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AGENDA

Committee of the Whole

6:00 PM August 22, 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



I. Call to Order

II. Roll Call

III. Approval of Minutes

- A. July 11, 2022, Committee of the Whole
- B. August 3, 2022, Committee of the Whole

IV. Business

- A. Update on Hilliard Athletic Complex

V. Items for Discussion

VI. City Manager Updates

VII. Adjournment



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CITY COUNCIL

July 11, 2022 Committee of the Whole Minutes

CALL TO ORDER

The meeting was called to order by President Teater at 5:35 PM.

ROLL CALL

Attendee Name:	Title:	Status:
Andy Teater	President	Present
Omar Tarazi	Vice President	Present
Les Carrier	Councilman	Present – Arrived at 5:37 PM
Tina Cottone	Councilwoman	Present
Peggy Hale	Councilwoman	Excused
Pete Marsh	Councilman	Present
Cynthia Vermillion	Councilwoman	Present

Staff Members Present: City Manager Michelle Crandall, Law Director Phil Hartmann, Assistant City Manager Dan Ralley, Recreation and Parks Director Ed Merritt

Others Present: Don McCarthy, President, McCarthy Consulting (Owners Rep); Adam Drexel, President of Ruscilli; Arni Biondo, Senior Project Consultant, PROS

APPROVAL OF MINUTES

President Teater asked if there were any changes or corrections to the June 27, 2022, Committee of the Whole meeting minutes. Hearing none, the minutes were approved as submitted.

STATUS:	Accepted
AYES:	Teater, Tarazi, Carrier, Cottone, Marsh, Vermillion
EXCUSED:	Peggy Hale

BUSINESS

ITEMS FOR DISCUSSION

A. RECREATION AND WELLNESS CENTER - CONSTRUCTION BUDGET OVERVIEW

Don McCarthy, President, McCarthy Consulting (Owners Rep); Adam Drexel, President of Ruscilli; **(See Attached Presentation)**

Due to technical difficulties the first three minutes of audio for this presentation is unavailable.

Vice President Tarazi asked why are the escalation and design estimating contingencies under the cost of construction bucket and not professional services. Mr. McCarthy replied the design and estimating contingency is a contingency created during the design process. As they move through the design process, they traditionally expect to see part of the finish design and those are anticipated based on their experience. In this case, they used a three percent (3%) design contingency and that contingency flows up into the actual construction budget of \$46.9 million and is not a professional service. Vice President Tarazi clarified that we are not paying to design more but because the designs change, therefore, it creates the construction budget. Mr. McCarthy provided this example: we know there will be a podium in Chambers but they do not know the finished details so there is a design contingency based on what might be in terms of reveals, finish, woodwork, etc. and this is what they would typically use a design estimating contingency for.



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Mr. McCarthy and Mr. Drexel continued with their presentation.

Vice President Tarazi asked for clarification on the Ruscilli numbers to help better understand when he is trying to compare the cost per square foot of this project versus any other project. He stated that if you total up the dollars being attributed to each square foot, by his math, there is still \$27 million not allocated to any square footage and asked if it would be fair to divide that extra money evenly across all square footage if we want to get a true dollar cost per square foot or how would that be accounted for. Mr. Drexel replied he does not believe you can do that because that \$27 million would have the furniture, fixtures and equipment (FF&E), maybe for design services but not every space is equal. He added it is not necessarily a good way to look at dividing up the soft cost of it. Vice President Tarazi asked how would that be done, other than saying the average cost per square foot of the whole project is whatever it is and how would you assign it. Mr. Drexel replied that a lot of times they do not necessarily estimate the FF&E in the soft cost side of things. Mr. McCarthy added the estimate of the construction cost, which is the hard costs (bricks and mortar), the trade costs plus the management of the project which is roughly 80 percent of the overall construction budget and 20 percent is added to that to come up with, generally, the overall construction budget. He added that is with every project he has ever done and is a rule of thumb and when you look at different types of projects, they have more or less an allocation of those soft costs. Some projects do not have quite the FF&E components that others do and other projects have other costs included like the interest carried on construction loans which often times get put into the soft costs. Mr. McCarthy said allocating them to specific areas is not something they do because there is no logic to it.

Vice President Tarazi asked why the admin portion cost per square foot is higher than the cost per square foot for the OSU medical because is it not roughly the same in terms of what they are building. Mr. McCarthy replied admin is roughly 3,500 square feet. Vice President Tarazi agreed and said if you take \$1,295,000.00 divided by 3,550 square feet equals \$365/square foot which is lower for the OSU medical. Mr. McCarthy replied the OSU component is 6,000 square feet on \$1.7 million, which obviously the more square footage to charge against the component, the lower the cost per square foot which is one of the reasons the cost per square foot can be very misleading in terms of using it as a barometer. Vice President Tarazi remarked that if they are building class A office space, it should not matter whether it is 5,000 or 10,000 square feet and should be roughly the same. Mr. McCarthy replied that he does not necessarily agree with that because it depends on the offices, how many individual offices, how many conference rooms, the technology. There are a lot of variables in building office space A and office space B. Vice President Tarazi asked if our administrative space is going to be very different than the OSU medical. Mr. McCarthy replied that potentially it could be because they have not seen any design.

Ms. Vermillion explained that if you equate this to residential, which is different, but if you look at the sale prices for homes you will find the square foot cost of a really tiny home is really expensive compared to a much larger, nicer home. She added that you cannot go just by the square foot cost. Vice President Tarazi replied that if someone was building a house then there are certain quality levels and if you are building a certain quality house it will be in a certain range of dollars per square foot in terms of construction, which is normal in terms of comparing things. Mr. McCarthy added that in terms of budgeting, if you were going to build a house in New Albany and budget \$500.00/square foot, within that house there are different costs per square foot for different spaces, which is the same with a building or a school. There are very expensive spaces and some that are not so expensive. Mr. Drexel reported that it becomes easier when they get more information on how it will be laid out, what types of finishes, how much glass that may be in these areas etc. As the design progresses and becomes more defined it is easier to put a number to it and also to get market input, which is really important.

Mr. McCarthy and Mr. Drexel continued with their presentation.

Vice President Tarazi asked if in the Upper Arlington project they are taking the absolute total budget divided by the total gross square footage that they are building. He noted the City is spending \$66.5 million to create 79,497 square feet and the slides show they are using \$55 million to come up with the \$701.00/square foot cost but it would actually be \$835.00/square foot if calculated on the total budget of



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\$66.5 million divided by 79,497 square feet. Mr. McCarthy replied that is comparing Bucket A, construction cost. Vice President Tarazi asked what is Upper Arlington's total budget. Mr. McCarthy replied that Upper Arlington's estimated construction cost is \$74 million and would be comparable, in a general sense, to the City's \$52.9 million construction cost. Vice President Tarazi reported that the City is at \$667/square foot and Upper Arlington is at \$447/square foot just in construction cost divided by square foot. Mr. McCarthy agreed. Vice President Tarazi asked if they are saying the City's project is dramatically different and if so why the cost is different. Mr. McCarthy replied that there are aspects of the City's project that they are building more expensive space in a smaller area, which is pushing the cost per square foot up.

Mr. McCarthy and Mr. Drexel continued with their presentation and reviewed other projects.

Vice President Tarazi stated that if you look at Upper Arlington project, it is a space that includes a pool, basketball court and a multi-purpose gym and their construction cost per square foot when escalated to today's numbers is less than half of the City's construction cost per square foot. They are at \$309/square foot and the City is at \$667/square foot and the City is basically getting the same spaces. He asked if the City has more padding in the budget or are designing it fancier. Mr. Drexel replied no not in his opinion and in this case the pool is a little smaller and different. It is expensive space but this is 411,000 square feet so there is a lot of square footage with big open areas for the cafeteria and eating areas, a lot of program space, classrooms etc. and is spread out.

