CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

June 29, 2026 | Special Meeting

The Special meeting of Council was called to order by President Berry at 6:00 p.m. in City Hall, 4035 Broadway.

Roll was called and the following members were present:

Mohamed Omar, George Holinga, Ted Berry, Randy Holt, Alan Sturm

Mr. Berry moved to excuse Ms. Burroughs and Ms. Anderson; seconded by Mr. Holt.

Mr. Omar	Yes
Mr. Holinga	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Mr. Sturm	Yes

1. Mr. Berry recognized Mr. Jim Russell, Pizzuti, for a presentation on a comparison of the proposed Community Center with the YMCA.

Mr. Russell introduced his team members, who assisted him with the presentation. He shared the guiding principles used for the study, which included: the current Park Programs and square footage needs; the YMCA Space and how the Parks programming would fit and how it would operate in a building; the YMCA Building Assessment, noting what systems would need updated; and meeting the expectations of the public and the City officials.

* Ms. Anderson arrived at 6:03 p.m.
* Ms. Burroughs arrived at 6:05 p.m.

Mr. Lauren Brockway, O Sports, shared a diagram of the existing YMCA facility with new building space added in color. Mr. Brockway noted that the existing pools can work, but they do not meet the size requested in the proposal, and the outdoor pool would have to be enclosed and become part of the indoor pool space to meet programming requirements. Mr. Brockway share a diagram of a new building layout. This rectangular layout could be place on any site. He showed how it would fit on the east and west sites at Pinnacle Park. He said this layout has the ability to expand in different directions. It can have an entrance to certain areas, based on membership. It could also have/add a second floor.

Ms. Ashley Senn, Pizzuti, shared the cost comparison between an integrated YMCA and a new Community Center building. It was explained that expanding the YMCA would not operate as efficiently as a new building. Staffing is very similar between the two models. The difference is the hourly rate. The YMCA would also charge a 15% overhead fee. Raw staffing numbers were used for this comparison. There is not enough of a difference in operating costs to sway a decision.

When moving to the capital cost comparison, it was noted that this is based on a concept of a design and they showed flexibility. It was also noted that construction costs are high right now and may come down in the near future. Mr. Don Week, Pizzuti, broke down the cost information.

With respect to expanding the YMCA building: some spaces cannot be efficiently used; when an expansion occurs, they look at upgrades of utilities, traffic flow, etc.; a renovation/addition of the YMCA building would take longer to complete than a new building; estimated cost is $75 - 92 million. As for a new structure for a Community Center, Mr. Week said the design show more building square footage, so the cost is more; there would be a shorter duration of construction; there would be better efficiency in utilities and flow; estimated cost is $89 - 108 million.

In summary, Mr. Russell stated that they used the same construction figures for each option. The integrated plan with the YMCA is 17% lower to renovate and is in a familiar location. However it has limited expansion options; have small room functions; and the outdoor pool will be lost in order to meet the needs of an indoor pool. The City would lose some managerial control. Looking at a new building, it would be more efficient; there would be growth/expansion opportunities; lower operating costs; it keeps the outdoor pool at the YMCA in operation. However, it is 17% higher to construct.

Mr. Berry asked what it would cost to just upgrade the existing footprint of the YMCA building. Mr. Russell said roughly $20 million to renovate and roughly $32 million to completely replace the existing footprint. Mr. Berry stated that if the City would merge with the YMCA, they would lose a community asset. He said the goal is to get more assets for the community not less. We need more pool space, more classroom space - not less.

Ms. Anderson asked why it is up to a local government to expand the YMCA's business model. Improving the YMCA was not part of the plan.

Council Members clarified some of the data in the presentation with Mr. Russell.

Ms. Burroughs asked about membership and who would own the buildings. Mr. Russell said that would have to be discussed with the YMCA, but he assumed that the City would own the building and membership would be integrated into one.

Mayor Stage said an earlier review showed a $1.1 million shortfall in the first year for a new, city owned and operated, facility. Mr. Russell said from a cost standpoint, the costs are very similar. Mr. Jack Castle, Dir. of Parks & Rec., explained that the original proforma focused on a 75% recovery from memberships and did have a 25%, $1.1 million, shortfall. However, as the programming is further refined, that percentage is smaller. He said they have not dived into dual membership with the YMCA yet.

Discussion took place over access to the YMCA and the Pinnacle site by walking & biking. Both sites have multi-use paths, but Pinnacle has sidewalks to utilize.

