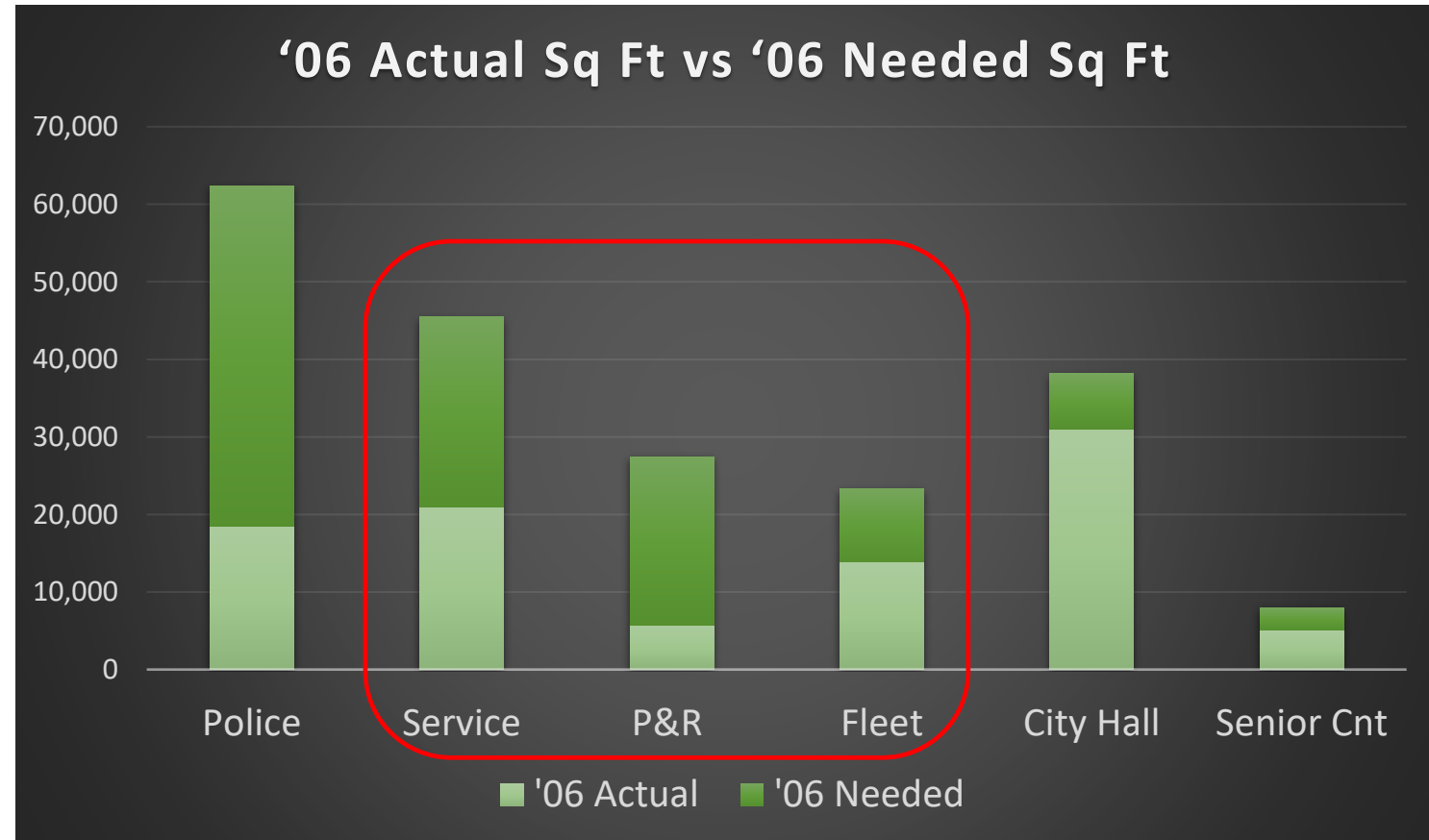
\* 2018 Contract – Restarted in 2020

# 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

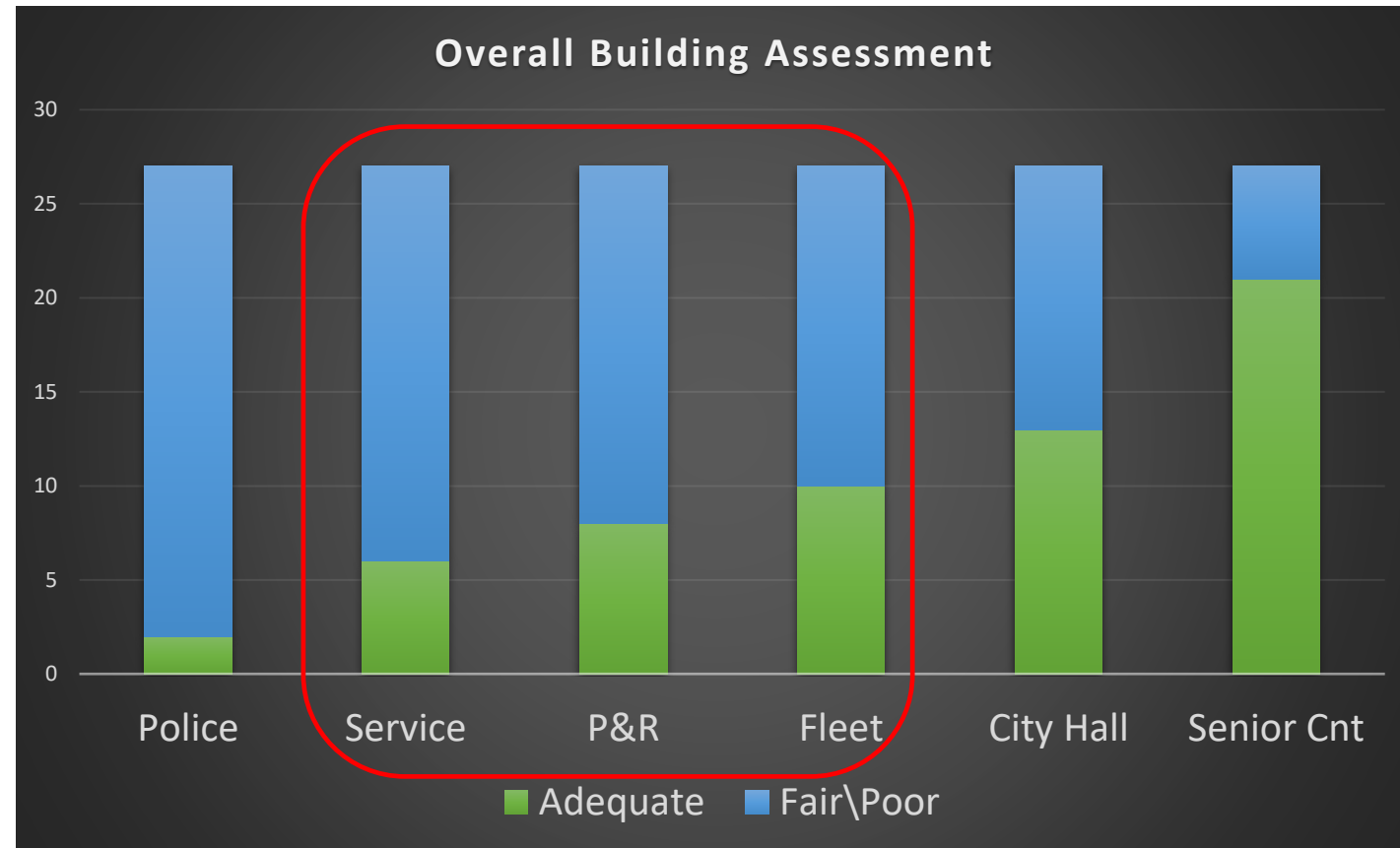


# Quality & Condition Assessment

## OHM Advisors - Facility Assessment & Programming

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

27 Criteria Evaluated  
1 Facility Rated Adequate



# 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**



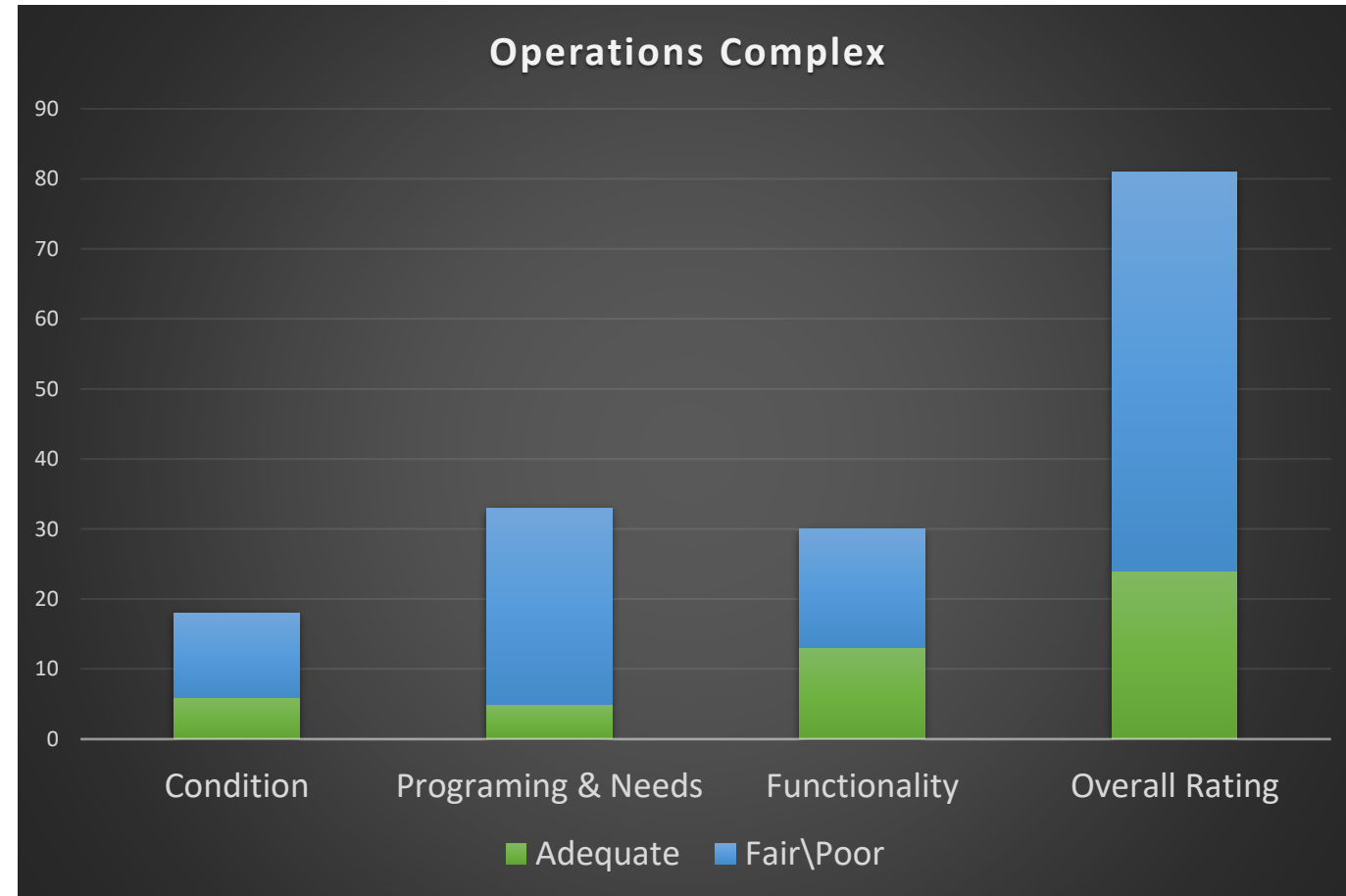