Mr. Carrier summarized that there are three things that drive the costs for these projects: labor, design and finishes and asked if that is a fair assessment. Mr. McCarthy replied that what drives the cost is the program, the square footage of the program and the individual components of the program and within the cost are the components Mr. Carrier mentioned. Mr. Carrier reported that Upper Arlington High School has a 6,300 square foot swimming pool and natatorium and their cost is \$435/square foot, and the City's cost is close to double that amount. He continued that somewhere there is a reason for that to be the difference and Mr. McCarthy is on a line by line saying it is the type of space. He asked how the community can understand the difference and believes the answer is somewhere in the design of the finishes. President Teater responded that Upper Arlington's pool is a small part of their square footage and the City's pool is a large part of the square footage which is spread out over different things than just the swimming pool. Mr. Carrier asked how do we explain why the square footage cost is not close to Upper Arlington's. President Teater replied that the City is building a community center and not a high school. Mr. Carrier stated that somewhere there is a differential and he does not understand what the difference is. The only way he can explain or understand it is that it is somewhere in the finishing side or the design/architectural side. He commented that Upper Arlington is getting a 165,000/square foot facility for a population of 30,000+ and the City is getting almost half of what Upper Arlington has for twice the money. The City's costs are higher for similar outcomes. Mr. Carrier stated he has some serious questions on the cost drivers and does not understand why certain contingencies, if they are not used, would flow up so it has to be in the design and the finishes.

Mr. Marsh asked how many subcontractors use square foot pricing. Mr. Drexel replied none. Mr. Marsh stated that is not how a project is evaluated, bid or built.

Mr. Carrier asked how do we know or explain to the community that the City is getting its bang for the buck. Mr. Marsh replied the City has a fixed rate for the architect, which is under the historical average of what Mr. McCarthy puts together, a fixed rate for the construction manager that is under what was originally projected and the City will be spending more dollars on the construction of this facility than initially intended because of those things. President Teater said it would be competitively bid. Mr. McCarthy added they will go to the bidding community and the construction cost budget is the bricks, the mortar and the trade contractor costs. They will go to the marketplace, to the extent possible, and competitively bid this. He explained one of the reasons they are trying to move this along quickly is to get to the market as soon as they can. Mr. McCarthy stated that one of the things Mr. Carrier mentioned was the finishes and at this point, they have no idea what the finishes are and the only thing they have is a sense of similar type facilities. He added this goes into Ruscilli's analysis of how much this might cost for



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this particular area based on what they think they are going to see. Mr. McCarthy mentioned there will be a creative tension that will exist between the design team, Ruscilli and him to make sure they are maximizing all of the dollars in the program through the entire process.

Vice President Tarazi stated that what they are struggling with is benchmarking to what and noted Mr. McCarthy stated they are going to maximize but that can be maximized to architectural award standards or to functionality. He added when talking dollars to square footage that is benchmarking to some quality standard of output. Mr. McCarthy replied that to follow up on the conversation he had with Vice President Tarazi on Friday, there will be a creative tension between the design team, Ruscilli, himself and staff on maximizing the spaces. He noted that the quality of a basketball court is not going to win an award, but we are talking about the architecture of the building. As he mentioned on Friday, they have to be conscious that it is a four-sided building that has four sides of architecture and where do we put that architectural element, is it on four sides, two sides, one side and where can they be efficient with the creation of the building envelope. Last Thursday they began to see the shape of the building beyond the bubble diagram shown a month or so ago. That shape will begin to dictate some of the options available that they initially were assuming was going to be a complete structural steel building and now they are looking at it and saying maybe there is a pre-cast tilt out component to it, maybe the gyps are pre-cast, maybe there is a metal building component or maybe there is a heavy gage metal framing component where they can use a pre-engineered system. All of those components are part of the process they use as they go through with the design team to make sure they are maximizing the square footage and budget. Vice President Tarazi asked what the time frame of that process is. Mr. McCarthy replied that process will last through the end of the project. They do not stop analyzing those options and there are always things they look at along the way especially in the current market. Vice President Tarazi asked, from a macro perspective, when will they have their initial layout of the design and the basic concept. Mr. McCarthy replied they just saw the first iteration of five options that were presented on Thursday, staff needs to review those in terms of adjacency and ideas and thought that it would come into focus in the next 30-45 days. Ms. Crandall added staff will bring back to Council a preferred option and different looks with that option at the August 3, 2022, meeting so that the City can move further into schematic design.

Mr. Carrier asked if they have the ability to show a 3-D video of what that might look like. Mr. McCarthy replied that the architectural firm does have that capability with the software they use but he does not know how refined that will be on August 3, 2022, but they will have the ability to provide some 3-D views of that.

Mr. McCarthy continued with the presentation.

Mr. McCarthy reported that generally there are four major entities that provide economic data to the construction industry: FMI; U.S. Chamber of Commerce; Engineering News Record (ENR) Building Cost Index because it takes into account skilled labor for projects and is a 20 city index, which provides for a more accurate projection across the nation; For example, since PrimeAE and BRS were hired to be the City's design partners, costs have escalated over 3.5 percent and since Issue 22 passed they have increased over 8 percent, which affects the City's buying power with respect to the scope of work the City is doing. This is one of the reasons they are trying to move swiftly through the process so they can get to the marketplace as soon as possible, in order to have the biggest buying power. Vice President Tarazi commented that if it is true that escalation is going up, then that puts emphasis on thinking about the outdoor pool, which is in the same area. Vice President Tarazi (inaudible)...if prices are going to continue to skyrocket, then the City needs to look at this all at once. Mr. McCarthy replied the existing outdoor pool is not part of the program or what they are evaluating. He added on Thursday this was brought up and they are going to evaluate the existing pool's condition, what it would cost to renovate that pool and where it might fit if it were moved to the new community center. From a Master Plan perspective, where it might fit on the property in relationship to the various designs that they are looking at and they will be studying that in the next few weeks and mentioned that topic came up on Thursday. Vice President Tarazi asked if they will know more about that in August. Ms. Crandall replied they will but at this point this could not be moved into this project because it is an approximately \$12 to \$15 million project. She mentioned that the Dublin Pool North that was just built and finished at \$10 million. Mr. McCarthy noted it



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was \$9.5 million. Ms. Crandall continued that it was not a 50-meter pool and the City would have to see what we would want in a future pool. Evaluating how to renovate the existing pool versus building a new one would have to go through the process as well and will take some time. She noted if the pool were to move adjacent to the community center, which the pros and cons of that would have to be evaluated, where would it fit on the site. The City does have the luxury of having a lot of land on the site and then would have to determine how much additional parking would be needed to support that as well. Ms. Crandall reported EDGE will be looking at that for the City.

Vice President Tarazi asked if the pool will ever be next to the community center and stated Council needs to know that as soon as possible even if it is going to be five years from now so it could be laid out where it would be if it were to move there. Ms. Crandall replied that the decision on whether to renovate or move the current pool will not take place any time soon but they will have where it could fit on the site if it were to move.