Ms. Anderson asked why the Site Selection was asked to look at Fryer Park again, after the ranked all the sites. Mr. Russell said the original evaluation of all the sites did not show Fryer Park in the top five, due to the YMCA being at that location. They asked the Committee to look at it again with the thought of the YMCA not being at the location so that all sites would be evaluated equally. It was not requested with the notion of expanding the YMCA. He also noted that the Pinnacle site was not the first site selected either, but those sites were not owned by the City and they have worked their way down the ranked list.

Mr. Berry asked Mr. Russell to be at the July 6 meeting to answer any additional questions Council may have, given that this presentation was not ready prior to tonight's meeting for review.

2. Mr. Berry recognized Mr. David Frea, former Chair of the Charter Review Committee, for a presentation.

Mr. Frea provided a handout to Council Members sharing what he believes a Council/Manager form of government could look like for Grove City. He share some additional suggestions that he would like Council to consider and a timeline for taking amendments to the ballot for a vote.

Mr. Chris Roach, former Charter Review Committee member, commented that Mr. Frea is downplaying part of the official report. He said seven out of nine members agreed on a hybrid form of government. He said a Council/Manager form of government takes away the checks and balances we currently have with our form of government.

Ms. Kathleen Welsh, former Charter Review Committee member, commented that it has bee a year and a half since all members signed off on the report. She has not heard from Mr. Frea or seen any other documents on this proposal. They stopped once the official report was submitted to Council.

Mr. Frea agreed that there was support for a hybrid form. He said he is not speaking for the original Charter Review Committee, he is speaking for a small group of concerned citizens that want to get this moving again.

Mayor Stage commented that the current Administration was never asked to comment on the final report of the Charter Review Committee. He said the current Charter provision for selecting a City Administrator already requires that the person be chosen on the basis of his executive and administrative qualifications. He said if we try to get this on the November ballot, it will be competing with a Bond Issue for the School District and a 17-page addition/modification to the Charter. He noted that that current Charter is only 16 pages. Finally, having a "ceremonial Mayor" is a misnomer. In the administering of good city government, an elected mayor has far more duties than being ceremonial.

Ms. Anderson said she understands that Mr. Frea's handout is not from the Charter Review Committee. She feels it is an educational piece he put together after the final report the Committee submitted. She believes this is not an issue of what is wrong with our current form of government, it is about what future government should look like. She feels the conversation should be about what to bring forward to the citizens to vote on rather that what Council believes.

Ms. Burroughs said Council's opinion will be made when they vote at the ballot box. Council doesn't vote to change the Charter, it is the voters who decide.

Mr. Sturm said he doesn't know what problem this is attempting to resolve. Simply going to a City Manager form is not a solution. Up-ending the current government structure does not solve anything that has yet to be defined. He said nothing in the Charter Review Committee report or the new group's submission tonight says why government should change. He said he found four (4) areas that could be updated: Council having: input on the appointment of the City Administrator and Boards & Commissions; input on certain Fund transfers; and a general clean-up/modernization of language. He feels the conversations try to justify going to a City Manager form of government after the fact. He said this form will remove the fundamental veto of a Mayor and the balance of power.

Mr. Berry stated that Council prioritized the Community Center and the Charter in January. He feels the Charter should have its own meeting for Council to review the items outlines by the former Council Members and address any items the new members might have. Ms. Anderson read over items identified last year.

Mr. Holinga said he went to all the special meetings of Council when the Charter was being reviewed last year. He said one reason given for changing the form of government was, although it is working fine now, what happens if we get a scoundrel for Mayor. He said that excuse could be used for Council as well. He feels Council should continue to look at those items identified and he has some other items to discuss.

3. There being no further questions or comments, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:29 p.m.

Tami K. Kelly

Tami K. Kelly, mmc
Clerk of Council

Ted A. Berry

Ted A. Berry
President of Council

Comparison Review of Community Center Options

New Build Option at Pinnacle Park and
Renovation and Expansion of the current YMCA facility

June 29, 2026

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Introduction

In addition to our team at Pizzuti Solutions, our efforts include the assistance of American Structurepoint and OSPORTS.

OSPORTS™

AMERICAN STRUCTUREPOINT INC.

The Assignment

Our team's role is to provide a neutral third-party review of both options, to understand the potential capital costs associated with each opportunity, and to understand the function and efficiency of both options.

We are also to be mindful of the operational approach and review of preliminary operating proformas for each scenario.

The Objective of the Reviews

- Both Options *shall* meet the current Program Requirements of the City of Grove City for the types of uses to be offered in the facility, the square footages dedicated for such uses and any unique element related to these uses.

- Both Options *should* represent similar functionality and operational efficiency and be representative of the aesthetics and appearance of a modern Community Center meeting the look and feel as desired by the community and in the context of peer communities.