# Operation Complex

(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



# Operation Complex

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





# Operation Complex

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



# Operation Complex

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





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

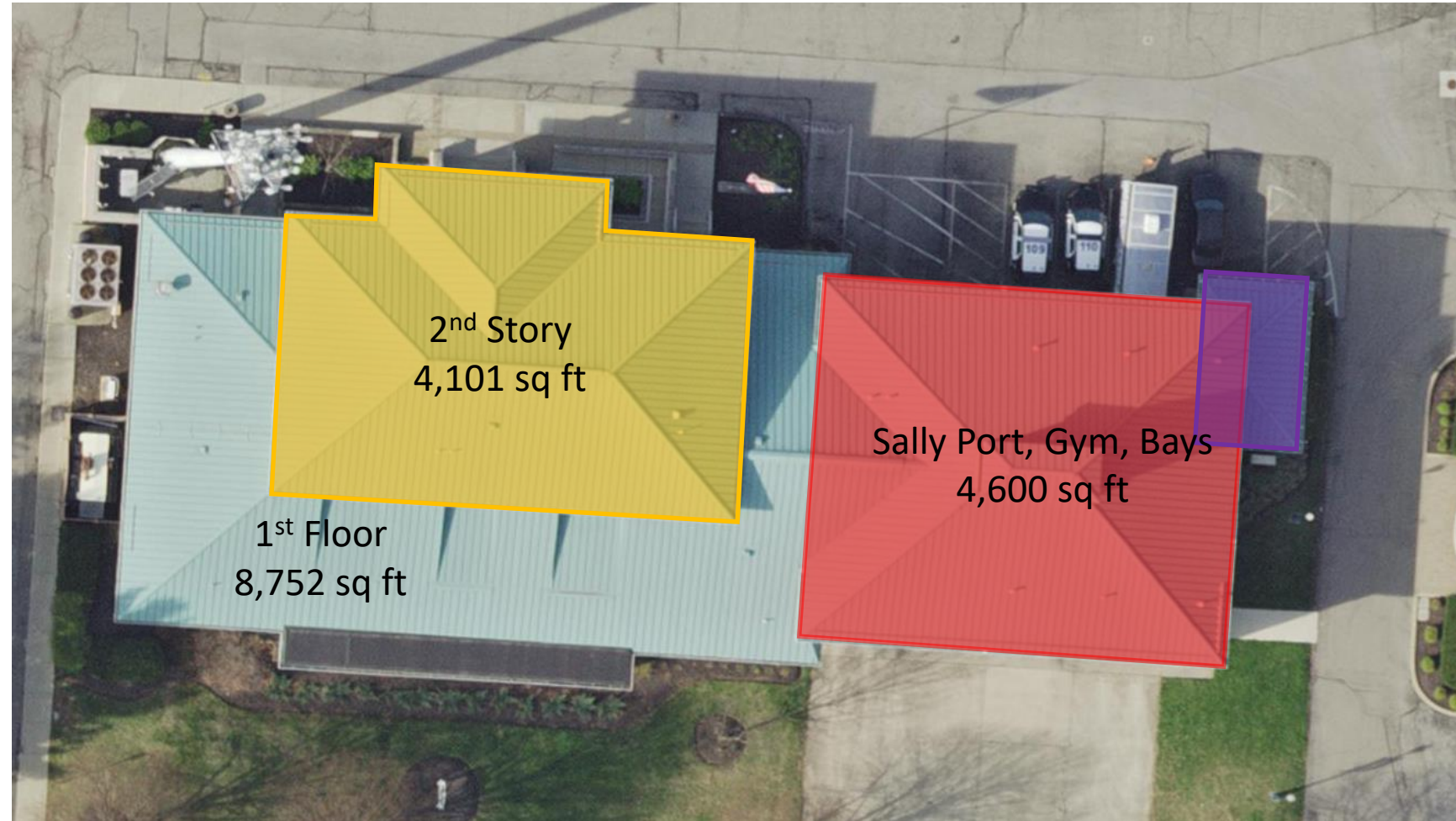
## Sq Ft Assessment

- 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

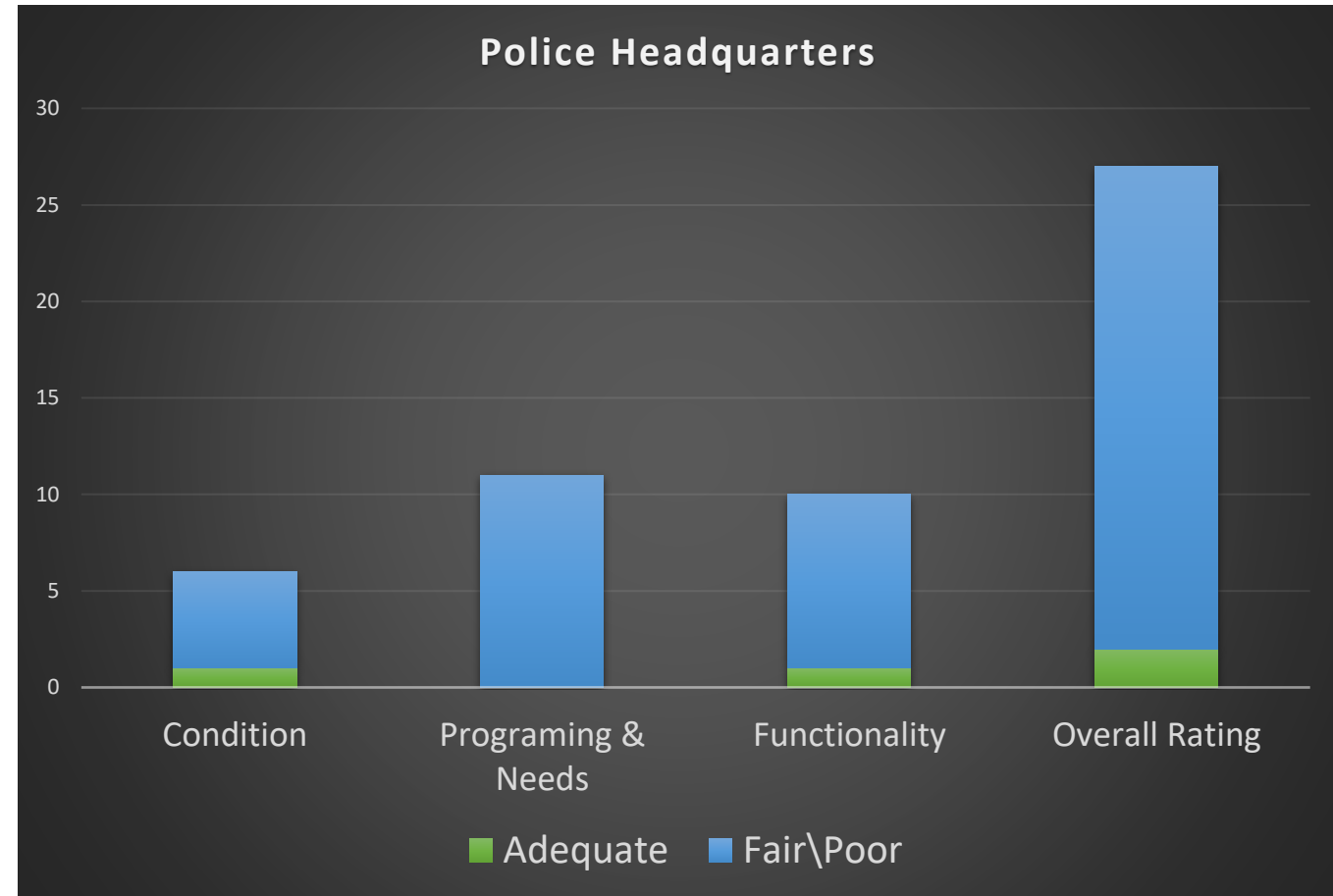