B. HILLIARD RECREATION AND WELLNESS CENTER - PROS PERFORMA

Arnie Biondo, PROS Consulting (See Attached Presentation)

Mr. Biondo explained that the proforma is a financial prediction based on a set of assumptions. He reviewed the six assumptions they have been working with: 1) operated 362 from 5:30 a.m. to 10:00 p.m., 2) membership and program driven - recreation programs not architectural, 3) users are calculated based on three percent of the population within a 15 minute drive, 4) the fees are comparable to and estimated from fees that are in the current programs and a lot of estimating on the kinds of recreation programs that will go in the new facility and they look typically at what is charged for these kinds of programs in Central Ohio, 5) although it is heavily programmed, it is also set up for both daily drop in opportunities and rentals, and 6) utilities, basic supplies, etc. Mr. Biondo reported that this proforma will change because the design will be altered somewhere along the line. Construction costs, layout and final sizes will all alter at some point and that is when they will reassess and look at the numbers.

Mr. Biondo stated the recreational programming allows the opportunity to expand the number of recreational services currently offered in the City. This is typical when going from the current facility to something much larger because it opens all kinds of doors. In order to get all the programs organized, planned and available to the community, the City will be adding more staff, and that additional staff was included in the proforma. He noted the membership numbers are based on approximately six percent of the Hilliard City School District population, which is approximately 97,000 to 98,000 people. The single largest source of revenue is memberships totaling approximately \$1.56 million. He stated that in response to Ms. Hale's request for an explanation of therapeutic recreation, he noted that therapeutic recreation is specialized programs for children and adults with disabilities.

Mr. Biondo reported that he did a quick, up-to-date comparison of membership fees with the Cities of Dublin, Westerville, Worthington and Kettering and the average membership fee is \$275 for an annual individual pass and \$719 for a family of four pass. The Proforma did \$259 and \$672, which is approximately a 20 percent discount over paying monthly.

Ms. Vermillion asked if the City is considering increases in pay before this is opened. Mr. Biondo replied yes and that the staff came up with both predicted hourly and salary wages. Mr. Merritt added that the assumption is the 2025 rates for both the part-time and full-time employees have been adjusted. Ms. Vermillion stated that she knows that now the City has issues with fully staffed pools and asked do they foresee staffing everything. Mr. Merritt replied that the issue they are currently having with aquatics is design of the Hilliard Family Aquatics Center and the amount of staff that it takes to properly operate it safely. If the design was more efficient, they have over 100 lifeguards and staff that work at that facility and a typical facility takes 25-30 people to operate. He reported in this Proforma they adjusted some of those rates and moving into the future they will re-evaluate the rates and make adjustments to get as many staff to operate that facility as possible.

Minutes Acceptance: Minutes of Jul 11, 2022 5:30 PM (Approval of Minutes)



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Mr. Carrier stated that he noticed from the proforma from June to the one now, the revenue from passes jumped up approximately \$500,000.00 and asked why that happened. Mr. Biondo replied that at the last meeting they were conservative and lowered it because they thought they were too high and after reviewing the numbers, they came up with the number, which is what they originally came up with before it was presented to Council and as he mentioned it is three percent of the population within a 15 minute drive. After further review, they agreed that number is more accurate. Mr. Carrier then asked if they are looking at charging less to the residents who are already paying the income tax or a scaled look into that. Mr. Merritt replied they will look at resident and non-resident fees and in looking at this Proforma they will have passes for every different type, family size, add ons, exercise pass etc. and will go more in depth than shown in this Proforma.

Mr. Carrier asked how many new staff positions are anticipated to operate the new community center. Mr. Merritt replied that in the Council packet there is a split and he identified the possibility of adding up to 13 positions, 5 of those positions are for park positions so approximately 8 positions. They will look at staffing and different options such as contracting some of those positions also. There is quite a bit of work left until they get to that point. Mr. Carrier said that expense side is still unknown. Mr. Merritt replied that as Mr. Biondo explained, a lot of this will change before the doors open but this gives Council a good idea of possibly what to expect in 2025 dollars. Mr. Carrier mentioned that he did see in the packet that he liked, they apportioned some of the costs to people who might already be there. Mr. Merritt agreed and replied there are three different areas in the staff allocation but it is not in the Proforma and those areas are outdoor aquatics, special events and parks, which are not necessarily charged back to the community center and is why it was not included in the Proforma. They are shown in the staff allocation because a lot of those staff have percentages allocated to those areas. Mr. Carrier asked why do they think the recovery rate recaptured will be higher than other cities. Mr. Merritt replied that when you look at those other agencies, they have a lot more staff and generally the costs tend to be higher. One of the nice things about having a medically integrated facility is that there is revenue coming in from that partner. He added coordinating with those features makes it a little higher and some of it is the expectation of what the City is going to be working towards too. Mr. Merritt mentioned that he hopes to see an increase in that percentage but when you are looking at these things, you are conservative and hope they can exceed that and do well. Mr. Carrier then stated on the first page of the revenue and expenditures baseline, there is a red number at the bottom and asked if that is the number that comes out of the new tax dollars from the .5 percent increase in 2022 that has to be pumped back in because we cannot break even on operation. Mr. Merritt agreed.

Vice President Tarazi asked what is the cost recovery revenue that is directly attributed to the rec activity pool. Mr. Biondo replied that as was previously discussed, that particular pool is what they find drives membership and is the biggest draw for birthday parties. There are recreation activities or the play features that really drives people to the pool, which is more reflective in the anticipated membership. He added, as far as breaking it out, there are only a couple of classes we suggest, based on what they know now and until they see the design, that could take place in the warmer water. There are very few specific programs in that recreation activities pool. Vice President Tarazi asked that given the number of people do they feel the recreation activity pool is appropriately sized since they are saying it is the main driver of membership. Mr. Merritt replied that they work with the American Red Cross, the Franklin County Health Department and the Norwich Township Fire Department to set the participation size. He added that it is a combination of the memberships, the passes, the classes, the birthday parties and the rentals from the lap lane pool. There is a draw for anyone who wants to use water between the warm water and the lap lane pools.

Ms. Vermillion asked why the City's expenses looked less than the Cities of Westerville and Dublin's. Mr. Merritt replied that there are a lot of different things and one of those is the size of the facility, how many entrances into the facility so there are a lot of different factors that go into that and the expectations of Council and Administration of what needs to be achieved to get there. He added there will be some cost recovery exercises with staff and there may be some different activities that may result in less cost recovery that we choose to subsidize and there will be some that we expect more out of and they will



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work through those scenarios to make sure there is a good cost recovery. Ms. Vermillion commented that some of the classes that were included sound amazing and it sounds like it will be great programming.

Vice President Tarazi asked about the possibility of a regional membership that gets someone into both the YMCA and the community center or anything similar. Has there been any effort to think about those issues and what it would do to the budgets. Mr. Merritt replied that they have not taken a close look into that because it is not a model that they have seen anywhere. He added there are three or four facilities around the State and they are getting ready to tour a couple, that have a joint partnership. Mr. Merritt mentioned that they do know of one facility that had a joint partnership that are now looking into separating and a lot of that goes back to what we would like to see. Vice President Tarazi stated that if you are in that radius, are a family and interested in this, they probably have a YMCA membership. He commented that do those individuals switch to the newer, better building once it opens and feels this needs to be thought through. Mr. Merritt replied that in his experience in working in Kettering, individuals typically like one place or the other and is where someone will choose to spend their recreational dollars. There is a pool for each type of facility and what the expectation or what you want to get out of it is. Mr. Biondo reported in a city in Illinois who had a long-standing YMCA built a recreation center and he does not believe the YMCA saw a dent in their membership. Vice President Tarazi asked if they are looking at other communities to vet the ideas. Mr. Merritt agreed and said there is a facility in Reynoldsburg, one in Cleveland as well as speaking with the City of Delaware.