- Both *should* be mindful of the public dollars being invested into the facility to meet both current and long-term value to the residents of Grove City.

The Current Grove City Program

125,488 GSF Building

Spaces	SF
Gym	24,000
Fitness (weights)	5,500
Group Fitness	2,800
Main Entry/ Lobby	3,000
Senior Center	10,500
Restrooms/ Vending/ Lounge	2,800
Storage	4,500
Community Rooms/ Reception/ Welcome	5,500
Teaching Kitchen	1,200
Swimming (Lap Pool and Deck)	17,000
Party Rooms	500
Lockers	3,200
Building support/ MEP	in grossing factor
Staff Admin Offices/ Conference/ Training	4,700
Child Watch/ Teen	2,800
Circulation/ grossing	37,488
Total Gross Square Footage	**125,488**

Existing Grove City YMCA

Grove City YMCA – Existing Space Allocations (Estimated)

Section		Space	SF
Aquatics		Natatorium 133	9,320
Aquatics		Spa 130	137
Aquatics		Sauna 129	100
Aquatics		Chaning Room 151	50
Aquatics		Spa Equip 131	78
Aquatics		Pool Equip 135	170
Aquatics		Chem Storage 150	40
Aquatics		Pool Equip 134B	175
Aquatics		Pool Storage 134A	85
Aquatics		Men's & Women's 118 & 119	170
Aquatics		Pool Office 132	135
Athletics		Gymnasium 100	6,900
Athletics		Aerobics 102	1,500
Athletics		Fitness Center 114	8,800
Athletics		Aerobics Storage 103	70
Athletics		Gym and Aerobics Storage 104	760
Community / Senior		Drop-in Child Watch 142	960
Community / Senior		Event Space 140	560
Community / Senior		Meeting Rooms A&B 145	1,600
Community / Senior		Vending/Lounge 120	860
Community / Senior		Child Watch RR 141	40
Community / Senior		A&B Storage 144 & 146	250
Community / Senior		Event Storage 140A	20
Office		MGMT Workroom 105	100
Office		MGMT Exec 108	130
Office		MGMT Assoc 107	110
Office		MGMT Open Office 109	485
Office		Membership 101	100
Support		Lobby & Vest 110 & 112	1,900
Support		Men's & Women's 137 & 138	350
Support		Mechanical Room 147	280
Support		Receiving 148	250
Support		Chaning 121, 122, 124	250
Support		Janitor XXX	46
Support		Women's Lockers (96 count) 128	680
Support		Men's Lockers (96 count) 125	680
Support		Men's RR Shower & Alcoves 126	596
Support		Women's RR Shower & Alcoves 127	596
Support		Elec Closet 139	60
		Subtotal	38,893
OSU Rehab		OSU Rehab Overall	3,320
Aquatics		Rehab Pool (OSU space)	950
		Subtotal First Floor	43,163
	21%	Circulation & Grossing	52,058
Support		Mezzanine	2,000

Total Bldg GSF ~43,200
*Not including OSU Rehab

Auditor Website indicates ~52,058

130000 Desired Bldg SF
45000 Available Bldg SF (not incl OSU)
85000 Difference needed (if total gut and replace)
189% Footprint increase from existing
35% Of target SF in existing building (if total gut and replace)

52,058 GSF Building

43,163 GSF Building
(excluding OSU space)

Approx. 33,500 Net Usable
(excluding OSU space)

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YMCA Building Assessment

American Structurepoint conducted a full building assessment accompanied by members of the Pizzuti Solutions team to understand any existing concerns, issues, or items that would need to be addressed and/or corrected to allow for a better understanding of the potential cost implications and suitability of spaces for renovation, and the potential expansion of the facility. The following components were identified to be immediate or short-term (within 1-year) required repairs or replacements. We estimate these existing condition improvements in the range of $3.79mm and $5.9mm.

MAJOR SYSTEM COMPONENT

SITE COMPONENTS
- Improve Perimeter grading
- Apply Asphalt seal coat and stripe
- Apply Striping for accessible spaces
- Correct accessible signage
- Repair concrete walkway

ARCHITECTURAL COMPONENTS
- Replace expansion and control joint sealant
- Replace Steel framed and insulated door

STRUCTURAL SYSTEM
- Apply Protective coating over structural steel

ROOFING SYSTEMS
- Repair Standing seam metal roof, pool area
- Repair Standing seam metal roof
- Replace EPDM membrane

MECHANICAL SYSTEMS
- Replace Unit heater, Trane
- Replace package rooftop unit, Trane
- Replace package rooftop unit, Engineered Air
- Replace air handling units, Engineered Air
- Replace dehumidifiers, Engineered Air
- Replace VAV Boxes

