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## **AGENDA**

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# **Committee of the Whole**

**5:00 PM June 27, 2022**

**Council Members:**

**Andy Teater  
Omar Tarazi  
Les Carrier  
Tina Cottone  
Peggy Hale  
Pete Marsh  
Cynthia Vermillion**

**President  
Vice President**

**Michelle Crandall, City Manager  
Diane (Dee) Werbrich, Clerk of Council**

**City Hall, Council Chambers • 3800 Municipal Way, Hilliard, OH 43026**

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## City Council

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**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

A. June 13, 2022, Committee of the Whole

**IV. Business**

A. Recreation and Wellness Center - Construction Budget Overview

B. Electric Aggregation

C. Tobacco Retail Licensing

**V. Items for Discussion**

**Adjournment**



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## CITY COUNCIL

### June 13, 2022 Committee of the Whole Minutes

#### CALL TO ORDER

The meeting was called to order by President Teater at 5:15 PM.

#### ROLL CALL

Attendee Name:	Title:	Status:
Andy Teater	President	Present
Omar Tarazi	Vice President	Present
Les Carrier	Councilman	Present
Tina Cottone	Councilwoman	Present
Peggy Hale	Councilwoman	Present
Pete Marsh	Councilman	Present
Cynthia Vermillion	Councilwoman	Present

**Staff Members Present:** City Manager Michelle Crandall, Law Director Phil Hartmann, Assistant City Manager Dan Ralley, Finance Director Dave Delande, City Engineer Clark Rausch, City Planner John Talentino, Recreation and Parks Director Ed Merritt, Recreation and Parks Deputy Director Erin Duffee, Transportation and Mobility Director Letty Schamp, Community Relations Administrator Anna Subler and Clerk of Council Diane Werbrich

**Others Present:** Drew Russell, Associate, EDGE Landscape Architecture; Craig Vander Veen, Architectural Practice Lead, PRIME AE; Keith Hayes, Principal, BRS; Connie Osborn, Project Manager, BRS; Adam Drexel, President, Ruscilli Construction; Eric Smith, Senior Estimator, Ruscilli Construction; Arnie Biondo, PROS Consulting; Don McCarthy, President, McCarthy Consulting (Owners Rep)

#### APPROVAL OF MINUTES

President Teater asked if there were any changes or corrections to the May 23, 2022, Committee of the Whole meeting minutes. Hearing none, the minutes were approved as submitted.

<b>STATUS:</b>	Accepted
<b>AYES:</b>	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

#### BUSINESS

##### 1. Athletic Complex and Site Landscape Design

Mr. McCarthy reported the team has been busy and moving quickly. There are schematic design documents on the athletic complex that they would like to show Council and the overall program that they have been working through with the design team, the community and Council for the Recreation and Wellness Center. He stated the design process is an iterative process and at the last meeting he talked about understanding that there is a very stringent, fixed series of numbers for each of the individual project components. Mr. McCarthy explained they are working as a team to make sure as they work through the design process, that they are being good stewards of the money to ensure they do not have to come back to Council to say they missed something. One of the mechanisms used to work through this, especially in the early part of a process, is the use of a series of contingencies. A design contingency is created in the early part of the process because there is no design, only an overall understanding of a program, an overall sense of the components and the types of things that might be seen. A design contingency is in place to help move through the process as the design moves forward, they implement using that contingency and those contingencies typically flow up to the design to finish out

details and elements that are not known now. Mr. McCarthy reported that due to the current economic climate they have included in both projects an escalation and a supply chain contingency. He noted this is unusual but started being used in the industry a couple of years ago to make sure that as things change in the economic environment, it is being accounted for the best they can, given what is being seen within the industry as a whole. Some things, like lumber, is flattening out, but other elements are taking the place of lumber and they are constantly trying to work with those changes. He added the Intel project is going to place a lot of pressure from a labor perspective in the industry and one of the things they focused on is staying on schedule. If the schedule is predictable, as work is bid, the City can make sure the workforce is available when it is needed. If the schedule is moved around, other priorities may take over.

Mr. Drew Russell reported EDGE is the lead design consultant on the athletic complex. He stated they recently completed the schematic design phase of the athletic complex. **(See Attached Overall Conceptual Master Plan)**

Ms. Hale asked about spectator space between the field and the fence. Mr. Russell replied there are concrete zones between the fields because with synthetic turf, the items spectators bring do not work well and can damage it. The plan is to provide zones for the pedestrians to put their chairs and things on between the field on the internal side of the entire area. He noted the perimeter fencing is planned to be a lower fence so people could stand along it on the outside to watch play.

Ms. Hale asked if the turf field will be multi-purpose or just for soccer use. Mr. Russell replied that they are having that discussion right now and there is a desire to have multi-purpose fields. They are still open to what those sports will be, but the fields will have the flexibility to have multiple sports played on them.

Ms. Vermillion asked if there will be bicycle parking. Mr. Russell replied that the bicycle racks will be in the gathering areas at the main pavilion and around the eastern and western fields to allow a person to get to where they want to be without parking on one end or the other.

Mr. Carrier asked what the green space is to the east that backs up to the pinwheels. Mr. Russell replied that is the Clover Groff Restoration Project that is going on right now. Mr. Carrier then asked how many acres that is. Mr. Russell replied he does not know. Mr. Carrier then asked how much larger this is than the current soccer field complex. Mr. Russell replied that currently they are showing a little over 24 acres of play area and he believes that the existing soccer complex is approximately 19 to 20 acres, which equates to a 20-25 percent increase. Mr. Carrier asked if there is any discussion about connecting the path that runs behind the retention pond at Municipal Park. Mr. Russell replied there has been discussion about that possibility, but it is all about how that impacts the Clover Groff Restoration Project and whether that bridge can span in that location. They are studying several locations on where that would make the most sense to get across, but is intended, at some point, that the regional trail is going to cross Clover Groff, and they are studying which location is best for it. Mr. Carrier asked when they would know that information. Mr. Russell replied he does not know and would have to discuss that with the engineers. Ms. Crandall noted that item was moved out of the CIP and would be a future project.

Mr. Marsh asked if they are looking at the trail as being an enclosed feeling space versus something that flows right into the fields. Mr. Russell replied that given the uses on the regional trail, they are intending to create more of a through way but there will be points where they will control access into the athletic complex. Due to safety concerns, they do not want people flowing in and out throughout the entire field through treatments of vegetation, fencing and possibly mounding will be used. He believes there will be some breaks because there will be soccer balls that go across, but for the most part they see the regional trail as a through way. Mr. Marsh believes that is a better trail experience. Mr. Russell noted there have been discussions about having benches so someone could stop or rest and educational opportunities with signage especially along the Clover Groff to bring awareness of what is going on in the park.

Mr. Carrier asked how many parking spaces there will be. Mr. Russell replied they are currently showing just above 720 spaces on this plan. He added when they did the take offs on the existing soccer complex, he thought there currently were approximately 400 spaces.

Vice President Tarazi asked for an explanation on the intersection at the top of the page. Mr. Russell replied that the best way to answer that is there have been several discussions internally with the traffic engineers on the best solution for getting traffic in and out. He noted that since this is a local soccer complex, most people will know the best route in and out to minimize those conflicts there. The roundabout will provide for continuous movement and the northern intersection will be a stopped movement to pull out. Mr. Russell stated he does not know the traffic numbers but could provide that information to Council as to what that may imply from a traffic standpoint.

Vice President Tarazi asked if someone decided later to add soccer fields or additional competition space, would the parking lot need expanded or is it sized to cover that as well. Mr. Russell replied that given the flexibility of the athletic complex to grow or be reduced in field size, all the numbers are based on the number of fields and the amount of people using the site on any given day. He stated if more fields were to come on the north side and there was a soccer tournament on the southern fields, then there probably would need to be a parking solution for the northern fields whether that is permanent parking, temporary parking for a large event or looking at the northern side of Cosgray Road for some shared parking opportunities with the community center or other areas. People would then enter the park through a shared use path across Cosgray Road.

Vice President Tarazi asked if the pavilion will be used to house maintenance equipment. Mr. Russell replied that right now they are separating those uses from the main pavilion and planning on a maintenance building on the northeastern corner of the parking lot.

Mr. Carrier asked how many acres the green space is. Mr. Russell replied that he believes that it is approximately 16-18 acres. Mr. Carrier then asked how many acres is the one to the north of that. Mr. Russell replied that the land on the northern side of Cosgray road is approximately 10-14-acres but may be a bit smaller.

Ms. Osborn and Mr. Hayes presented the programming. **(See Attached)**

Ms. Osborn reported, as a quick follow-up to what Mr. McCarthy's information relative to cost, that it is important to keep in mind that the way this phase has been structured is that the programming effort is a prioritization effort so that there is a recognition that the key preferences on the part of the community have been identified in the program and to a certain extent scalable within the context of those preferences.

Vice President Tarazi asked what the total recommended program is. Ms. Osborn replied that is approximately \$3 million over the targeted \$44.8 million, which is comfortably within the approximate 17% contingency that is being carried. Vice President Tarazi asked if they were planning to not have a contingency. Ms. Osborn replied they are planning to have a contingency but that it is so early in the process that it is hard to have a precise number, so they have a range to work within. She noted this is a prioritization process and they do have some scaling of programs built into the next phase.