**69,206 Sq Ft or  
370% Increase**



# 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

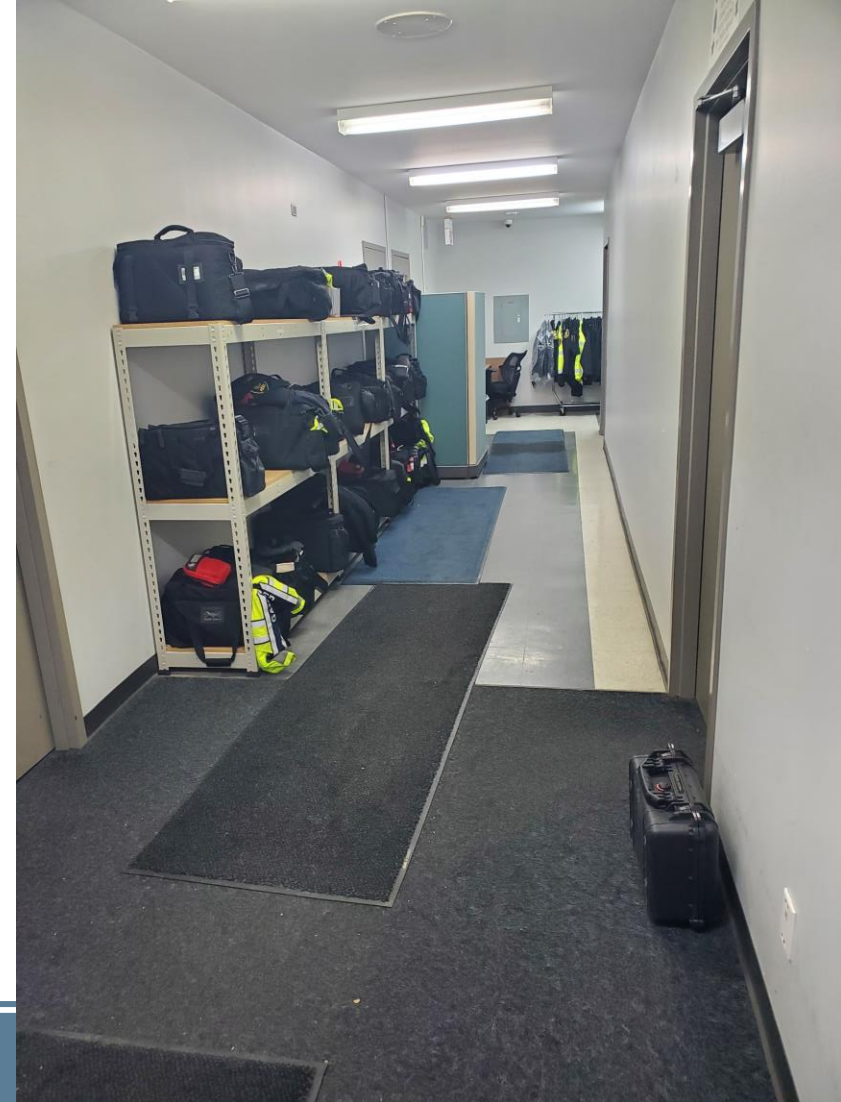


# Police Headquarters (est. '65 – reno '92)





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