PLUMBING SYSTEMS
- Replace backflow prevention valve, heavy duty
- Replace booster pumps & controls
- Replace electric water heater, 40-gallon

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Space and Facility updates to Meet Project Program

Grove City /YMCA Integrated Plan Costs – Program Square Footage Summary (repair, renovations and new additions)

City of Grove City Community Center - Project Options Cost Comparison

	Acres	+/- Gross SF	+/- Net Usable SF
Renovate and Add to Existing YMCA - Note 4			
Property acquisition			
Repair existing facility condition issues		43,163	38,893
Capacity upgrades to existing site utilities (water, sanitary, electrical, fiber)			
Off-site roadway improvements			
Selective demo/ Adaptive reuse of existing spaces for new purposes		25,933	23,363
Selective updates to existing spaces to remain		17,238	15,530
Selective recladding of gym exterior			7,500
New Additions		86,555	62,270
Site redevelopment (portion of existing 6.6 acres)	2.0		
Market conditions/ escalation (30 months @ .33% per month)	4.0%		
Occupied/ Phased construction factor			
Total		129,755	101,163

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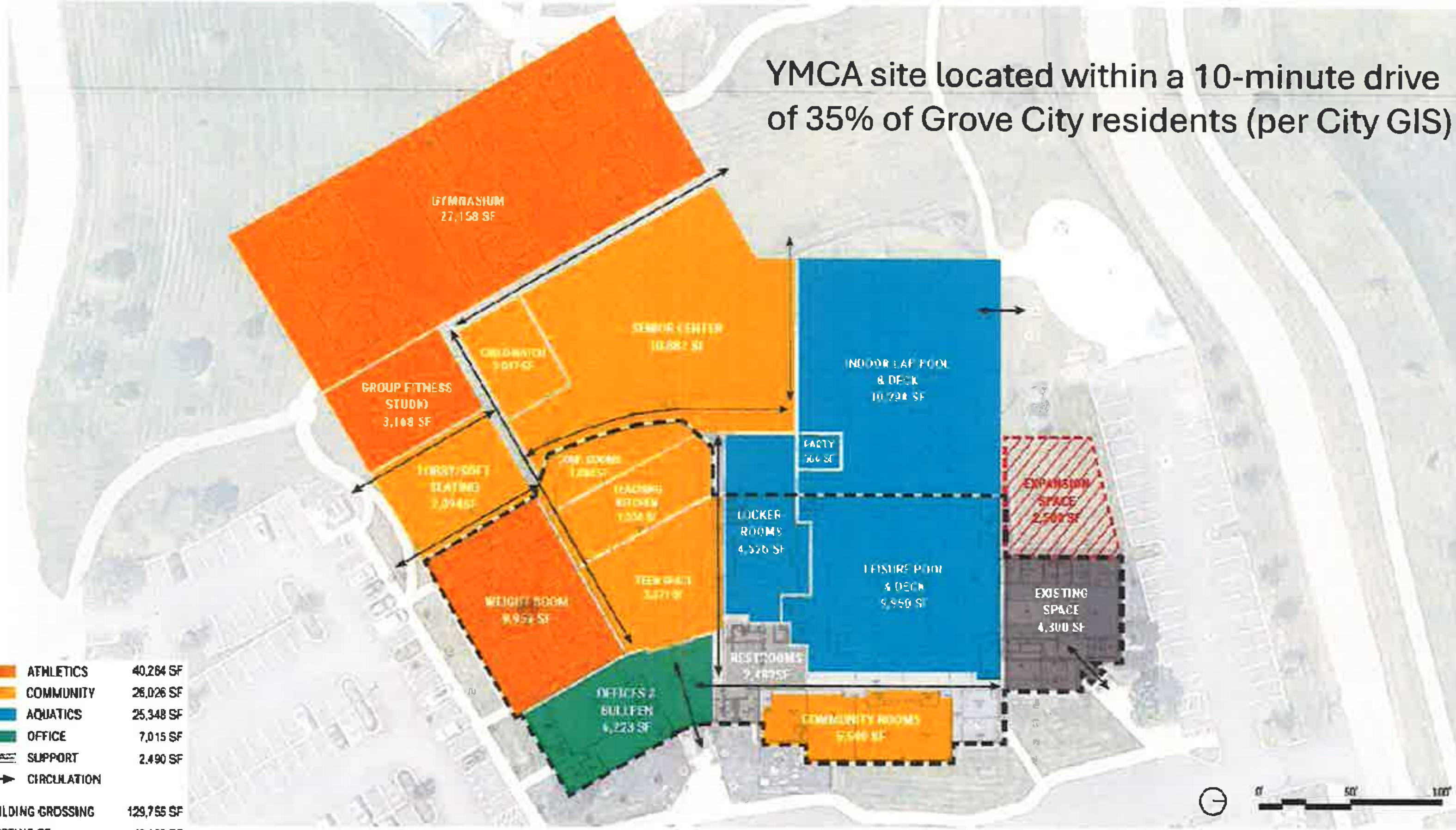
Concept Plan of the Grove City Program at YMCA (Fryer Park)