CITY MANAGER UPDATES - None

Mr. Carrier, seconded by Ms. Vermillion, moved to adjourn the meeting by Voice Vote.

MOVER:	Les Carrier
SECONDER:	Cynthia Vermillion
AYES:	Teater, Tarazi, Carrier, Cottone, Marsh, Vermillion
EXCUSED:	Peggy Hale

ADJOURNMENT – 6:44 PM

Andy Teater, President
Council Committee of the Whole

Diane Werbrich, MMC
Clerk of Council

Approved: _____

Minutes Acceptance: Minutes of Jul 11, 2022 5:30 PM (Approval of Minutes)



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CITY COUNCIL

August 3, 2022 Committee of the Whole Minutes

CALL TO ORDER

The meeting was called to order by President Teater at 4:00 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	Excused
Pete Marsh	Councilman	Present
Cynthia Vermillion	Councilwoman	Present

Staff Members Present: City Manager Michelle Crandall, Law Director Phil Hartmann, Assistant City Manager Dan Ralley, Recreation and Parks Director Ed Merritt, Recreation and Parks Deputy Director Erin Duffy, Recreation and Parks Staff Members Beth Simon, Darcy Baxter, Megan Goudy and Clerk of Council Diane Werbrich

Others Present: Keith Hayes, Principal & Partner, BRS; Craig Vander Veen, Architectural Practice Lead, PRIME AE; Don McCarthy, President & Project Principal, McCarthy Consulting; Adam Drexel, President, Ruscilli Construction and Arnie Biondo, Senior Project Consultant, Pros Consulting

BUSINESS

1. Recreation and Wellness Design Update

Ms. Crandall stated that the collective team from Prime AE, BRS, Ruscilli Construction, McCarthy Consulting and all of the City staff members involved with this project are extremely excited about this evening's presentation of the preferred design and layout options for the community recreation and wellness center. Mr. Keith Hayes, BRS, will be walking Council through the slides that were in the meeting packet and they look forward to Council's questions, discussion and feedback. She continued that Council's feedback will help as we move further towards finalizing the schematic design. Ms. Crandall stated the speed at which the project has progressed is amazing if you think back to when the ballot issue was passed in November 2021 to now and this team that is assembled has worked extremely well together and have spent a significant number of hours together and apart doing the parts and pieces of this project to bring us to this point. She mentioned that she has overseen and been involved in several construction projects over her career and thinks this one could be a case study, at some point, on how to do it well. She stated that Council will hear her thank this team many times because they deserve it and she hopes Council will join in with their thanks as well along the way.

(See Attached Presentation)

Ms. Cottone asked where people would eat in relation to the kitchens. Mr. Hayes replied these kitchen spaces (14 & 16) are intended to support the community room, particularly the teaching kitchen has access to the lounge in #11. Whether it is a formal or informal event, the room swings both ways to accommodate both spaces.

Mr. Carrier asked how big #11 is. Mr. Hayes replied he would estimate that space in the 800 to 1,000 square foot range. Mr. Carrier asked how big the current senior lounge is or what would be comparable. Mr. Hayes replied it is approximately half to two-thirds the size of Chambers. Mr. Carrier stated the senior



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lounge would be smaller than it is now. Mr. Merritt reported the current area is approximately 1,340 square feet, but what Council has to envision is that the current space is only the senior center until 4:00 p.m. and the current plan is for the senior area to be open 11:00 a.m. to 5:00 p.m. He noted they would probably utilize #13 and #9 for classroom space and different types of programming, which would be flex spaces that would transition in the evening to other types of programming and activities as well as rental space for parties and activities. Mr. Carrier asked if #11 could be opened up to #13. Mr. Merritt agreed. Ms. Crandall reported that all of the senior lunches that are currently served could be within #13 as well and this opens a lot more options and activities for seniors.

Ms. Cottone asked if the only way to access the second level is from the stairs next to #20. Mr. Hayes replied there are stairs, an elevator which is the box in #2 or someone could pay, go into the gym and take the ramp up to the second level. President Teater inaudible. Mr. Hayes replied there is a space upstairs and downstairs and they have found that having space for fitness equipment spread around is a good thing. He commented that the most difficult thing in these spaces is that everyone wants more equipment, but it is important to have open space for stretching. Mr. Hayes reported that staff requested an outdoor deck space above the classroom area, which could be used as an opportunity for outdoor exercise. There is an opportunity for this, which is not in the budget so they are monitoring it and will work on maintaining that opportunity as long as they can. He noted they are also looking at spaces to place the mechanical equipment that will service the various spaces to ensure the exhaust and fresh air are getting into the correct sides of the units.

Vice President Tarazi commented that maybe #10 (party room) should be closer to the kitchens. Mr. Hayes replied that is a possibility and they will talk with staff about that and their vision for operating it. Typically, they are put next to the pool for convenience and candidly it becomes a policy issue operationally and not an architectural issue of how parties are run. Ms. Crandall mentioned that what they have seen in other centers is that it is really popular to have it next to the pool because they rent both the pool and party room and it is a great revenue source. Ms. Cottone mentioned that Ms. Hale had emailed that she especially liked the fact the party room was off the pool. Vice President Tarazi clarified that he is questioning the kitchens being so far away from the party room. Mr. Hayes replied that generally people bring their own food with them or have it catered from a local pizza parlor and not prepare the food on site. President Tarazi asked what the difference is with two kitchens side-by-side in exactly the same spot versus one kitchen. Mr. Hayes replied there seems to be some redundancy but they have different functions. One is a full commercial kitchen and the second is a teaching kitchen with more residential appliances. In the City of Westerville, the two pieces work side-by-side and there is not so much redundancy, but the teaching kitchen becomes more of a serving space for the commercial kitchen when there is a big event in the community room. President Teater asked who would use the commercial kitchen. Mr. Hayes replied that one example would be for senior meals. Ms. Crandall added there are multiple uses for this space, first and foremost the City wants to continue the senior program and lunches, which drives the need for the commercial kitchen versus a serving kitchen but it will also serve as a production or serving kitchen for any event that happens within the event area. She added that it would seat approximately 240 individuals and this space could also support #11 depending on what is going on in there as well. Mr. Hayes noted that someone can eat the food they make in the teaching kitchen, and it will not be sold but the commercial kitchen is licensed and can serve to the broader public.

Vice President Tarazi stated the City already has the Municipal Park Pool and there has been a discussion that the City may have to spend approximately \$15 million to upgrade it, potentially moving it or a combination thereof. He asked if the City is going to pay \$15 million to repair/upgrade, does there need to be pool space next to the community center when they are that close. Vice President Tarazi said maybe leaving the pool where it is and not imagine a second space, but those conversations need to happen because it matters whether the building needs to be shifted or that there is never going to be a Phase 2. Mr. Hayes replied that there is probably not a right answer except to try to anticipate the space and they wanted to demonstrate to Council that there is space on the site, in terms of raw footprint, but what does that generate in terms of parking needs, how does it work with other activities planned on the site, as well as, storm water retention and general landscaping. Vice President Tarazi reported that from a parking needs perspective, if the City says they are going to move the outdoor pool, the entire building



Real People. Real Possibilities.

could be moved over and the parking expanded. That way the City is ready for Phase 2 if that is the plan and if that is not the plan, maybe the space should not be put aside for it and then there is more space for expanding the basketball/senior center side of the building. Ms. Crandall replied they will go through that entire analysis and believes there will be funding as part of the CIP presentation so the study of the pool can start. She noted that staff looked at the size of the City's existing pool and how challenging it is to staff and manage, they really like the layout of Dublin North and decided to take that footprint and put it on the site to see what it could look like. As Council can see, it would be over some parking and the additional parking would be 400-600 parking spaces, which starts to fill up the site. The preference would be to renovate the pool at the current site at a lower cost, which would probably be the best option but all of that has to be reviewed. Ms. Crandall noted that there is future parking to the west and the site can be expanded to the east, west and north for any future needs the City may have.