Mr. Carrier reported that the numbers on the recommended final draft dated May 26, 2022, are the numbers the Recreation and Parks Advisory Committee (RPAC) saw with a total cost of \$69,490.00 with a contingency of \$16.7 million on a building construction cost of \$44.8 million. He asked if that was normal for construction costs. Mr. McCarthy explained that there is always a design contingency that is created at the outset of a project, which is for the construction company who does not know the elements of the design yet. It allows for the evolution of the design and features that they do not have any knowledge of. The design contingency is designed to flow up to the construction costs and is part of the evolution of the process. He noted the inflation and supply chain contingency is an additional contingency which was included because of the market and supply chain issues and is also designed to

flow up to the construction costs at some point. The owner's contingency is for the owner's protection during the project and is a totally separate contingency and is for unforeseen conditions that occur during a project. Mr. Carrier asked what the CM fees are. Mr. McCarthy replied that the CM fees and contingency cover the construction manager's staff, general conditions (trailers, dumpster, etc), their overhead and profit fees and preconstruction services fees. He noted that as part of the contract with the CM firm, they are allowed a contingency to use during the project. For this project that contingency is 1.5 percent of the construction costs, which is a relatively small percentage of the overall construction cost. Mr. McCarthy reported that it sounds illogical that there is \$17 million in contingency on a \$44 million project, but those contingencies are there to control the design so the City does not end up with something that is three times the budget and have to start taking it back. He added the way these are implemented and tracked is that they flow up in a controlled manner so the budget can be controlled during the entire course of the design process. Mr. Carrier asked what soft costs are. Mr. McCarthy replied that soft costs are things like architectural fees, furniture, weight room equipment, testing services, etc., which are costs that will be incurred during the project. Some are estimates based on experience and some are actual educated budgets that were created.

Vice President Tarazi commented that the contingencies are confusing because of the terminology and how they are presenting it. He asked how much of the contingencies are set aside for the unknowns. Mr. McCarthy replied \$3.6 million, which is the owner's contingency and is approximately five percent of the project cost. He added that the true unknown is the owner risk money that is being used to manage the project. Mr. McCarthy acknowledged that it is confusing because it appears to have layers and layers of safety but explained that the other numbers shown in a generic fashion are intended to be thoughtfully managed through the entire process. The design is controlled throughout the process so there are no surprises and is important, in this economic climate, to use this mechanism to manage that. Vice President Tarazi stated that he is not opposed to how they are doing it, but that it is not communicated clearly to someone who is not in the industry because it sounds like there is a tremendous amount of money sitting there. Mr. McCarthy explained that this is BRS's chart and although he has seen this chart, he was concerned with the packaging of this and the questions Council may have, which is why he is trying to explain that.

Ms. Hale stated she does not see where a green room was wanted at all or was it just not listed. Ms. Osborn replied there were a lot of requests for a maker's space, computer technology space and other similar space types that they thought could be combined to satisfy those requests. Ms. Crandall added that they are trying to get a lot of flexible spaces for a lot of different needs so as they look at programming, it may adjust. The green room is combined with other spaces because they know the younger population wants that type of technology but were not well represented in the public input sessions. She asked does the City want programming that people want to come to the center and buy a membership, which will help drive the pro forma so how can flexible space be created to allow the City to change with the times.

Mr. Carrier reported there is a healthy cooking kitchen and a commercial cooking kitchen listed. Ms. Osborn replied that it looks like that on the list, but they have found they can combine the cafe juice bar, the healthy cooking kitchen and the commercial kitchen into a single zone that occupies a smaller amount of space and can serve all three functions. This just identifies that the desire is there for this, and the approximate space allocated for it. Ms. Hale asked if the cost is less if the spaces are combined. Ms. Osborn replied the cost is less when you look at this final program then it was originally. In previous iterations of this program, the amount of space allocated to each individual space was greater and therefore more expensive.

Mr. Carrier asked if Pickle Ball courts are included. Ms. Osborn replied there are two middle school courts, and a high school court and the middle school courts can accommodate three pickle ball courts or six courts in the gymnasium. Mr. Carrier asked if Council wants a longer track, how would that work. Ms. Osborn replied that is something that would be addressed in the schematic design phase. She mentioned that this is a prioritization exercise and additional cost information would be needed to understand how much everything is going to cost. If Council wants a longer track, assuming everything is



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## Council Committee of the Whole

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as shown and to be able to afford it, other program elements would have to be given up. Mr. Carrier asked how long it would take them to let Council know how much that will be. Ms. Osborn replied they will know halfway or two-thirds through the schematic design phase. Mr. Carrier commented that it could be looked at two ways, the project would be over budget, or something would have to be cut. Ms. Osborn agreed. Mr. Carrier stated the 8 lane by 25 meter pool is approximately the size the YMCA currently has. Ms. Osborn agreed. Mr. Carrier continued that the City is proposing to build the same size pool that the YMCA has that is overrun because there are so many kids. His concern is that it is not enough aquatic space for the needs of the kids, which was number one on the things that the City needed to address. Mr. Carrier asked to see what the tradeoffs are between adding more aquatic space versus game rooms, healthy cooking kitchens, etc. that he does not believe ranked very high and the data provided tonight supports some of those things. Mr. Carrier believes that if the City is building a building that size, that the track could be longer and he would like to understand what those tradeoffs are. Ms. Osborn explained that among all the people who voted, leisure aquatics with play features ranked higher and there were a lot of other programs that were important to others as well, like an indoor playground, a meditation room etc. The senior adult lounge did not get a lot of votes, but the team recognizes they are losing their space, so they need a space and between the first and second round their space was cut almost in half. Mr. Carrier asked what Ms. Osborn means when she said that the seniors are losing their space. Ms. Osborn replied she is referring to the seniors losing their existing space. Mr. Carrier asked why they are losing their existing space and if there was a plan for that as well. Ms. Crandall replied that there is no plan yet, but the plan is to incorporate the seniors into this building and provide the same programming.

Ms. Hale stated at the dotmocracy the 50-meter pool ranked very high and is confused when Ms. Osborn reported it went down after that exercise. Ms. Osborn replied there were two dotmocracy events and an online survey and the numbers being shown are a counting of all of the votes and after all of the votes were counted, leisure aquatics was preferred over the 50 meter pool or the lap lanes.

President Teater asked Ms. Osborn to explain leisure aquatics. Ms. Osborn replied leisure aquatics consists of slides, a zero-entry pool, dump buckets or lazy river versus lap lanes.

Mr. Russell stated that he has not personally visited the YMCA pool and it is on the to do list, but if they have an eight lane pool and the City is building an eight lane pool then in terms of community capacity, the capacity is doubling in addition to the learn to swim facility located as you enter the City to the east. He noted that in addition to doubling the capacity, the City is adding leisure water and one of the differences between the lap lanes and leisure water is the water temperature. Lap water is cooler and kept in the lower 80-degree temperature range and leisure water by contrast is kept in the upper 80-degree temperature range. Mr. Russell added that the swim lessons activities move into the leisure water, which takes pressure off the lap lanes and opens them up. Mr. Carrier reported the learn to swim facility is closing shortly.

Mr. Carrier explained that when the City partnered with the Y and the community put money into the YMCA, a facility was built that was not even close to the size needed to address the needs of the community and has tripled in size since then. So, when they say there is the Y and the City's 25 x 8, he reiterated the City has tripled in size, it was not built big enough the first time and he believes there is a large demand for swimming.

Vice President Tarazi reported on the draft programming the total is \$50 million but he added up the recommended programming and it comes to approximately \$40 million. He asked if it went down \$10 million but the overall project cost only went down \$2 million. He noted the recommended total project cost is \$67 million and originally it was \$69 million but there is a \$10 million drop in terms of programming, which means the other numbers have gone up significantly between the preliminary and the final. Ms. Osborn replied that is mostly correct because originally when they did the first card game, they did not have information regarding soft costs, CM costs etc. Vice President Tarazi said that the total project cost now is based on the recommended cost of \$66 million so they are adding \$26 million on top of the actual cost to physically build the program. Ms. Osborn replied that the total project budget is \$66,430,000.00 and includes the site costs, the building construction, design contingency, inflation, site construction, soft

Minutes Acceptance: Minutes of Jun 13, 2022 5:00 PM (Approval of Minutes)

costs, CM fees and contingency, and the owner's project contingency. She added the raw program without any of the contingencies built into it is approximately \$40 million. Vice President Tarazi reiterated that it is confusing on how it is being presented. He asked if the program numbers include equipment and other items in the facility. Ms. Osborn replied that it does not. Vice President Tarazi stated that you must go to the soft costs and add them in, which is where it is confusing as to what is built into the program costs and what is not.

Ms. Hale stated a regular track is 400 meters and 4 laps equals a mile and for the one being proposed 12 laps equal a mile, which she believes is very small. She added from a community standpoint, a larger track would be nice, and 200 meters should be the minimum. Ms. Osborn replied that it is about providing a balanced program and when you add adventure tracks and larger pools, it means eliminating so many other program elements that it appears the community wants and needs. The sizes get reduced to provide those other program elements. Ms. Hale stated it would be helpful if Council could see how the multi-purpose space is going to be used so they know what can be cut and what cannot or what can be shrunk and what cannot. She mentioned that in the packet it looks like there are lots of options to cut, which cannot be because they are overlapping. Ms. Osborn reported that it will become clearer in the next phase when they start defining how those spaces are going to function and what the relationship between them are.

Ms. Hale stated Appendix 2 was not in the meeting packet. Ms. Osborn replied that the cost estimate and the pro forma were not available at that time.