ADJACENCY DIAGRAM NEW RECREATION CENTER EXPANSION | GROVE CITY, OH



ATHLETICS	40,264 SF
COMMUNITY	26,026 SF
AQUATICS	25,348 SF
OFFICE	7,015 SF
SUPPORT	2,490 SF
CIRCULATION	
BUILDING GROSSING	129,755 SF
EXISTING SF	43,163 SF
NEW/ADDITION SF	86,592 SF

Proposed New Construction- Pinnacle Site

Section	Space	SF
Athletics	Gymnasium (3 courts)	24,000
Athletics	Fitness Area	5,500
Athletics	Group Fitness Studios	2,800
Athletics	Athletics Subtotal	32,300
Aquatics	Leisure Pool + Deck	11,000
Aquatics	Lap Pool	6,000
Aquatics	Locker Rooms	3,200
Aquatics	Party Rooms	500
Aquatics	Aquatics Subtotal	20,700
Community / Senior	Senior Center	10,500
Community / Senior	Community Rooms	5,500
Community / Senior	Child Watch / Teen Space	2,800
Community / Senior	Teaching Kitchen	1,200
Community / Senior	Lobby / Soft Seating	3,000
Community / Senior	Community Subtotal	23,000
Office	Staff Offices + Bullpen	3,200
Office	Conference / Training Rooms	700
Office	IT / Data	500
Office	Break Area	300
Office	Office Subtotal	4,700
Support	Restrooms	2,800
Support	Storage	4,500
Support	Support Subtotal	7,300
		88,000

Total Program SF: ~88,000 SF
Circulation (24%): ~21,100 SF
Building Grossing (15%): ~15,900 SF
Estimated Total Building SF: ~125,000 SF

125,488 GSF
Building
88,000 Usable SF

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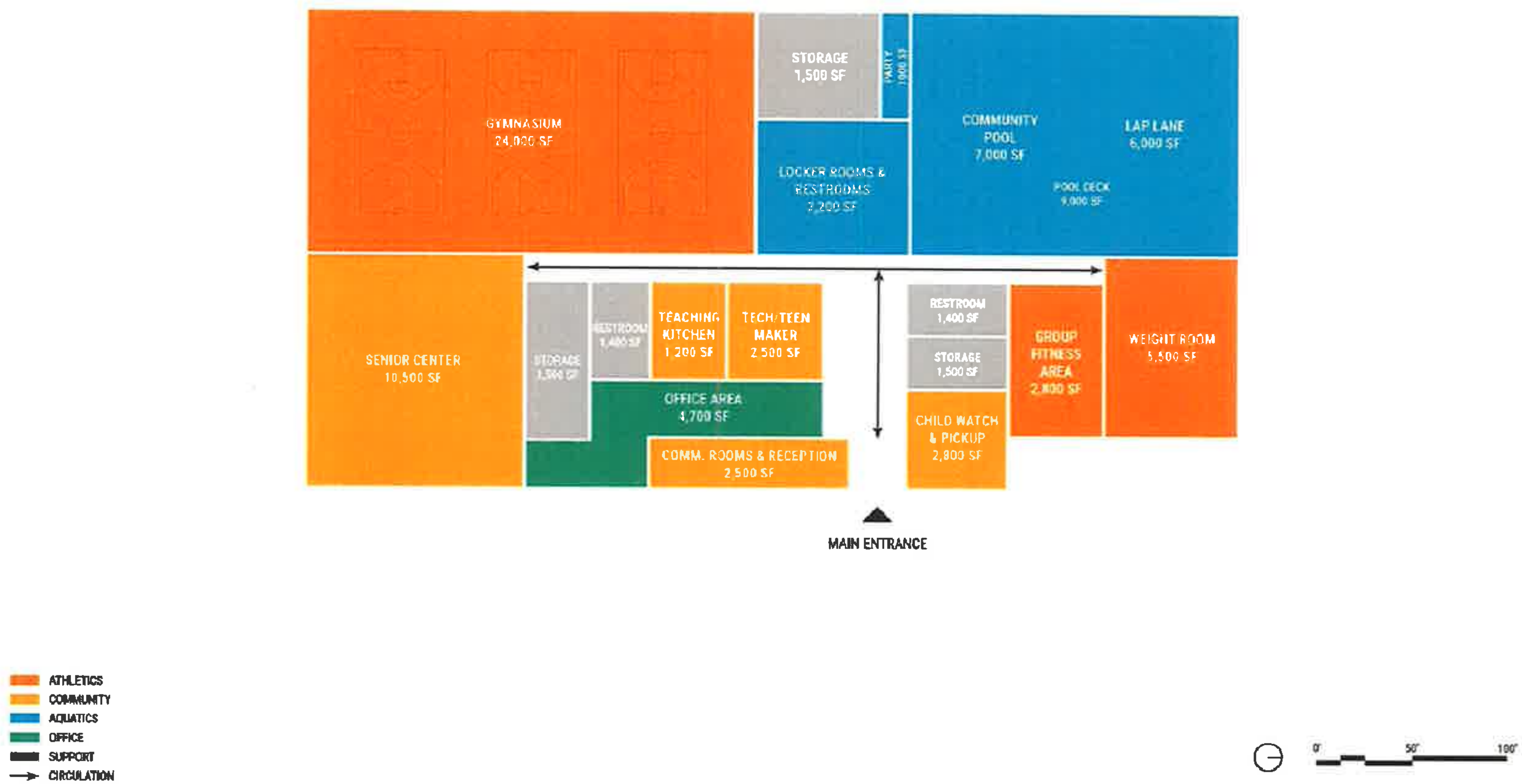
Concept Plan of the Grove City Program at Pinnacle