Mr. Carrier inaudible.

Ms. Vermillion asked if there is a possibility of having greenery on the flat roof. Mr. Hayes replied that is possible because they are short enough spans and they can look into accommodating that and will share with Council what they think that cost would be and the maintenance.

Vice President Tarazi mentioned on the expansion (Slide #6), there is a big box next to the pool, but if you go to Slide #7, the mechanical room goes off to most of the side and he cannot quite tell the distances. He noted it is not a simple, put the pool right next door scenario. Mr. Hayes agreed and stated they are illustrating if this wants to expand to the left but it could expand to the north as well, and look to preserve that opportunity for the future.

Ms. Vermillion asked if there will be a separate senior entrance. Mr. Hayes replied that there will be a separate senior entrance and the intent is to secure the recreation center from the community wing or senior center. If there is a desire to rent the facility on a weekend after hours, the City will not have to pay for staff to monitor the whole facility and can just monitor the community wing, which then becomes the entry for that rental event.

Ms. Vermillion asked if the landscaping around the building will be presented at a later date. Mr. Hayes replied that would be presented later because there is a lot of work that has to be done because those are programmable areas too so the activities can flow from the inside to the outside in appropriate weather.

Vice President Tarazi commended everyone for working on this because it is a lot to do to get this far. Mr. Hayes thanked the City staff and stated they have been great to work with and very collaborative.

President Teater asked Mr. Merritt and his staff to make sure there is enough storage as this proceeds with details because he does not want to see things stored in stairwells or hallways.

Ms. Vermillion also commended and thanked everyone for a great job because it is a lot to do in a short period of time.

Ms. Crandall reported that the next steps, possibly at the next Council meeting, EDGE will be back to take another look at the athletic fields and the first Guaranteed Maximum Price (GMP) will be presented at the second meeting in September.

Mr. Carrier asked about the soil remediation. Mr. McCarthy replied that they do have the soils report and the kokomo soil issue that he mentioned and an all teams meeting is scheduled for next Thursday. At that meeting the Clover Groff Team, stream restoration team, the athletic complex team, the road team and the rec center team will meet with the goal to talk about preliminary grading plans, how to handle the soil issues and the storm water. The Soils Engineer from PSI who did the soils report will also be attending and this will hopefully all come into focus next week. Ms. Vermillion asked what time is that



meeting. Mr. McCarthy replied it is from 1:00 p.m. to 4:00 p.m. in Council Chambers and the first part of the meeting will be on storm water retention and the second part will be soils.

ITEMS FOR DISCUSSION

Vice President Tarazi stated that it was mentioned they are going to look at the cost again based on construction and how this is coming together. Mr. McCarthy replied that process has already started on the assumption that Council would give the ok with what was presented this evening. He added the design team met with Ruscilli today to talk about structure. Mr. McCarthy noted that Council has heard him say it before that they need to freeze the footprint so they can start to think about the structure and the components of that structure. He reported that the preliminary report from that meeting today is that they will not need bar joists, which is a huge benefit in terms of delivery time frames for the project. Mr. McCarthy added that because of the width of the various components of the building, it can be handled with structural steel and metal deck. That is a huge development if it plays out that way, but they have yet to test that. They have already started the costing side of analyzing this program all in an effort to come back to Council with an update on where they are with the budget. Vice President Tarazi asked when that update would happen. Mr. McCarthy replied they will get an early set of schematic design documents in September and Ruscilli will take a couple of weeks to put together their estimate and they have targeted the September 26, 2022, meeting for an update on all aspects of the project, but particularly the budget. Vice President Tarazi commented that it sounds like there is some over budget issues in regard to the land, the soccer fields, etc. Mr. McCarthy replied that all of that will get worked out because all they have now are place holders; \$3.5 million for site development in the rec center and \$1.2 million for the athletic fields. The reason for the meeting next Thursday is to take the ideas and concepts they have and coalesce them so the design can move forward on the site side.

Vice President Tarazi asked when will the CIP be presented so Council knows what is being done with the outdoor pool. Ms. Crandall replied that would be next year. Vice President Tarazi stated they would not be finalizing anything in regard to the outside pool until 2023. Ms. Crandall agreed and stated that is when they would complete the study. Vice President Tarazi then asked if the expansion of parking is still being looked at or is that part of the study. Ms. Crandall replied that they are doing some preliminary analysis on parking needs now and they would start to lay it out on the site as what it would take and then the actual study of all the different options would happen in 2023.

CITY MANAGER UPDATES - None

Mr. Carrier, seconded by Ms. Vermillion, moved to adjourn the meeting by Voice Vote.

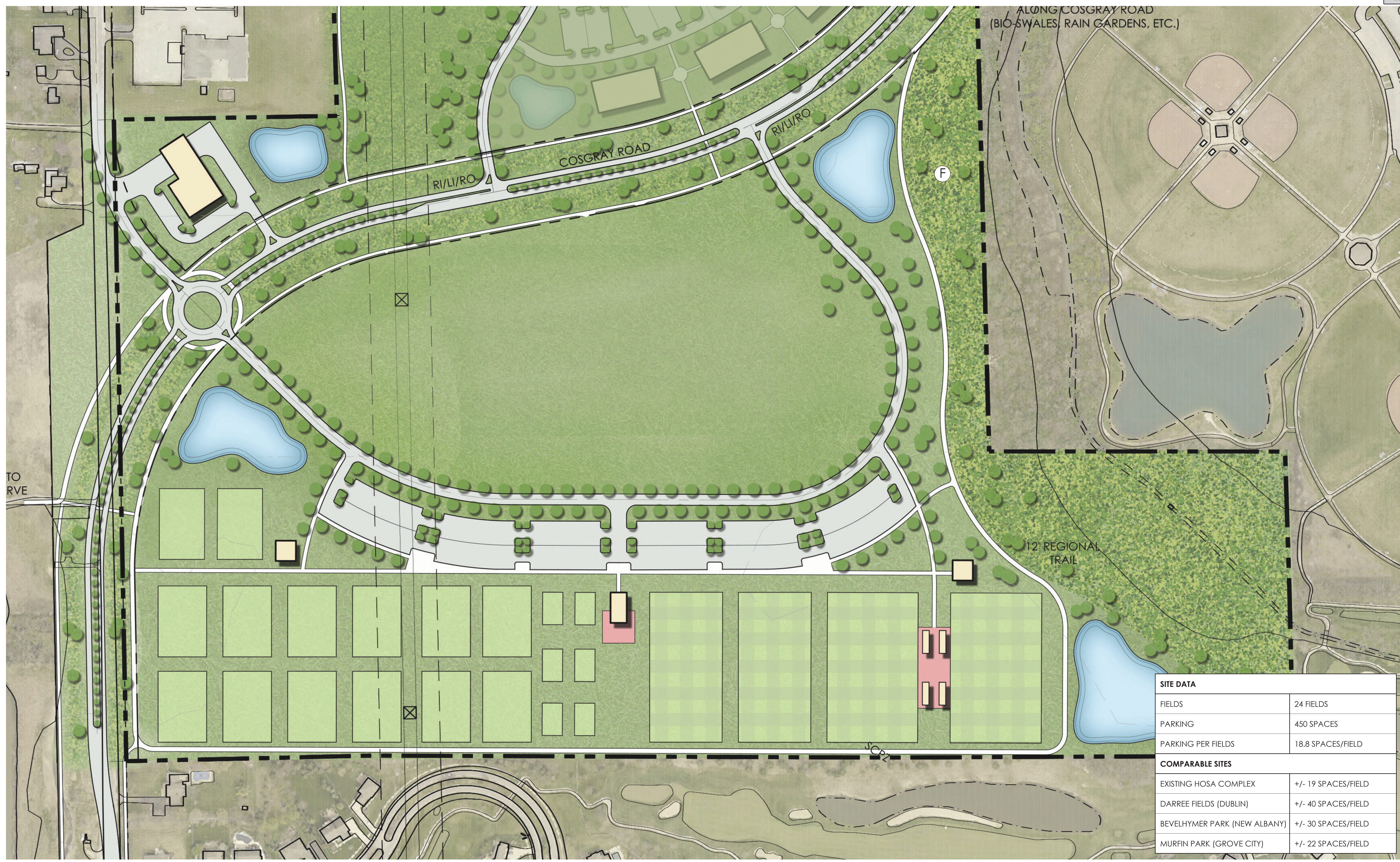
MOVER:	Les Carrier
SECONDED:	Cynthia Vermillion
AYES:	Teater, Tarazi, Carrier, Cottone, Marsh, Vermillion
EXCUSED:	Peggy Hale