Mr. Biondo presented the pro forma (**See Attached**). He stated this is a realistic prediction of the cost recovery of this facility and, if needed, will be updated at every phase of the project.

Vice President Tarazi asked what are the underlying assumptions that create this in terms of membership cost and how many members. Mr. Biondo replied that there are several membership categories and the basic family membership started at \$260/year but there are 10 or 11 different membership categories. Vice President Tarazi asked what the \$260/year membership is. Mr. Biondo replied that he believes that is for a family of four. Vice President Tarazi then asked how many members they are projecting. Mr. Biondo believed that it is in the 3,500-to-4,000-member range.

Mr. Marsh asked how does 72 or 73 percent cost recovery compare to other communities. Mr. Biondo replied that Washington Township is at 60 percent, but they include all their administrative and grounds keeping costs. If they were using the same percentage of staff that were used on this, they would be in approximately the 75 percent range or better.

Ms. Vermillion asked if the aquatics revenue is rental of the pools. Mr. Biondo replied that it is mostly programming, swim lessons, water aerobics, etc. Ms. Vermillion then asked if the personnel services is a rough estimate of the increase in employees needed to run the facility. Mr. Biondo replied they were working on this up until Friday of last week and one of things they discussed was they thought the number of program staff was low and added two full-time programmers, which is included in personnel services.

President Teater asked if pass holders pay extra for classes. Mr. Biondo replied that the assumption they are working on is that a pass holder would have a built-in discount for those classes. He added at some facilities if someone has a pass, they can attend any of the classes, but the problem is no one knows how many people are going to show up. This is a way to control the numbers, which has a lot to do with the quality of programming.

Ms. Hale asked what a pass provides for someone. Mr. Biondo replied that a pass would provide access to the pool and any of the drop in facility, indoor playground, gym access, work out facility and the biggest draw will be the aerobics and resistance machinery. He noted there is open time built into the programming for the pool and gym every day.

Mr. Carrier asked how many employees would be added to run this facility and how long has the City had the pro forma that Council just received. Mr. Biondo replied the pro forma was turned in 7 to 10 days ago, but then a meeting was held and there was a consensus that PROS was being too aggressive on the revenue. There was discussion on what was more realistic for this community, and it was redone. Mr. Carrier stated this is the first time he has seen this and believes that is why there is a Council Rule that Council receives this information prior to the meeting. Ms. Crandall stated this is preliminary on revenues and expenditures and will be refined. She added tonight staff is asking Council to approve the programming or what is going in the center so it can be moved to schematic design. Ms. Crandall added this will continued to be refined and there are other numbers that need worked on for the campus and the athletic facility to put into this as well. She reiterated that staff is only asking Council for the programming piece. Mr. Biondo stated this was not for Council approval but to provide information on where the City could be financially. Mr. Carrier stated that if Council goes forward with this tonight and they start designing, he is concerned if something is changed that it will cost the taxpayers more money. Mr. Biondo stated they have a set fee and will make the changes based on changes Council makes. Ms. Crandall noted that it would cost additional money and lose time if things were changed. She again stated that staff is asking Council to approve the programming but there may be some tweaks as it moves into schematic design. Some money can be freed up in one area to move to another and may increase some space sizes or elements in a space. Mr. Carrier asked if it is correct that if the City is able to find an alternative operating cost structure, that would also free up capital. He added if the City is saying they can do this for a total cost of \$4.2 million and if someone came forward and said they could do it for \$2.5 million, versus hiring an unknown number of staff employees then those additional dollars can be put into Capital. Mr. Carrier commented that this presumes a lot, and he does not have the data he needs to make that decision. He mentioned the possibility of looking into different way of operating the facility and Council has been told Ohio State has been working with the City on an integration and there is no information in the packet about integration or what Ohio State would contribute to the amenities. Mr. Carrier believes that the picture being painted is incomplete and Council is being asked to do a lot on the expense side.

Ms. Vermillion commented that she feels that this is just the initial step and they have said they could do tweaks, but the City has to start somewhere and Council will not have all the answers upfront. Mr. Carrier asked if they could agree to bring this back as it gets started so that Council is updated. Ms. Vermillion agreed and stated she would expect to continue to review as the City moves through the process. Mr. Carrier remarked that he is afraid that if the City goes down a path and then in six months staff comes back and says Council changed something and it will cost \$2 million tax payer dollars. Where can he get more information like the number of employees that are expected to be hired, the payroll, the average salary, the Ohio State lease and what they are willing to bring to the community versus very piecemealed information and he thinks the information in front of Council is a wild guess with the number of contingencies. President Teater replied that he would not call it a guess but an informed opinion from individuals who have done this for a long time. Mr. Biondo replied that there is no guessing in the pro forma.

Mr. Marsh asked how the cost of a pass compares to other communities and commented that he thought \$260.00 was low. Mr. Biondo replied that they took a conservative approach, and some are closer to \$300.00. Ms. Crandall added that is something that will be brought back to Council to set the charges.

Vice President Tarazi commented that in terms of the programming in front of Council, someone could say this is a fancy version of the YMCA because there are similar things plus a few additions. He added that they are proposing charging \$260/year and the YMCA, according to their website, are charging \$689.00 plus tax/year for a family of four. It appears there is no niche that this is distinct, and the YMCA is focusing on one thing and the City is focusing on something else. Vice President Tarazi reported the City is doing what the YMCA is doing for more than half the price, so all of their members will shift since the YMCA is just a block away. He asked if there is a way to make the community center distinct or is there going to be direct overlap. Mr. Biondo replied that from his experience a community in Illinois stopped the process of building a community center because of that fear and some years later they built the community center and it had virtually no impact on the YMCA. He believes the reason is because

there are individuals who want to go to the YMCA, and some want to go to a public community center. Mr. Biondi reported that he lives in Kettering Ohio and the YMCA and recreation center have successfully co-existed there for over 50 years.

Ms. Crandall reported there is a resolution on the regular meeting tonight to approve the programming piece. Mr. Biondo clarified that there is architectural programming and recreational programming, which is in the pro forma. He added when Ms. Crandall says programming, she is talking about architectural programming.

Mr. McCarthy pointed out that Ruscilli is fully engaged at this point and going forward they will be the primary driver on any estimating, cost comparisons or any break downs of any dollars. Mr. McCarthy reported there are some things that need to be coordinated between the architect and the engineers on both projects, but they are fully engaged.

#### 4. NEXT STEPS/BID PACKAGE TIMELINE

Mr. McCarthy reported the next steps for the athletic complex are to keep that project moving forward and that they are in the schematic design phase and have a preliminary estimate, which needs to be reconciled and then move on to the design development stage. Mr. Carrier asked if the road will be complete when the fields are. Mr. McCarthy replied that the road will be completed first and then the fields will open. President Teater asked when that would be. Mr. McCarthy replied according to Ms. Schamp, June or July 2023. Mr. Carrier asked when the road and fields will be ready. Mr. McCarthy replied that the fields will be done in 2025 and slightly ahead of the community center opening because they want two seasons of growth on those fields.

Mr. McCarthy reported to move the community center forward and to analyze the project, they must go from programming to schematic design. This is an important step and there is some flexibility in the process, but the process needs to begin.

#### ITEMS FOR DISCUSSION - None CITY MANAGER UPDATES - None

Ms. Hale, seconded by Vice President Tarazi, moved to adjourn the Committee of the Whole by Voice Vote.

<b>MOVER:</b>	Peggy Hale
<b>SECONDER:</b>	Omar Tarazi
<b>AYES:</b>	Teater, Tarazi, Carrier, Cottone, Hale, Marsh, Vermillion

#### ADJOURNMENT – 7:09 PM

\_\_\_\_\_  
Andy Teater, President  
Council Committee of the Whole

\_\_\_\_\_  
Diane Werbrich, MMC  
Clerk of Council

Approved: \_\_\_\_\_

Minutes Acceptance: Minutes of Jun 13, 2022 5:00 PM (Approval of Minutes)

## Recreation and Wellness Center - Construction Budget Overview

# Construction Project Budget Presentation

City of Hilliard  
Recreation & Wellness Center and  
Athletic Field Complex Projects