ADJACENCY DIAGRAM NEW RECREATION CENTER AT PINNACLE PARK DRIVE | GROVE CITY, OH



Proposed New Construction- Pinnacle Site

East of Pinnacle Park Drive

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Planned for the portion of the site that is already cleared.

New layout provides increased operational efficiency.

Pinnacle Alternate Site Plan

West of Pinnacle Park Drive

Requires some clearing of new growth trees and invasive species but preserves the mature and heavily wooded areas.

Opportunity for facility expansion and partner space on three sides.

New layout provides increased operational efficiency.

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Operational Comparisons

OPERATIONAL PROFORMA	Integrated Program	New Build Facility
Projected Expenses		
Building Operations	$1,805,400	$1,770,000
YMCA Staffing	$961,950	$-
YMCA Overhead	$144,293	$-
Grove City Staffing	$728,364	$1,949,480
Estimated Operating Expenses	$3,640,007	$3,719,480
Estimated Revenue		
Membership	$2,220,000	$2,220,000
Day Passes	$150,000	$150,000
Facility Rentals	$700,000	$700,000
Programming (net)	$294,000	$294,000
Child Watch	$6,196	$6,196
Aquatics	$250,000	$250,000
Fitness	$-	$-
SUB-TOTAL REVENUE	$3,620,196	$3,620,196
Net Operating Income	$(19,811)	$(99,284)

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Operational Comparisons

Key Similarities

Based on the provided information and estimated staffing plans, both options are similar in the anticipated full-time associates needed to manage and operate the facility. The integrated model assumes approximately 11 FTEs and the new Grove City operating plan for the facility assumes 12 FTEs.

Both plans include a significant number of part-time positions in similar positions in Aquatics, Child Watch, and Fitness.

Grove City anticipates utilizing six (6) existing associates to assume activities in the new facility as part of their current work responsibilities.

Operational Comparisons

Key Distinctions

- There is a difference in the assumed hourly staff rates for YMCA and Grove City.
- Grove City staffing costs are conservatively based on a maximum budgetary need, not an actual operational model.
- YMCA includes a 15% Overhead Fee on their staffing for the Integrated Plan.
- The Integrated Plan includes 2% higher building operation assumptions due to the HVAC system and other inefficiencies.

Operational Comparisons

As presented today, we determined the approximately $80,000 between the models is ***not significant enough to serve as the deciding factor in choosing a location***.

Program refinement and validation, as well as negotiations to reach an operating agreement between the two parties will update the comparison table.

There are also no third-party sponsorships, partnerships or naming rights considered in these assumptions.

Capital Cost Comparisons

The Capital Cost comparisons are based on updated costs for occupied renovation, demo and renovation, and the cost of new build construction. The numbers also include a soft costs calculation. It is important to understand that without completing program updates, and the design process, we have to rely on the estimates on a per square foot basis. Once the project is released for design and a final budget approved, the architect will begin the process of identifying opportunities to modify the program to meet the City's budget expectations.

These numbers have considerable contingency, escalation and site development estimates to understand the financial impacts.