ADJOURNMENT – 4:47 PM

Andy Teater, President
Council Committee of the Whole

Diane Werbrich, MMC
Clerk of Council

Approved: _____



Attachment: 2022.08.12 HAC VE Exhibits - DPM Comments - 2022_0814 (2329 - Update on Hilliard Athletic Complex)

SITE DATA	
FIELDS	24 FIELDS
PARKING	450 SPACES
PARKING PER FIELDS	18.8 SPACES/FIELD
COMPARABLE SITES	
EXISTING HOSA COMPLEX	+/- 19 SPACES/FIELD
DARREE FIELDS (DUBLIN)	+/- 40 SPACES/FIELD
BEVELHYMER PARK (NEW ALBANY)	+/- 30 SPACES/FIELD
MURFIN PARK (GROVE CITY)	+/- 22 SPACES/FIELD

HILLIARD ATHLETIC COMPLEX
 CONCEPTUAL MASTER PLAN - 2021 VERSION



ARCHITECT: **TBD**
 PROJECT: **Hilliard Wellness Center - Fields & Regional Trail**
 LOCATION: **Hilliard, Ohio**
 GSF:

4.1.a

Fields & Regional Trail Project Breakdown

		Conceptual Budget 2/2/22
ESTABLISHED TOTAL PROJECT BUDGET		
A. COST OF CONSTRUCTION		
Construction Costs - Fields & Regional Trail		\$10,875,000
Construction Costs - Local HOSA Trail Allowance		\$350,000
Escalation		Included Above
Design/Estimating Contingency		Included Above
CM Staff	3.25%	\$364,813
CM Preconstruction Costs		\$50,000
General Conditions/Insurances/CAT Tax	3.25%	\$364,813
CM Contingency	2.50%	\$280,625
CM Fee	3.25%	\$399,271
TOTAL - COST OF CONSTRUCTION		\$12,684,521

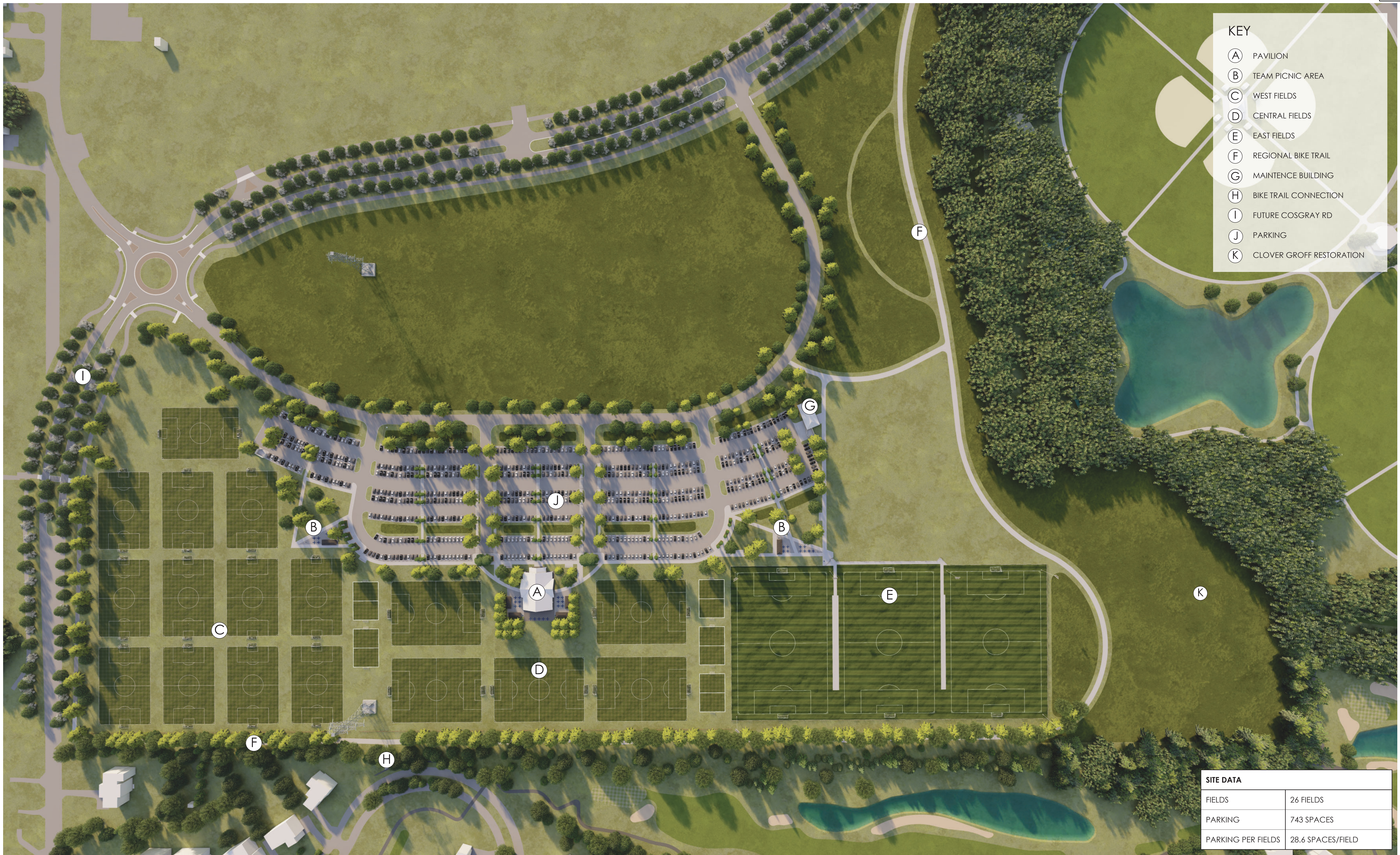
B. COST OF PROFESSIONAL SERVICES		
ARCHITECTURAL & ENGINEERING DESIGN SERVICES		
A/E Design Fees	8.50%	\$1,078,184
A/E Estimated Reimbursables		\$10,000
Additional Consultants		\$75,000
OWNER'S REPRESENTATIVE SERVICES		
Owner's Representative Services		\$0
Owner's Representative Estimated Reimbursables		\$0
TOTAL COST OF PROFESSIONAL SERVICES		\$1,163,184