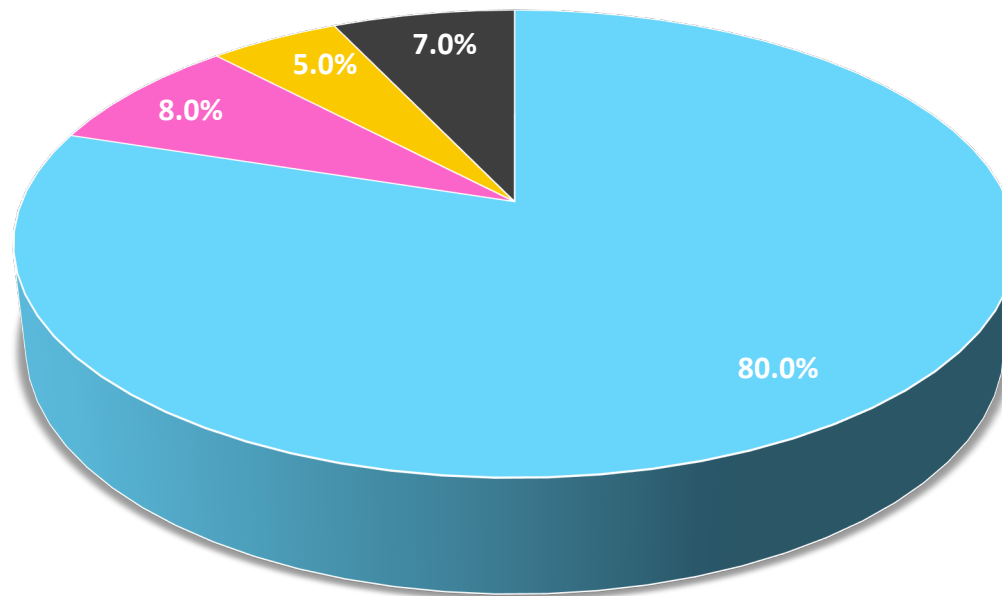


# Components of a Construction Project Budget



# Typical Allocation of Cost Project Budget

General Rule of Thumb  
Typical Allocation



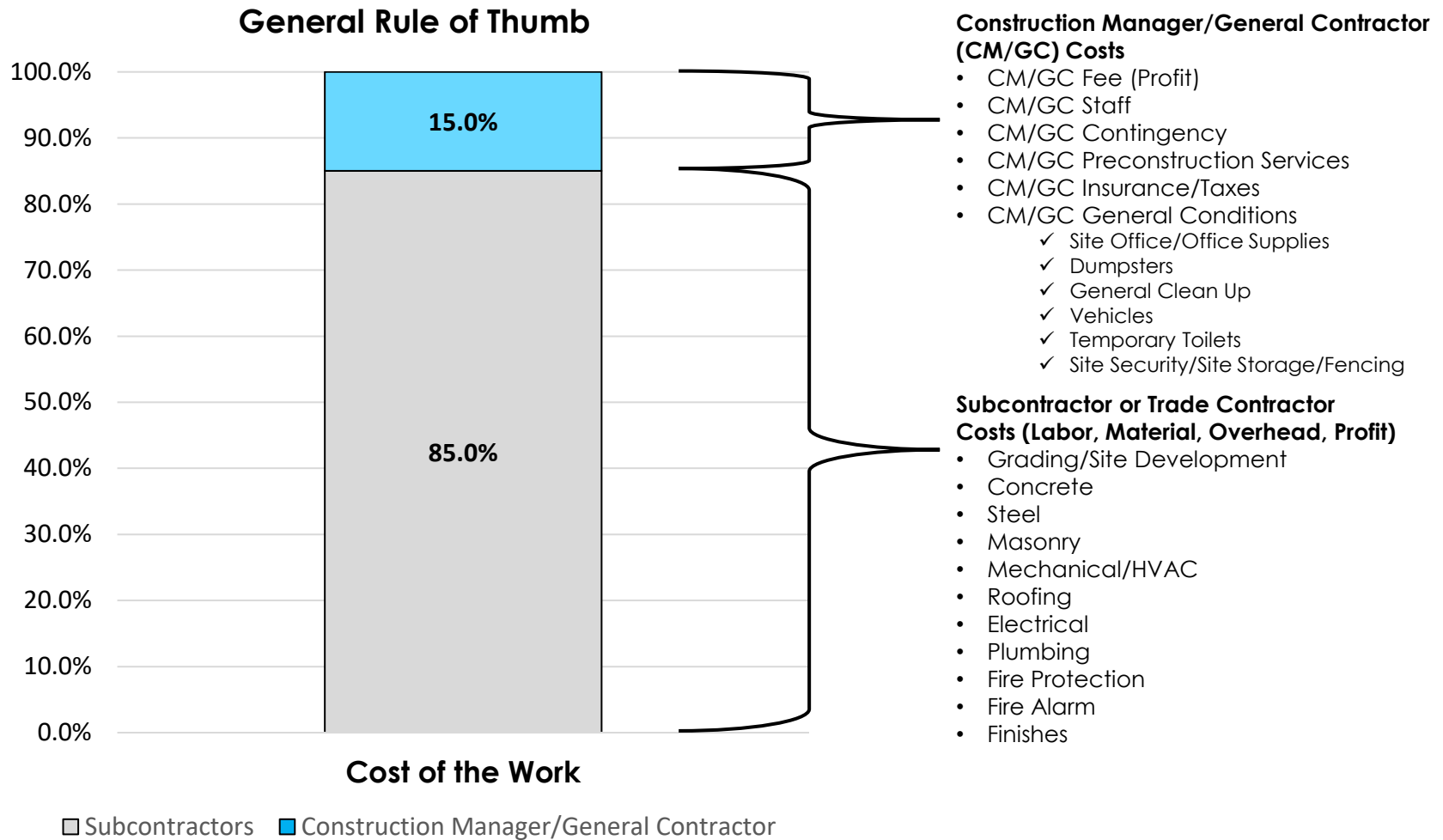
■ Bucket A - Construction

■ Bucket B - Professional Services

■ Bucket C - Other Owner Costs

■ Bucket D - Owner's Contingency

# Bucket A Construction Cost



## **Bucket B**

### Cost of Professional Services (Traditional Categories)

- Architectural/Engineering Design Fees
- Owner's Representative Fees
- Specialty Consultant Fees (if not part of A/E Scope & Fees)
  - ✓ Cost Recovery/Revenue Consultant
  - ✓ Acoustical Consultant
  - ✓ Energy Management Consultant
  - ✓ Security Consultant
  - ✓ Technology/Audio Visual Consultant

# Bucket C

## Other Owner Costs & Allowances

(Traditional Categories)

- Plans Examination/Permitting Fees
- Legal Counsel
- Surveying
- Geotechnical/Soils Investigation
- Special Inspections
- New Utility Tap Fees/Charges
- Insurance
- Signage/Branding
- Special Equipment
- Furniture
- Artwork
- Web Camera/Time Lapse Video
- Printing/Rendering
- Traffic Studies
- Rezoning Fees
- Broker/Real Estate Commissions
- Lender/Construction Loan Fees
- Interest Carry On Construction Loan

# Bucket D

## Owner's Contingency

- Owner's Contingency
  - ✓ Used to protect against all Buckets/Cost Categories
    - Because Bucket A generally represents 80% of the Project Budget, the Owner's Contingency usually gets allocated to this Bucket mainly.
    - But there is "risk" for increased cost exposure for Buckets B and C.
  - ✓ Unforeseen and/or Hidden Conditions
    - Example – Subsurface Unsuitable Soil Conditions
    - Example – Buried Fuel Tanks or Cisterns
    - Example – Unusually wet soil conditions requiring lime/soil stabilization
  - ✓ Force Majeure Events (outside the CM/GC's control)
    - Example – COVID-19
    - Example – 9/11 Type Events
  - ✓ Owner Initiated Changes to Scope
  - ✓ Non-Normal/Non-Traditional Weather Delays & Impacts
  - ✓ CM/GC Claims – Delays, Acceleration, Costs, etc.
  - ✓ Market Condition Volatility & Risk
  - ✓ Supply Chain Disruptions/Delays

# City of Hilliard

## Project Budget Breakdown

Note: The original Project Budget was created in February 2022. After negotiations with Prime AE in March 2022 there were savings in the previous budget for A/E Design Fees (approximately \$400,000). These budgets were adjusted, and the savings shifted down to the Owner Contingency – Bucket C. The total Project Budget did not change - \$66,431,286.