Capital Costs to Meet Program – Integrated Plan

Grove City /YMCA Integrated Plan Costs – Project Cost Range *Approximately* **$75.2mm - $92.7mm**

	Acres	Gross SF	Net Usable SF	$ Const. Cost/ SF min.	$ Const. Cost/ SF max.	Construction Cost min.	Construction Cost max.	Project Total min.	Project Total max.
Renovate and Add to Existing YMCA - Note 4									
Property acquisition								$ -	
Repair existing facility condition issues		43,200	38,893			$ 3,300,000	$ 5,000,000	$ 3,795,000	$ 5,900,000
Capacity upgrades to existing site utilities (water, sanitary, electrical, fiber)								TBD	TBD
Off-site roadway improvements								TBD	TBD
Selective demo/ Adaptive reuse of existing spaces for new purposes		25,933	23,363	$220.00	$240.00	$ 5,705,245	$ 6,223,903	$ 6,960,398	$ 7,779,879
Selective updates to existing spaces to remain		17,238	15,530	$120.00	$150.00	$ 2,068,596	$ 2,585,745	$ 2,523,687	$ 3,232,181
Selective recladding of gym exterior			7,500	$100.00	$125.00	$ 750,000	$ 937,500	$ 825,000	$ 1,078,125
New Additions		86,555	62,270	$500.00	$590.00	$ 43,277,650	$ 51,067,627	$ 52,798,733	$ 63,834,534
Site redevelopment (portion of existing 6.6 acres)	2.0			$12.00	$14.00	$ 1,287,795	$ 2,301,621	$ 1,480,964	$ 2,715,913
Market conditions/ escalation (30 months @ .33% per month)	4.0%					$ 5,638,929	$ 6,811,640	$ 5,638,929	$ 6,811,640
Occupied/ Phased construction factor						$ 1,127,786	$ 1,362,328	$ 1,127,786	$ 1,362,328
Total		129,755	101,163			**$ 63,156,000**	**$ 76,290,364**	**$ 75,150,497**	**$ 92,714,600**
			128.26%			$477	$570		

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Capital Costs to Meet Program – New Build

Grove City New Build at Pinnacle Costs – Project Cost Range *Approximately* **$89.7mm - $108.2mm**

New Facility at Pinnacle	Acres	Gross SF	Net Usable SF	$ Const. Cost/ SF		Construction Cost		Project Total	
Capacity upgrades to existing site utilities (water, sanitary, electrical, fiber)								TBD	TBD
Off-site roadway improvements								TBD	TBD
New Construction		125,488	88,000	$500.00	$590.00	$ 62,744,000	$ 74,037,920	$ 76,547,080	$ 92,547,400
Site development	12.0			$12.00	$14.00	$ 6,272,640	$ 7,318,080	$ 7,213,536	$ 8,635,334
Market conditions/ escalation (26 months @ .33%/ month)	4.0%					$ 5,981,442	$ 7,050,853	$ 5,981,442	$ 7,050,853
Total						**$ 74,998,082**	**$ 88,406,853**	**$ 89,742,558**	**$ 108,233,588**
			142.60%			$548	$646		

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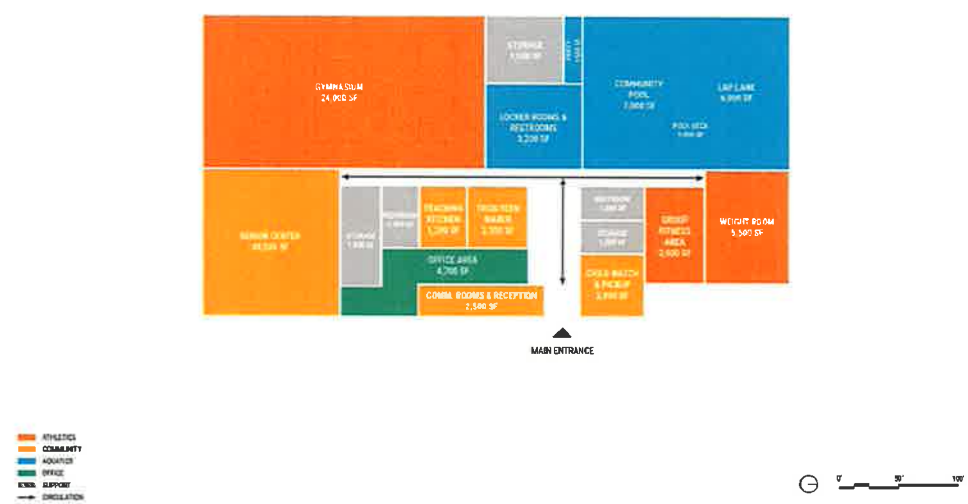
Summary Comparisons of Integrated and New Build Scenarios

ADJACENCY DIAGRAM NEW RECREATION CENTER EXPANSION | GROVE CITY, OH

GROVE CITY, OH | New Recreation Center | Baseline Program

06.26.2024 | PROJECT # P20260757.000 OSPORTS.