C. OTHER OWNER CONSTRUCTION COSTS & ALLOWANCES		
Plans Examination, Permit, & Inspection Fees		\$15,000
Construction Legal Counsel		\$5,000
Site Survey		\$10,000
Geotechnical Report		\$0
Testing & Special Inspections		\$75,000
Environmental Consultant		\$0
Utility Tap Fees		\$20,000
AEP/Columbia Gas AIC Fees		\$50,000
Builders Risk Insurance		\$10,000
Interest Carry on Construction Loan		\$0
Property Acquisition Costs		\$0
Temporary Power/Heat During Construction		\$0
Signage		\$25,000
Athletic Equipment		\$250,000
Security		\$100,000
AV/IT/Telephone		\$0
Blueprints/Copies		\$25,000
Notice of Commencement Filing		\$150
TOTAL OTHER CONSTRUCTION COSTS		\$585,150

D.	OWNER'S PROJECT CONTINGENCY	5%	\$721,643
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TOTAL PROJECT BUDGET	\$15,154,498
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Attachment: 2022.08.12 HAC VE Exhibits - DPM Comments - 2022_0814 (2329) - Update on Hilliard Athletic



KEY

- (A) PAVILION
- (B) TEAM PICNIC AREA
- (C) WEST FIELDS
- (D) CENTRAL FIELDS
- (E) EAST FIELDS
- (F) REGIONAL BIKE TRAIL
- (G) MAINTENANCE BUILDING
- (H) BIKE TRAIL CONNECTION
- (I) FUTURE COSGRAY RD
- (J) PARKING
- (K) CLOVER GROFF RESTORATION

SITE DATA	
FIELDS	26 FIELDS
PARKING	743 SPACES
PARKING PER FIELDS	28.6 SPACES/FIELD

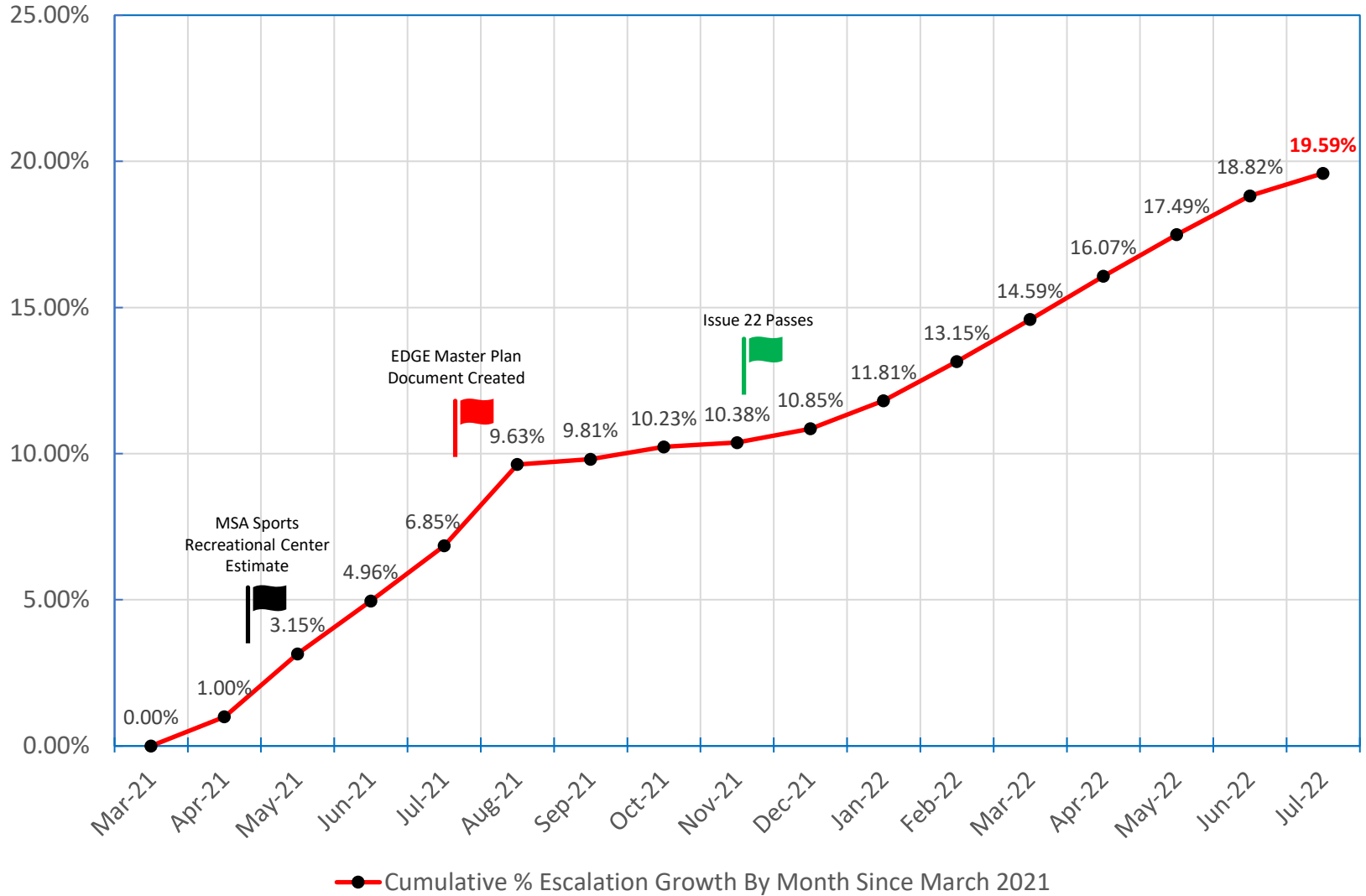
Attachment: 2022.08.12 HAC VE Exhibits - DPM Comments - 2022_0814 (2329 - Update on Hilliard Athletic Complex)

HILLIARD ATHLETIC COMPLEX

CONCEPTUAL MASTER PLAN - 2022 SD PHASE



Engineering News Record (ENR) Building Cost Index (Non-Residential)





Hilliard Athletic Complex
Program (Rec) & SD (Fields) Budget
 June 14, 2022



BUILDING DETAIL BREAKDOWN - DRAFT

Attachment: 2022.08.12 HAC VE Exhibits - DPM Comments - 2022_0814

Athletic Complex - Site	Scope Subtotal	
Earthwork (6" topsoil strip - stockpile - respread - screen before install @ fields, assumes balanced site - no import / export, includes \$250k soils management allowance, site logistics)	\$ 2,183,471	
Soil Remediation / Lime Stabilization	Excluded	
Sanitary Sewer (Sanitary service extension & service)	\$ 340,279	
Water Service (Water main & irrigation service)	\$ 299,292	
Stormwater Management (Allowance for bioswales & detention/retention ponds)	\$ 886,103	
Site Electrical & Lighting (Underground electrical & technology to site, 48 poles @ \$4,500 each installed - including wiring & conduit)	\$ 1,445,693	
Sports Lighting (Assumes a 4-pole system at 3 turf fields - \$125k allowance for each pole - includes controls)	\$ 1,575,000	
Asphalt Paving (Loop road, multi-use trail, parking lots, pavement markings, \$15k HC signage allowance)	\$ 1,698,318	
Site Concrete (Heavy duty - 8", thickened - 5.5", standard - 4", straight curb, seat walls, bollard fill)	\$ 693,578	
Site Improvements (Dumpster enclosures - \$15k allowance each, 20 picnic tables - \$1,500 each installed, 5 litter receptacles - \$500 each installed, 36 tables w/attached chairs - \$2,500 each installed, 30 bike racks - \$350 each installed, 34 soccer goals - \$2,500 each, \$40k allowance for primary & secondary signage)	\$ 311,588	
Canopies (2 canopies - allowance as design is TBD)	\$ 94,500	
Fencing (Wood guardrail, 3-rail wood fence, chain link fence w/gates)	\$ 342,521	
Netting Systems (20' & 14' systems - allowance as design is TBD)	\$ 85,050	
Landscaping (Irrigation allowance, landscaping allowance - soils, plantings, trees, mulches, lawn, maint.)	\$ 1,312,500	
Field Systems (Seeded fields, synthetic turf fields, underdrainage, concrete curb w/nailer board @ turf)	\$ 4,940,520	
Escalation	3.00%	\$ 338,037
Design Contingency	3.00%	\$ 338,037
Subtotal	\$ 16,884,485	