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





# City Hall (est. '65 – reno '95)

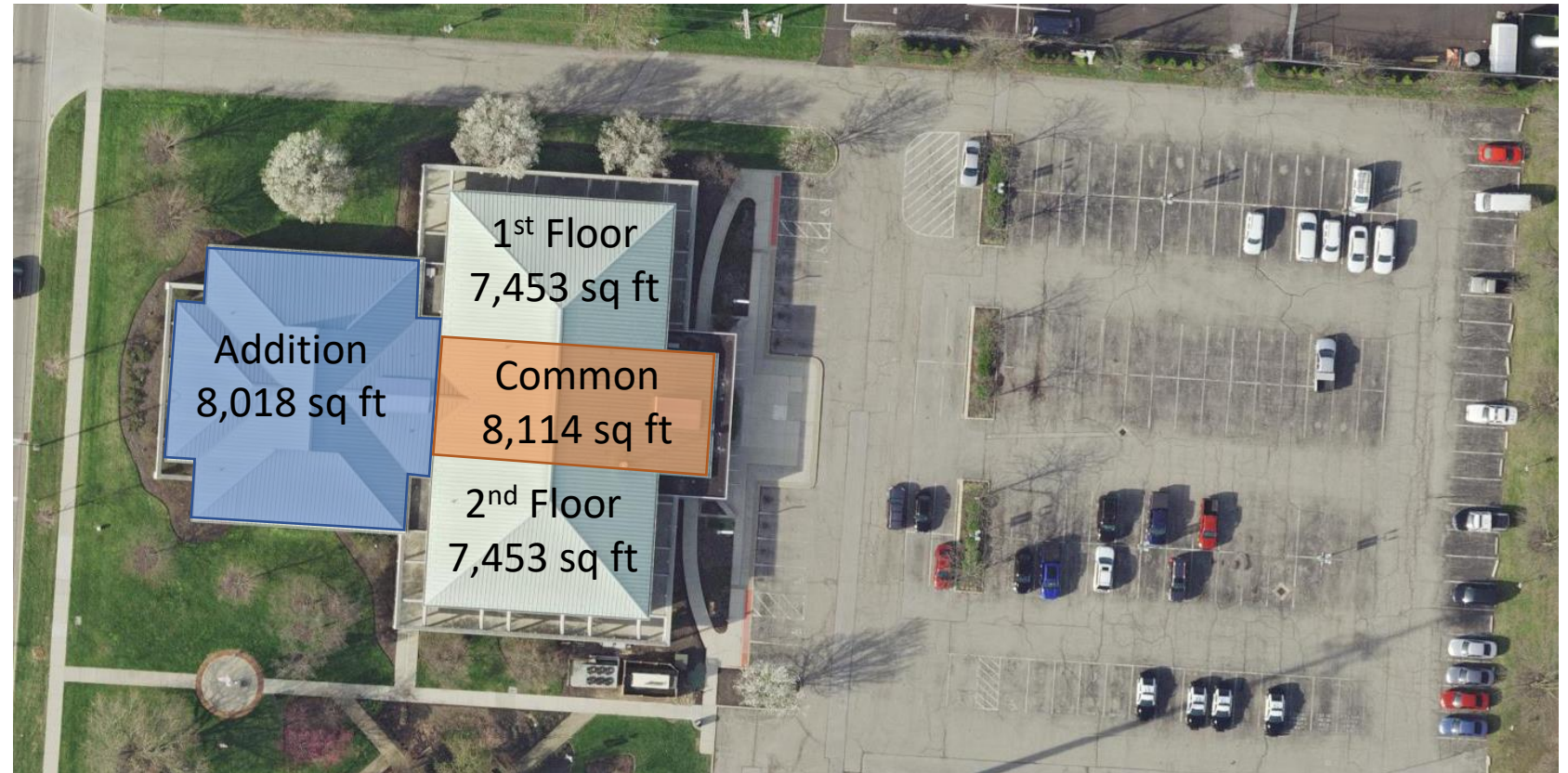
## Sq Ft Assessment

- 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

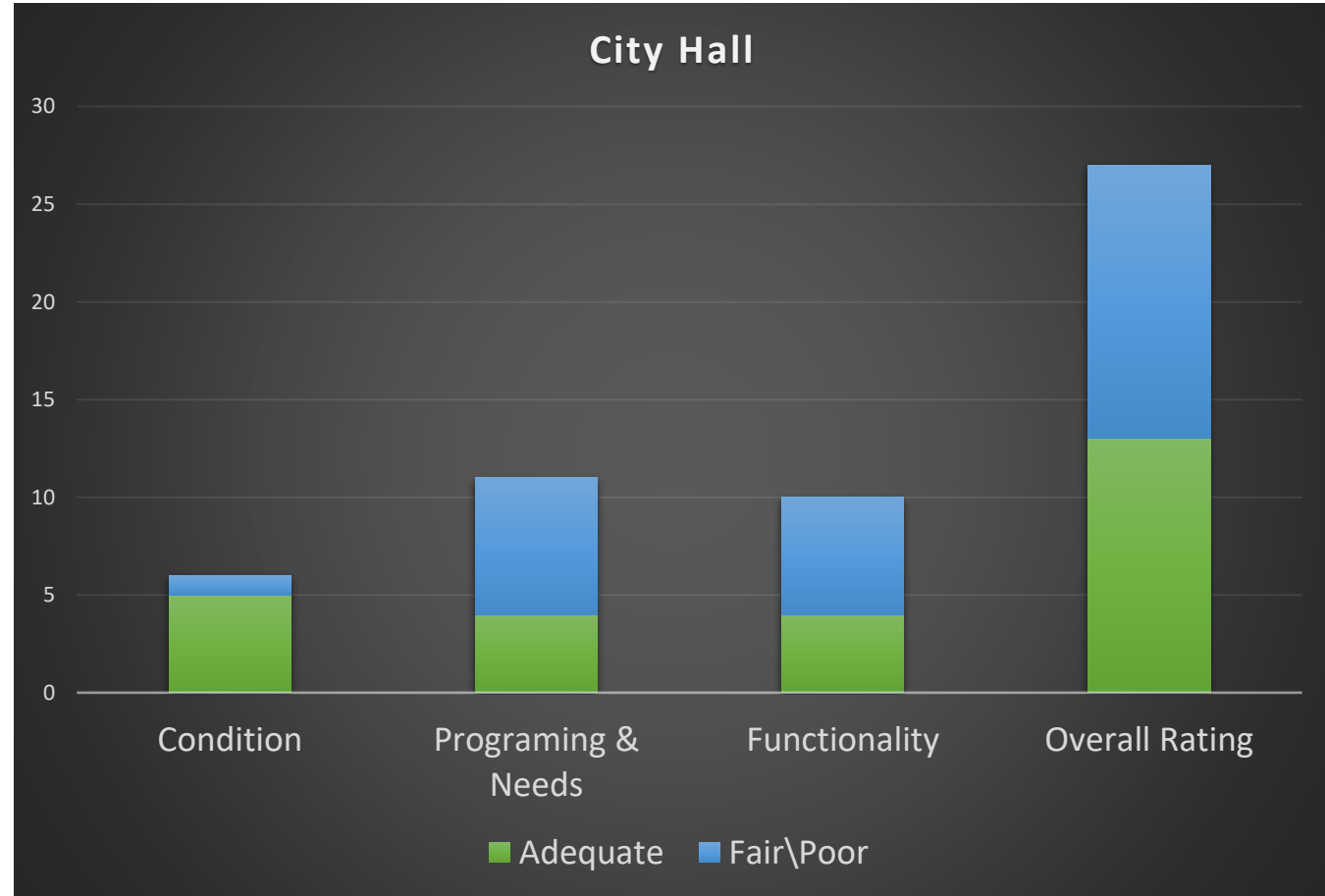
**7,377 Sq Ft or  
23% Increase**