Hilliard Wellness Center						
Total Project Budget						
3/21/2022						
	Building	Fields & Regional Trail	Stream Restoration	Roadway	Clover Groff Crossing	Total
<b>A. COST OF CONSTRUCTION</b>						
Construction Hard Cost	\$52,995,902	\$12,684,521	\$1,205,000	\$10,848,600	\$3,705,000	\$81,439,023
<b>TOTAL COST OF CONSTRUCTION</b>	<b>\$52,995,902</b>	<b>\$12,684,521</b>	<b>\$1,205,000</b>	<b>\$10,848,600</b>	<b>\$3,705,000</b>	<b>\$81,439,023</b>
<b>B. COST OF PROFESSIONAL SERVICES</b>						
A/E Design Fees	\$4,053,750	\$1,078,184	\$50,000	\$1,627,290	\$555,750	\$7,364,974
A/E Estimated Reimbursables	\$72,600	\$10,000	\$5,000	\$5,000	\$5,000	\$97,600
Additional Consultants	\$25,000	\$75,000				\$100,000
Owners Representative Services	\$265,688	\$0	\$0	\$0	\$0	\$265,688
Owners Representative Estimated Reimbursables	\$1,500	\$0	\$0	\$0	\$0	\$1,500
<b>TOTAL COST OF PROFESSIONAL SERVICES</b>	<b>\$4,418,538</b>	<b>\$1,163,184</b>	<b>\$55,000</b>	<b>\$1,632,290</b>	<b>\$560,750</b>	<b>\$7,829,762</b>
<b>C. OTHER OWNER COSTS &amp; ALLOWANCES</b>						
Plans Examination, Permit, & Inspection Fees	\$20,000	\$15,000	\$85,000	\$5,000	\$5,000	\$130,000
Construction Legal Counsel	\$50,000	\$5,000	\$1,500	\$5,000	\$5,000	\$66,500
Site Survey	\$25,000	\$10,000	\$5,000	\$10,000	\$5,000	\$55,000
Geotechnical Report	\$40,000	\$0	\$0	\$0	\$0	\$40,000
A/E CA & Inspection	-	-	-	\$867,888	\$296,400	\$1,164,288
Testing & Special Inspections	\$150,000	\$75,000	\$25,000	\$100,000	\$50,000	\$400,000
Environmental Consultant	\$50,000	\$0	\$0	\$0	\$0	\$50,000
Utility Tap Fees	\$200,000	\$20,000	\$0	\$25,000	\$20,000	\$265,000
AEP/Columbia Gas AIC Fees	\$100,000	\$50,000	\$0	\$0	\$0	\$150,000
Builders Risk Insurance	\$50,000	\$10,000	\$1,500	\$5,000	\$5,000	\$71,500
Interest Carry on Construction Loan	\$0	\$0	\$0	\$0	\$0	\$0
Property Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0
Temporary Power/Heat During Construction	\$0	\$0	\$0	\$0	\$0	\$0
Signage	\$100,000	\$25,000	-	\$25,000	\$10,000	\$160,000
Branding & Artwork	\$100,000	-	-	-	-	\$100,000
Kitchen Equipment & Residential Appliances	\$200,000	-	-	-	-	\$200,000
Office Furniture	\$150,000	-	-	-	-	\$150,000
Ancillary/Lounge Furniture	\$100,000	-	-	-	-	\$100,000
Classroom Furniture & Equipment	\$100,000	-	-	-	-	\$100,000
Weight & Exercise Room Equipment	\$500,000	-	-	-	-	\$500,000
Athletic Equipment	\$750,000	\$250,000	-	-	-	\$1,000,000
Aquatic Equipment	\$150,000	-	-	-	-	\$150,000
Laundry Equipment	\$75,000	-	-	-	-	\$75,000
Outdoor Activity/Patio/Play Area Furniture & Equipment	\$1,500,000	-	-	-	-	\$1,500,000
Misc. FF&E (Games, Art Supplies, Gaming Systems, etc.)	\$75,000	-	-	-	-	\$75,000
Security	\$250,000	\$100,000	-	-	-	\$350,000
AV/IT/Telephone	\$500,000	\$0	-	-	-	\$500,000
Blueprints/Copies	\$15,000	\$25,000	\$2,500	\$5,000	\$5,000	\$52,500
Notice of Commencement Filing	\$150	\$150	\$150	\$150	\$150	\$750
1% Art Funding	\$200,000	-	-	-	-	\$200,000
<b>TOTAL OTHER CONSTRUCTION COSTS</b>	<b>\$5,450,150</b>	<b>\$585,150</b>	<b>\$120,650</b>	<b>\$1,048,038</b>	<b>\$401,550</b>	<b>\$7,605,538</b>
<b>D. OWNER'S PROJECT CONTINGENCY</b>						
Owner's Project Contingency	\$3,566,696	\$721,643	\$69,033	\$676,446	\$233,365	\$5,267,183
<b>TOTAL OWNER'S PROJECT CONTINGENCY</b>	<b>\$3,566,696</b>	<b>\$721,643</b>	<b>\$69,033</b>	<b>\$676,446</b>	<b>\$233,365</b>	<b>\$5,267,183</b>
<b>TOTAL PROJECT COST</b>	<b>\$66,431,286</b>	<b>\$15,154,498</b>	<b>\$1,449,683</b>	<b>\$14,205,374</b>	<b>\$4,900,665</b>	<b>\$102,141,505</b>

Attachment: Recreation and Wellness Center -Construction Budget Overview (2301 :

# City of Hilliard

## Project Budget Breakdown

<b>Building</b>	
<b>A. COST OF CONSTRUCTION</b>	
Construction Hard Cost	\$52,995,902
<b>TOTAL COST OF CONSTRUCTION</b>	<b>\$52,995,902</b>
<b>B. COST OF PROFESSIONAL SERVICES</b>	
A/E Design Fees	\$4,053,750
A/E Estimated Reimbursables	\$72,600
Additional Consultants	\$25,000
Owners Representative Services	\$265,688
Owners Representative Estimated Reimbursables	\$1,500
<b>TOTAL COST OF PROFESSIONAL SERVICES</b>	<b>\$4,418,538</b>
<b>C. OTHER OWNER COSTS &amp; ALLOWANCES</b>	
Plans Examination, Permit, & Inspection Fees	\$20,000
Construction Legal Counsel	\$50,000
Site Survey	\$25,000
Geotechnical Report	\$40,000
A/E CA & Inspection	-
Testing & Special Inspections	\$150,000
Environmental Consultant	\$50,000
Utility Tap Fees	\$200,000
AEP/Columbia Gas AIC Fees	\$100,000
Builders Risk Insurance	\$50,000
Interest Carry on Construction Loan	\$0
Property Acquisition Costs	\$0
Temporary Power/Heat During Construction	\$0
Signage	\$100,000
Branding & Artwork	\$100,000
Kitchen Equipment & Residential Appliances	\$200,000
Office Furniture	\$150,000
Ancillary/Lounge Furniture	\$100,000
Classroom Furniture & Equipment	\$100,000
Weight & Exercise Room Equipment	\$500,000
Athletic Equipment	\$750,000
Aquatic Equipment	\$150,000
Laundry Equipment	\$75,000
Outdoor Activity/Patio/Play Area Furniture & Equipment	\$1,500,000
Misc. FF&E (Games, Art Supplies, Gaming Systems, etc.)	\$75,000
Security	\$250,000
AV/IT/Telephone	\$500,000
Blueprints/Copies	\$15,000
Notice of Commencement Filing	\$150
1% Art Funding	\$200,000
<b>TOTAL OTHER CONSTRUCTION COSTS</b>	<b>\$5,450,150</b>
<b>D. OWNER'S PROJECT CONTINGENCY</b>	
Owner's Project Contingency	\$3,566,696
<b>TOTAL OWNER'S PROJECT CONTINGENCY</b>	<b>\$3,566,696</b>
<b>TOTAL PROJECT COST</b>	<b>\$66,431,286</b>

Traditionally = 80.0%; Hilliard = 79.8%

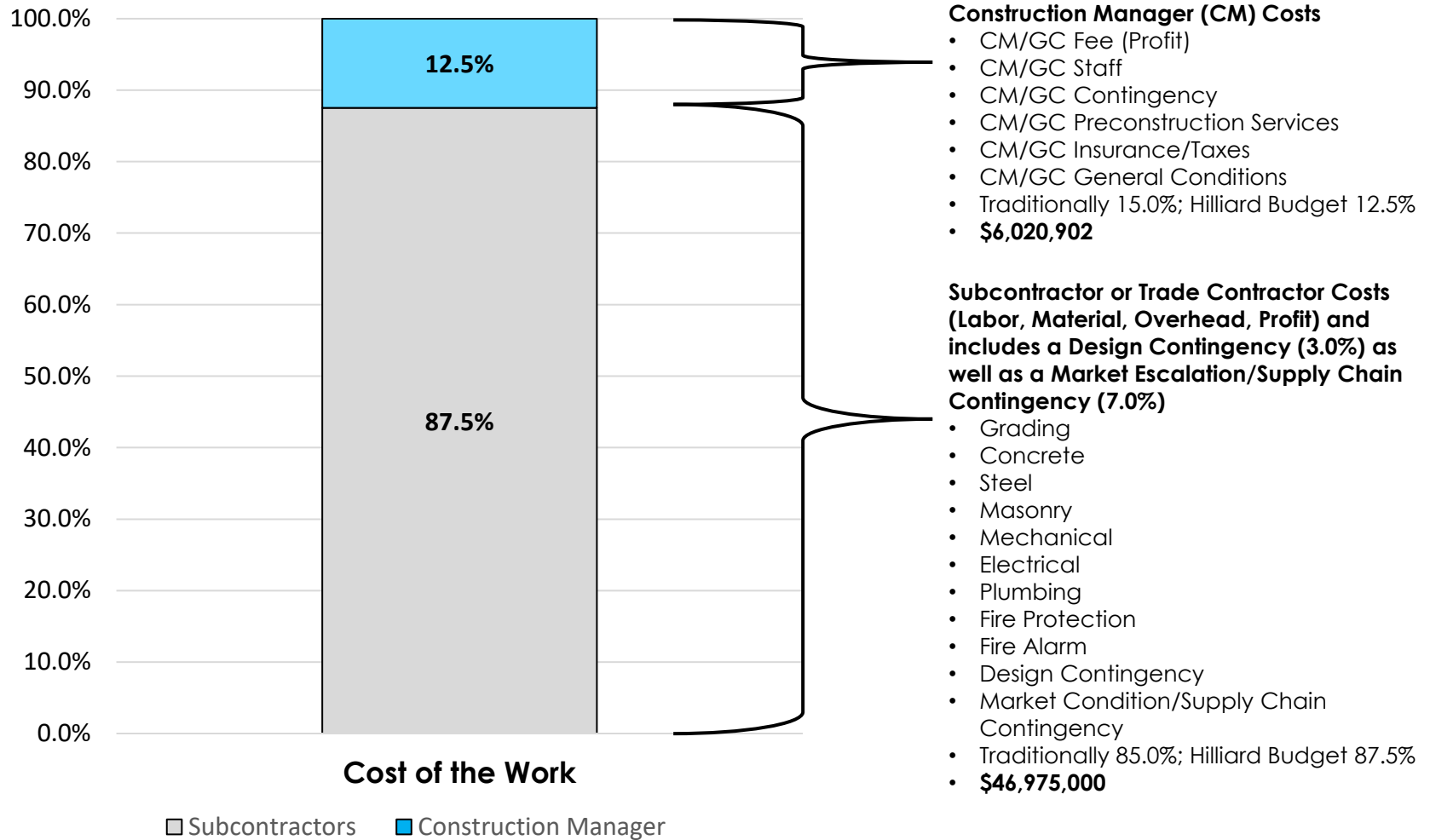
Traditionally = 8.0%; Hilliard = 6.7%

Traditionally = 5.0%; Hilliard = 8.2%

Traditionally = 7.0%; Hilliard = 5.3%

# Bucket A

## Hilliard Construction Cost – Original Budget



# Bucket A

## Hilliard Construction Cost

ARCHITECT TBD  
PROJECT: Hilliard Wellness Center - Building  
LOCATION: Hilliard, Ohio  
GSF: 120,000 SF