Allocated General Construction Requirements	Scope Subtotal	
Building Permit & Inspection Fees	By Owner	
Tap & Capacity Fees	By Owner	
Preconstruction Costs	\$ 20,228	
Project Personnel	\$ 362,975	
Liability Insurance	\$ 108,150	
Construction Aids & General Conditions	\$ 100,253	
Subcontractor Default Insurance	\$ 236,670	
Architectural and Engineering Fees	By Owner	
General Contractor Contingency	1.50%	\$ 296,428
General Contractor Fee	1.85%	\$ 371,079

Athletic Complex - Buildings & Site	Project Total	\$ 20,429,401
	Budget	\$ 12,684,521
	Variance to Budget	\$ 7,744,880



VE PLAN MODIFICATIONS

- 1 REMOVE EAST PARKING LOT WING (+/-111 SPACES)
- 2 MODIFY NUMBER OF SYNTHETIC FIELDS FROM 3 TO 2
- 3 MODIFY SIZE AND PROGRAM OF PAVILION



SITE DATA	
FIELDS	24 FIELDS
PARKING	632 SPACES
PARKING PER FIELDS	26.3 SPACES/FIELD

Attachment: 2022.08.12 HAC VE Exhibits - DPM Comments - 2022_0814 (2329 - Update on Hilliard Athletic Complex)

HILLIARD ATHLETIC COMPLEX

PROPOSED VE MODIFICATIONS



- VE PLAN ALTERNATES**
- 1 1A) 4 ATHLETIC FIELDS IN NW CORNER OF SITE
1B) WEST PARKING LOT WING (+/-88 SPACES)
 - 2 2A) STORAGE BUILDING
2B) STORAGE BUILDING UTILITIES
 - 3 3) SHADE CANOPIES (2 TOTAL)
 - 4 4) FIELD LIGHTING FOR SYNTHETIC FIELDS

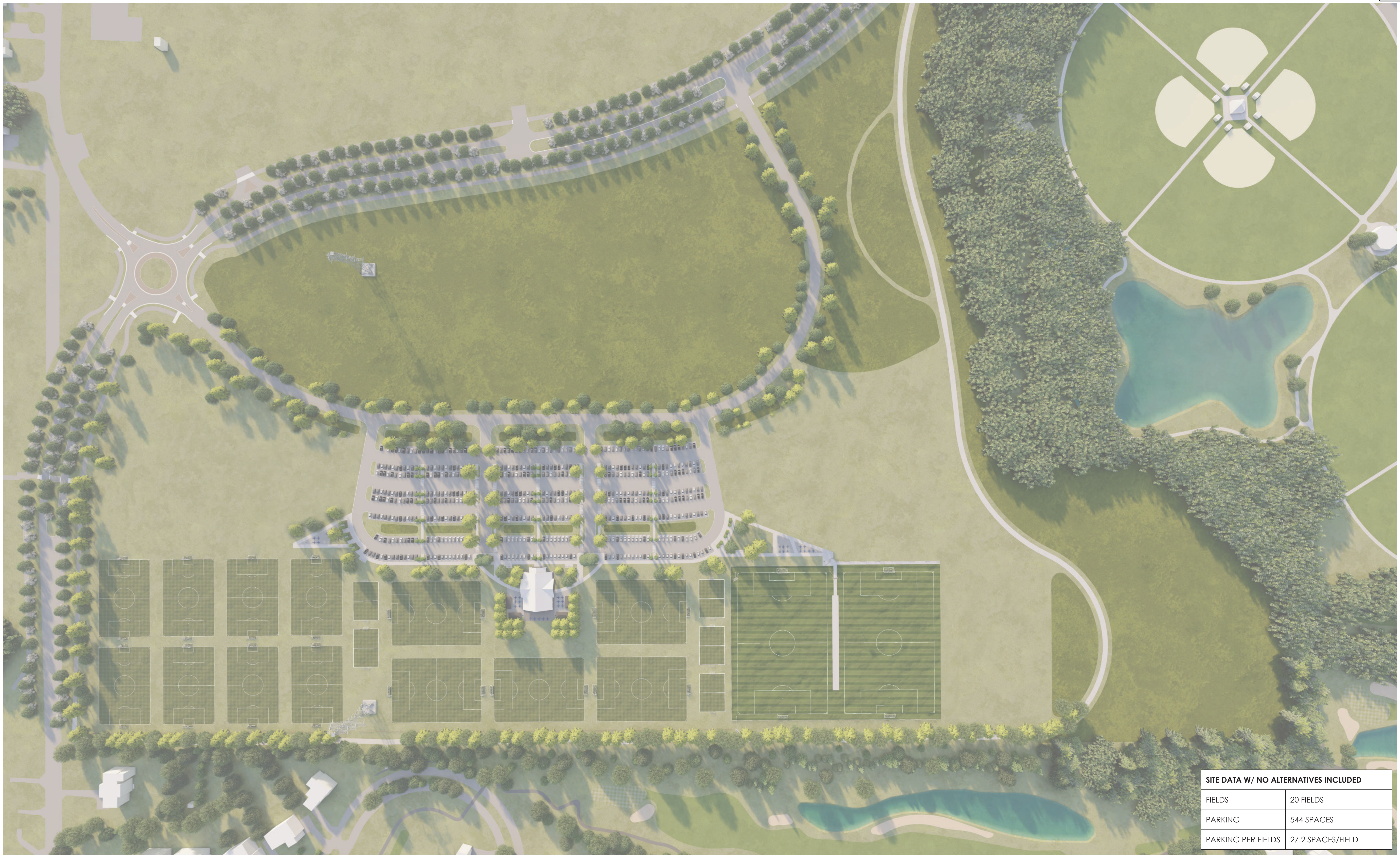


SITE DATA W/ ALL ALTERNATIVES INCLUDED	
FIELDS	24 FIELDS
PARKING	632 SPACES
PARKING PER FIELDS	26.3 SPACES/FIELD

Attachment: 2022.08.12 HAC VE Exhibits - DPM Comments - 2022_0814 (2329 - Update on Hilliard Athletic Complex)

HILLIARD ATHLETIC COMPLEX
PROPOSED VE ALTERNATES





SITE DATA W/ NO ALTERNATIVES INCLUDED	
FIELDS	20 FIELDS
PARKING	544 SPACES
PARKING PER FIELDS	27.2 SPACES/FIELD

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HILLIARD ATHLETIC COMPLEX

PROPOSED VE ALTERNATES