# 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)

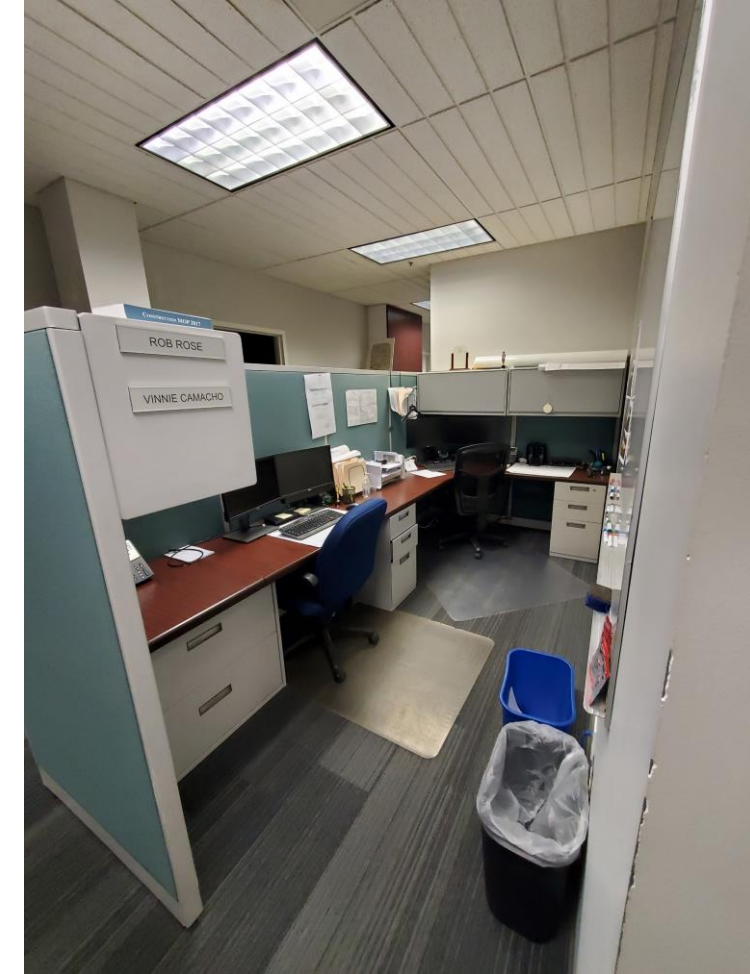
## Summary of Findings

- 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)



# Capital Needs Assessment

## Immediate Needs

- HVAC Controllers \$400,000
- Energy Efficient Lighting \$210,000
- Boiler Replacement \$100,000
- Elevator Replacement \$250,000
- Roofing & Skylights \$104,000
- Furniture Replacement \$130,000
- Construction Needs \$300,000
- Flooring Replacement \$200,000



# Gahanna