### Building Project Breakdown

		Conceptual Budget 2/2/22
<b>ESTABLISHED TOTAL PROJECT BUDGET</b>		
<b>A. COST OF CONSTRUCTION</b>		
Construction Hard Cost		\$46,975,000
Escalation		Included Above
Design/Estimating Contingency		Included Above
CM Staff	3.25%	\$1,526,688
CM Preconstruction Costs		\$125,000
General Conditions/Insurances/CAT Tax	3.25%	\$1,526,688
CM Contingency	2.50%	\$1,174,375
CM Fee	3.25%	\$1,668,152
<b>TOTAL - COST OF CONSTRUCTION</b>		<b>\$52,995,902</b>
		\$442/SF
<b>B. COST OF PROFESSIONAL SERVICES</b>		
<b>ARCHITECTURAL &amp; ENGINEERING DESIGN SERVICES</b>		
A/E Design Fees	8.50%	\$4,504,652
A/E Estimated Reimbursables		\$50,000
<b>OWNER'S REPRESENTATIVE SERVICES</b>		
Owner's Representative Services		\$265,688
Owner's Representative Estimated Reimbursables		\$1,500
<b>TOTAL COST OF PROFESSIONAL SERVICES</b>		<b>\$4,821,840</b>
		\$41/SF
<b>C. OTHER OWNER CONSTRUCTION COSTS &amp; ALLOWANCES</b>		
Plans Examination, Permit, & Inspection Fees		\$20,000
Construction Legal Counsel		\$50,000
Site Survey		\$25,000
Geotechnical Report		\$40,000
Testing & Special Inspections		\$150,000
Environmental Consultant		\$50,000
Utility Tap Fees		\$200,000
AEP/Columbia Gas A/C Fees		\$100,000
Builders Risk Insurance		\$50,000
Interest Carry on Construction Loan		\$0
Property Acquisition Costs		\$0
Temporary Power/Heat During Construction		\$0
Signage		\$100,000
Branding & Artwork		\$100,000
Kitchen Equipment & Residential Appliances		\$300,000
Office Furniture		\$150,000
Ancillary/Lounge Furniture		\$100,000
Classroom Furniture & Equipment		\$100,000
Weight & Exercise Room Equipment		\$500,000
Athletic Equipment		\$750,000
Acoustic Equipment		\$150,000
Laundry Equipment		\$75,000
Outdoor Activity/Patio/Play Area Furniture & Equipment		\$1,500,000
Misc. FF&E (Games, Art Supplies, Gaming Systems, etc.)		\$75,000
Security		\$250,000
A/V/IT/Telephone		\$500,000
Blueprints/Copies		\$15,000
Notice of Commencement Filing		\$150
1% Art Funding (\$200,000 Max)		\$200,000
<b>TOTAL OTHER CONSTRUCTION COSTS</b>		<b>\$5,450,150</b>
		\$45/SF
<b>D. OWNER'S PROJECT CONTINGENCY</b>		
	5%	\$3,163,395
		\$26/SF
<b>TOTAL PROJECT BUDGET</b>		<b>\$66,431,286</b>
		\$554/SF

### ESTABLISHED TOTAL PROJECT BUDGET

#### A. COST OF CONSTRUCTION

Construction Hard Cost		\$46,975,000
Escalation		Included Above
Design/Estimating Contingency		Included Above
CM Staff	3.25%	\$1,526,688
CM Preconstruction Costs		\$125,000
General Conditions/Insurances/CAT Tax	3.25%	\$1,526,688
CM Contingency	2.50%	\$1,174,375
CM Fee	3.25%	\$1,668,152
<b>TOTAL - COST OF CONSTRUCTION</b>		<b>\$52,995,902</b>
		\$442/SF

Note: Negotiations with Ruscilli resulted in CM costs of 9.5% vs. original CM cost budget of 12.5% (as noted above).

#### B. COST OF PROFESSIONAL SERVICES

<b>ARCHITECTURAL &amp; ENGINEERING DESIGN SERVICES</b>		
A/E Design Fees	8.50%	\$4,504,652
A/E Estimated Reimbursables		\$50,000
<b>OWNER'S REPRESENTATIVE SERVICES</b>		
Owner's Representative Services		\$265,688
Owner's Representative Estimated Reimbursables		\$1,500
<b>TOTAL COST OF PROFESSIONAL SERVICES</b>		<b>\$4,821,840</b>
		\$41/SF

# Bucket A

## Hilliard Construction Cost

ARCHITECT TBD  
PROJECT: Hilliard Wellness Center - Building  
LOCATION: Hilliard, Ohio  
GSF: 120,000 SF

### Building Project Breakdown

		Conceptual Budget 2/2/22
<b>ESTABLISHED TOTAL PROJECT BUDGET</b>		
<b>A. COST OF CONSTRUCTION</b>		
Construction Hard Cost		\$46,975,000
Escalation	Included Above	
Design/Estimating Contingency	Included Above	
CM Staff	3.25%	\$1,526,688
CM Preconstruction Costs		\$125,000
General Conditions/Insurances/CAT Tax	3.25%	\$1,526,688
CM Contingency	2.50%	\$1,174,375
CM Fee	3.25%	\$1,668,152
<b>TOTAL - COST OF CONSTRUCTION</b>		<b>\$52,995,902</b>
		\$442/SF
<b>B. COST OF PROFESSIONAL SERVICES</b>		
<b>ARCHITECTURAL &amp; ENGINEERING DESIGN SERVICES</b>		
A/E Design Fees	8.50%	\$4,504,652
A/E Estimated Reimbursables		\$50,000
<b>OWNER'S REPRESENTATIVE SERVICES</b>		
Owner's Representative Services		\$265,688
Owner's Representative Estimated Reimbursables		\$1,500
<b>TOTAL COST OF PROFESSIONAL SERVICES</b>		<b>\$4,821,840</b>
		\$41/SF
<b>C. OTHER OWNER CONSTRUCTION COSTS &amp; ALLOWANCES</b>		
Plans Examination, Permit, & Inspection Fees		\$20,000
Construction Legal Counsel		\$50,000
Site Survey		\$25,000
Geotechnical Report		\$40,000
Testing & Special Inspections		\$150,000
Environmental Consultant		\$50,000
Utility Tap Fees		\$200,000
AEP/Columbia Gas A/C Fees		\$100,000
Builders Risk Insurance		\$50,000
Interest Carry on Construction Loan		\$0
Property Acquisition Costs		\$0
Temporary Power/Heat During Construction		\$0
Signage		\$100,000
Branding & Artwork		\$100,000
Kitchen Equipment & Residential Appliances		\$300,000
Office Furniture		\$150,000
Ancillary/Lounge Furniture		\$100,000
Classroom Furniture & Equipment		\$100,000
Weight & Exercise Room Equipment		\$500,000
Athletic Equipment		\$750,000
Acoustic Equipment		\$150,000
Laundry Equipment		\$75,000
Outdoor Activity/Patio/Play Area Furniture & Equipment		\$1,500,000
Misc. FF&E (Games, Art Supplies, Gaming Systems, etc.)		\$75,000
Security		\$250,000
A/V/IT/Telephone		\$500,000
Blueprints/Copies		\$15,000
Notice of Commencement Filing		\$150
1% Art Funding (\$200,000 Max)		\$200,000
<b>TOTAL OTHER CONSTRUCTION COSTS</b>		<b>\$5,450,150</b>
		\$45/SF
<b>D. OWNER'S PROJECT CONTINGENCY</b>		
	5%	\$3,163,395
		\$26/SF
<b>TOTAL PROJECT BUDGET</b>		<b>\$66,431,286</b>
		\$554/SF

### ESTABLISHED TOTAL PROJECT BUDGET A. COST OF CONSTRUCTION

Construction Hard Cost		\$46,975,000
Escalation	Included Above	
Design/Estimating Contingency	Included Above	
CM Staff	3.25%	\$1,526,688
CM Preconstruction Costs		\$125,000
General Conditions/Insurances/CAT Tax	3.25%	\$1,526,688
CM Contingency	2.50%	\$1,174,375
CM Fee	3.25%	\$1,668,152
<b>TOTAL - COST OF CONSTRUCTION</b>		<b>\$52,995,902</b>
		\$442/SF

Prime AE/BRS were told to assume a 3.0% Design Contingency and a 7.0% Market Escalation/Supply Chain Contingency within the Construction Cost. Those contingency dollars would be released as the design process moves forward and would ultimately flow up into the Construction Cost numbers as noted above. For some reason they broke those numbers out as they did and turned those two contingencies into the total listed in their document which totaled \$8.4 million.

Based on the direction above the two contingencies should have been \$1,281,136 for the 3.0% Design Contingency and \$2,989,318 for the 7.0% Market Escalation/Supply Chain Contingency. These total \$4.2 million not \$8.4 million as presented by Prime AE/BRS.

# Bucket A

## Hilliard Construction Cost

### EXECUTIVE SUMMARY

#### BACKGROUND

Prime AE along with BRS Architecture was hired by the City of Hilliard to develop a facility program and building design for the indoor recreation and aquatics facilities as part of a 155-acre recreation development Master Plan. The focus of this report is to document the Programming Phase process, findings, and recommendations. The objective of the Programming Phase was to identify, through a community engagement process, a prioritized wish list of program spaces and amenities that closely reflects the needs and desires of Hilliard's community. From this wish list a recommended draft program was created for use in the simultaneous development of an Operations Proforma being undertaken by the City. The key deliverable of this phase is the draft program which upon approval will be used as the basis for development of the building design in the following Schematic Design Phase.

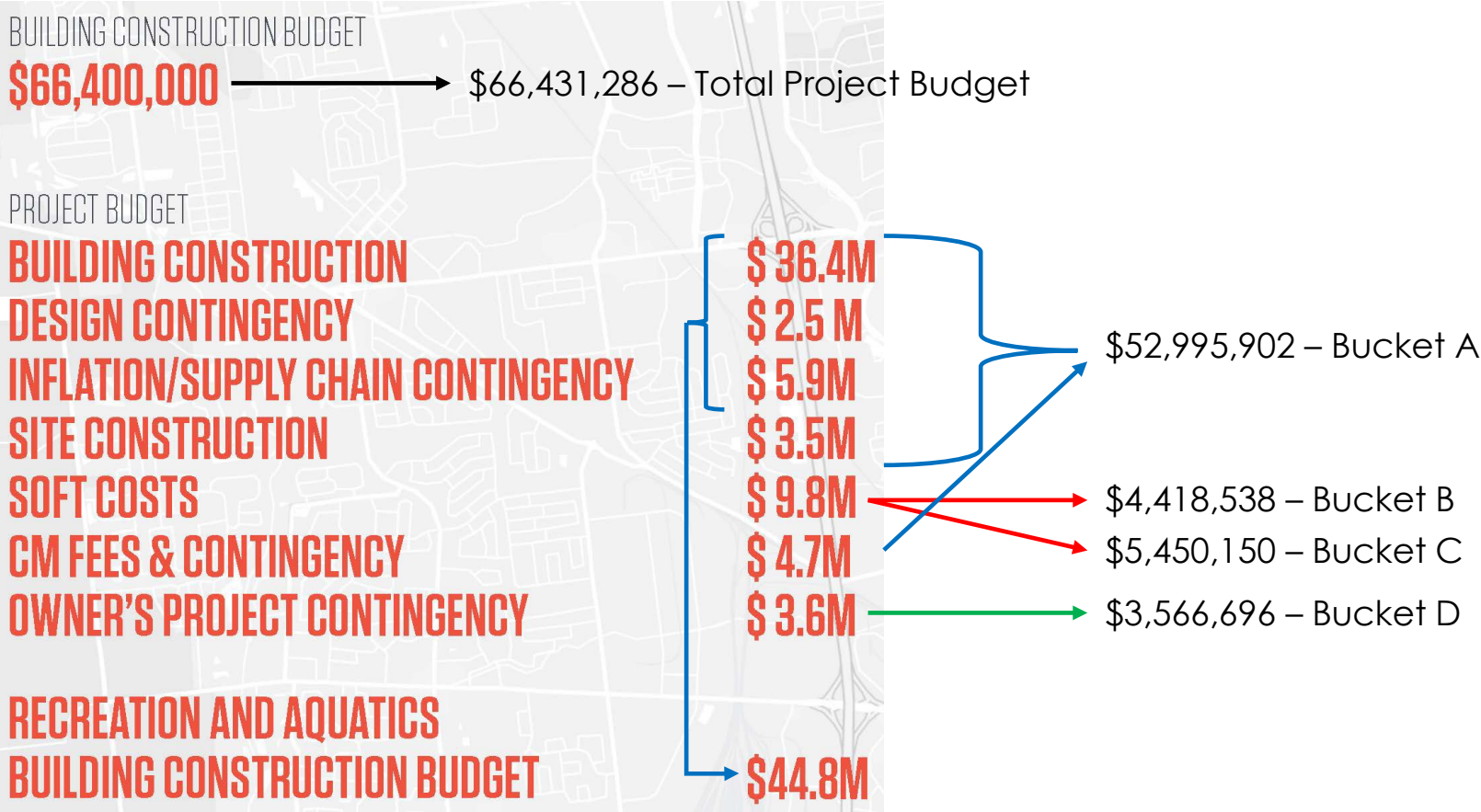
As part of the programming process, the following previously completed studies were reviewed and analyzed:

- City of Hilliard Community Center Study, April 18, 2021
- The City of Hilliard Recreation and Parks Survey March 2021



# Bucket A

## Hilliard Construction Cost



# Bucket A

## Hilliard Construction Cost

### RECOMMENDED PROGRAM

Taking into consideration the community input gained from the two public meetings and online survey, a reexamination of the preliminary draft program was made and adjustments to the program selections and prioritization was made. The key adjustments are as follows:

#### CHANGE SUMMARY FROM FIRST PROGRAM DRAFT

- OVERALL REDUCTIONS IN PROGRAM AREAS
- ADDED INDOOR PLAYGROUND
- ADDED MEDITATION ROOM
- ADDED CAFÉ AND HEALTHY COOKING KITCHEN
- ADDED SENIOR ADULT LOUNGE
- ADDED SPACE FOR TECHNOLOGY ACCESS
- REDUCED CLASSROOM CAPACITY FROM 80 TO 50
- REDUCED FITNESS AREA FROM 6,000 TO 4,000
- 8-LANE 25Y POOL ILO 25M X 25Y POOL
- INCREASED RECREATION ACTIVITY POOL FROM 3,600 TO 4,000
- REMOVED PHOTOVOLTAIC SYSTEM

The program shown to the right reflects the input of the City of Hilliard Council Members, the City Manager's office, Hilliard Recreation and Parks Department directors and staff, members of Hilliard's Recreation and Parks Advisory Committee, and the Hilliard Community.

An operations proforma was simultaneously conducted by PROS Consulting to confirm that the mix of program spaces and amenities will meet the operations cost recovery goals of the City of Hilliard. Additionally, a rough-order-of-magnitude review of costs suggests a program of the approximate scope shown is likely to be accomplished within the project budget. Adjustments due to a rapidly changing construction market can be addressed in the next phase based on the prioritization work done in this phase.

Space Type	Select	Cost	SF area
Administration	P	\$1,295,750	3,550
Lobby and Support Spaces	P	\$1,666,500	4,125
Locker Spaces	P	\$1,036,800	2,700
Universal Changing Rooms	P	\$700,800	1,200
Child Watch	6	\$500,000	1,000
Games Room	4	\$468,000	1,200
Green Room / Technology	2	\$152,000	400
Meditation Room (35 persons)		\$273,000	700
Indoor Playground	2	\$591,000	1,200
50 person classroom	4	\$645,000	1,697
Party Room / Classroom / Wet Craft Room	6	\$362,000	936
Senior Adult Lounge	1	\$485,000	1,150
Outdoor Patio/Gathering Space	6	\$411,000	1,100
240 Person Community Events Room	4	\$1,809,000	3,808
Café / Juice Bar	3	\$132,000	300
Healthy Cooking Kitchen	3	\$241,000	450
Commercial Kitchen	3	\$493,000	1,050
Gym 5 - HS or 2 Middle School courts	1	\$5,284,000	13,478
MAC 1 - Multi-use	2	\$2,218,000	5,488
Elevated Walking Track - Gym 5 (12 laps/mile)	1	\$769,000	3,492
4000 sf Fitness & Weights (equip \$304,000)	1	\$2,009,000	4,760
30 Person Aerobics/Dance Studio	5	\$936,000	2,340
16-20 Person Spinning Studio	2	\$558,000	1,441
Aquatics Support	P	\$220,000	500
8-Lane x 25-Yard Pool	2	\$8,023,000	11,300
4,000 Recreation Activity Pool	2	\$8,134,000	9,800
Water Slide	6	\$522,000	0
Small Spa (whirlpool - 15 person)	3	\$300,000	332
Solar Hot Water System (payback good w/ pool)	3	\$200,000	
Program Area			79,497 sf

**\$40,434,850**

# Bucket A

## Hilliard Construction Cost

Space Type	Seal	Cost	SF area
Administration	P	\$1,295,750	3,550
Lobby and Support Spaces	P	\$1,666,500	4,125
Locker Spaces	P	\$1,036,800	2,700
Universal Changing Rooms	P	\$700,800	1,200
Child Watch	6	\$500,000	1,000
Games Room	4	\$468,000	1,200
Green Room / Technology	2	\$152,000	400
Meditation Room (35 persons)		\$273,000	700
Indoor Playground	2	\$591,000	1,200
50 person classroom	4	\$645,000	1,697
Party Room / Classroom / Wet Craft Room	6	\$362,000	936
Senior Adult Lounge	1	\$485,000	1,150
Outdoor Patio/Gathering Space	6	\$411,000	
240 Person Community Events Room	4	\$1,809,000	3,808
Café / Juice Bar	3	\$132,000	300
Healthy Cooking Kitchen	3	\$241,000	450
Commercial Kitchen	3	\$493,000	1,050
Gym 5 - HS or 2 Middle School courts	1	\$5,284,000	13,478
MAC 1 - Multi-use	2	\$2,218,000	5,488
Elevated Walking Track - Gym 5 (12 laps/mile)	1	\$769,000	3,492
4000 sf Fitness & Weights (equip \$304,000)	1	\$2,009,000	4,760
30 Person Aerobics/Dance Studio	5	\$936,000	2,340
16-20 Person Spinning Studio	2	\$558,000	1,441
Aquatics Support	P	\$220,000	500
8-Lane x 25-Yard Pool	2	\$8,023,000	11,300
4,000 Recreation Activity Pool	2	\$8,134,000	9,800
Water Slide	6	\$522,000	0
Small Spa (whirlpool - 15 person)	3	\$300,000	332
Solar Hot Water System (payback good w/ pool)	3	\$200,000	
Program Area			79,497 sf

- Prime AE/BRS total as shown is \$40,434,850 for the Construction Cost per this page.
- The Construction Budget, not including the 3.0% Design Contingency and the 7.0% Market Escalation/Supply Chain Contingency, is actually \$42,704,545.
- When those two contingency elements are included, the total subcontractor costs are \$46,975,000, as noted on pages 11 and 12.
- Ruscilli is completing their initial evaluation of the Program and related spaces. They will assign cost to each program category listed based on their experience and current knowledge of the local market conditions. We will use this information to reconcile between the Prime AE/BRS numbers and the Ruscilli Program budget breakdown that is forthcoming. Ultimately there will be a single, reconciled set of program space construction costs used for tracking the Program going forward. Once the design team starts to layout the spaces and define the overall design, this process will result in our Baseline Cost Estimate.
- Ruscilli and McCarthy will be the gate keepers for all costs tracked and presented going forward.
- Updated costs will be provided to City Council as needed and/or requested.

Attachment: Recreation and Wellness Center -Construction Budget Overview (2301 :

## Council Memo: Legislation

**Subject:** Authorizing Ballot Issue Regarding Electric Aggregation  
**From:** Michelle Crandall, City Manager  
**Initiated by:** Dan Ralley, Assistant City Manager  
**Date:** June 27, 2022

### Executive Summary

This legislation would authorize a ballot issue under §4928.20 of the Ohio Revised Code for Hilliard residents to decide whether to establish a community wide opt-out electric aggregation program. Passage of this legislation prior to Council's summer recess will allow the ballot issue to be considered on the November 2022 ballot, which has a filing deadline of August 10, 2022.

### Background

At the May 9<sup>th</sup> Council of the Whole meeting City Council heard a presentation from representatives of AEP Energy overviewing green energy aggregation options for Hilliard. In a follow-up discussion at the May 23<sup>rd</sup> City Council meeting staff was directed to take the necessary steps to prepare for a ballot issue, a first step in the creation of a green energy program for the community.

Several Central Ohio communities have successfully passed ballot issues to establish a green energy aggregation program, including Columbus, Worthington and Grove City. These ballot issues typically include modest informational campaigns that are similar to Charter amendments in scale.

Columbus and Worthington have fully implemented their aggregation programs, and have secured sources of green energy credits for their communities. Grove City passed their ballot issue in November 2021, and initiated an RFP for energy providers earlier this year, but chose not to move forward with the selection of a provider at this time due to extreme volatility in the energy markets that have led to electricity prices rising significantly in the last few months.

If Hilliard voters approved a green energy aggregation program, the City of Hilliard would need to complete the necessary regulatory filings and then seek an energy provider Hilliard residents and businesses that qualify for the program and that do not opt-out. However, given the current marketplace for electricity, the City would likely wait until pricing in the energy markets stabilized before soliciting proposals from energy providers. Staff would recommend holding off on the selection of an energy broker or consultant to assist with the selection of a provider until the ballot issue is passed and energy markets stabilize.

### Expected Benefits

Passage of the legislation would allow Hilliard voters to decide whether the community should establish a green energy aggregation program. The availability of a community-wide green energy aggregation program would allow the community to further environmental goals for sustainability and would position the community to take advantage of new green energy programs and sources as they come online in the coming years.

### Attachments

None



**Ordinance:**

**Passed:**

**Page 1 of**

**Effective:**

**AUTHORIZING ALL ACTIONS NECESSARY TO EFFECTUATE AN OPT-OUT ELECTRIC SERVICE AGGREGATION PROGRAM PURSUANT TO OHIO REVISED CODE 4928.20; AND DIRECTING THE FRANKLIN COUNTY BOARD OF ELECTIONS TO SUBMIT THE BALLOT QUESTION TO THE ELECTORS OF THE CITY.**

**WHEREAS**, Section 4928.20 of the Ohio Revised Code authorizes the legislative authorities of municipal corporations, townships and counties to aggregate automatically, subject to opt-out provisions, competitive electric service for the retail electric loads located in the respective jurisdictions and to enter into service agreements to facilitate the sale and purchase of the service for the electricity loads; and

**WHEREAS**, such legislative authorities may exercise such authority jointly with any other legislative authorities; and

**WHEREAS**, this Council seeks to establish a governmental aggregation program with opt-out provisions pursuant to Section 4928.20, Ohio Revised Code (the "Aggregation Program"), for the residents, businesses and other electric consumers in the City and in conjunction jointly with any other municipal corporation, township, county or other political subdivision of the State of Ohio, as permitted by law.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Hilliard that:

**SECTION 1.** This Council finds and determines that it is in the best interest of the City, its residents, and small businesses located within the incorporated areas of the City to establish an Electric Aggregation Program within the incorporated areas of the City that promotes local renewable clean energy generation and Hilliard's sustainable economy.

**SECTION 2.** That provided this Ordinance and the Aggregation Program is approved by the electors of the City of Hilliard pursuant to Section 3 of this Ordinance, the City of Hilliard is hereby authorized to aggregate in accordance with Section 4928.20 of the Ohio Revised Code, the retail electrical loads located within the City of Hilliard, and, for that purpose to enter into service agreements to facilitate for those loads the sale and purchase of electricity. The City of Hilliard may exercise such authority jointly with any other municipal corporation, township or county or other political subdivision of the State of Ohio to the full extent permitted by law which may include use of an energy broker/consultant/aggregator, so long as the broker/consultant/aggregator is certified by the Public Utilities Commission of Ohio. The aggregation will occur automatically for each person owning, occupying, controlling, or using an electric load center proposed to be aggregated and will provide for the opt-out rights described in Section 5 of this Ordinance.

**SECTION 3.** That the Board of Elections of Franklin County is respectfully directed to submit the following question, in language approved by the Board of Election, to the electors of the City of Hilliard at the general election on November 8, 2022:

"Shall the City of Hilliard have the authority to aggregate the retail electric loads located within the incorporated areas of the City, to support local, renewable, clean energy generation and Hilliard's sustainable economy, and for that purpose, enter into service agreements to facilitate for those loads

the sale and purchase of electricity, such aggregation to occur automatically except where any person elects to opt out?"

The Aggregation Program shall not take effect unless approved by a majority of the electors voting upon this Ordinance and the Aggregation Program provided for herein at the election held pursuant to this Section 3 and Section 4928.20 of the Ohio Revised Code.

**SECTION 4.** That the Clerk of Council is directed to certify a copy of this Ordinance to the Board of Elections of Franklin County before 4:00 p.m. August 10, 2022, for placement on the November 8, 2022, General Election Ballot for consideration by City of Hilliard electors.

**SECTION 5.** That upon the approval of a majority of the electors voting at the election provided for in Section 2 of this Ordinance, this Council individually or jointly with any other political subdivision, shall develop a plan of operation and governance for the Aggregation Program. Before adopting such plan this Council shall hold at least two public hearings on the plan. Before the first hearing, notice of the hearings shall be published once a week for two consecutive weeks in a newspaper of general circulation in the City. The notice shall summarize the plan and state the date, time, and location of each hearing. No plan adopted by this Council shall aggregate the electrical load of any electric load center with the City unless it in advance clearly discloses to the person owning, occupying, controlling, or using the load center that the person will be enrolled automatically in the Aggregation Program and will remain so enrolled unless the person affirmatively elects by a stated procedure not to be so enrolled. The disclosure shall state prominently the rates, charges, and other terms and conditions of enrollment. The stated procedure shall allow any person enrolled in the aggregation program the opportunity to opt out of the program every three years or at any time, without paying a switching fee. Any such person that opts out of the Aggregation Program pursuant to the stated procedure shall default to the standard service offer provided under division (a) of Section 4928.14 or division (d) of Section 4928.35, Ohio Revised Code until the person chooses an alternative supplier.

**SECTION 6.** That all formal actions of this Council concerning and related to the adoption of this Ordinance were taken in an open meeting of said Council, and that all deliberations of this Council that resulted in such formal action were made in meetings open to the public, when required by law, in full compliance with all legal requirements, including without limitation, provisions of the Charter of the City of Hilliard, and Section 121.22 of the Ohio Revised Code.

**SECTION 7.** Pursuant to Section 3.07 of the Charter for the City of Hilliard, Ohio, this Ordinance shall take effect upon passage.

**ATTEST:**

**SIGNED:**

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Diane C. Werbrich, MMC  
Clerk of Council

\_\_\_\_\_  
President of Council

**APPROVED AS TO FORM:**

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Philip K. Hartmann  
Director of Law