ADJACENCY DIAGRAM NEW RECREATION CENTER AT PINNACLE PARK DRIVE | GROVE CITY, OH



GROVE CITY, OH | New Recreation Center | Baseline Program

06.26.2024 | PROJECT # P20260757.000 OSPORTS.

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Comparative Summary of Capital Costs to Meet Project Expectations and Program

Renovate and Add to Existing YMCA	Total Project (Hard and Soft Costs)	
	Low Range	High Range
Land Cost	0	0
Repair existing facility condition issues	$ 3,795,000.00	$ 5,900,000.00
Capacity upgrades to existing site utilities (water, sanitary, electrical, fiber)	TBD	TBD
Off-site roadway improvements	TBD	TBD
Selective demo/ Adaptive reuse of existing spaces for new purposes	$ 6,960,398.41	$ 7,779,879.00
Selective updates to existing spaces to remain	$ 2,523,687.12	$ 3,232,181.25
Selective recladding of gym exterior	$ 825,000.00	$ 1,078,125.00
New Additions	$ 52,798,733.00	$ 63,834,533.75
Site redevelopment (portion of existing 6.6 acres)	$ 1,480,964.07	$ 2,715,913.08
Market conditions/ escalation (30 months @ .33% per month)	$ 5,638,928.54	$ 6,811,639.65
Occupied/ Phased construction factor	$ 1,127,785.71	$ 1,362,327.93
TOTAL PROJECTED COSTS	**$ 75,150,496.85**	**$ 92,714,599.65**

New Build at Pinnacle	Total Project (Hard and Soft Costs)	
	Low Range	High Range
Land Cost	0	0
Capacity upgrades to existing site utilities (water, sanitary, electrical, fiber)	TBD	TBD
Off-site roadway improvements	TBD	TBD
New Construction	$ 76,547,680.00	$ 92,547,400.00
Site Development	$ 7,213,536.00	$ 8,635,334.40
Market conditions/ escalation (26 months @ .33% per month)	$ 5,981,442.13	$ 7,050,853.33
TOTAL PROJECTED COSTS	**$ 89,742,658.13**	**$ 108,233,587.73**

Integrated Plan Key Opportunities

- **Cost Considerations**
  - The overall capital costs are approximately 17%-19% *lower* to renovate and construct the planned program.

- **Location**
  - The current facility is in a familiar and strong community location.
  - Provides adequate space for program with limited expansion if necessary.
  - Some spaces are reusable and support small room functions.

Integrated Program Concerns

- **MEP / Cost Impacts (Key Point)**
  - Expansion footprint and lack of dedicated MEP space forces decentralized systems, higher utility costs, increased maintenance and reduced efficiency over time.
  - Integrated Plan has a higher grossing factor due to additional circulation space, corridors, etc. Higher operating costs for HVAC systems due to the necessity of multiple rooftop units serving multiple zones with their own maintenance and service needs instead of one more efficient centralized system.

- **Design & Experience Issues**
  - Low ceiling heights in some areas and outdated layouts
  - Fragmented circulation and adjacencies
  - Multiple paths of travel and circulation instead of efficient central access

- **Potential Loss of Managerial Control**
  - Management relinquishing direct, on-the-ground decision-making, which can make it challenging to implement immediate or highly customized facility operations
  - Limited management of pricing/policy/operations; term of the agreements, exit rights, capital reserves and maintenance, and public accountability, etc.

Integrated Program Concerns

- **Requires Closing the Outdoor Pool**
  - Reuse of the existing pools is a compromise that provides limited flexibility, capacity, and lack modern features
  - Upgrades still result in program and performance gaps.
  - The Big Splash Family Aquatics Center has a maximum capacity of approximately 800 guests during normal operations. The outdoor pool at the Grove City YMCA has a maximum swimmer capacity of 75 people at one time. Impacts to attendance and capacity for residents should be studied further.

- **Operational/Quality Control Concerns**
  - External contractors and temporary staff may not adhere to the same standards, protocols, or long-term preservation goals as your in-house personnel.
  - Utilizing third-party resources for partial building management can introduce significant operational risks. The most critical downsides include divided loyalties and potential loss of quality control, as external subcontractors often juggle multiple facilities, have different missions and may not prioritize your community or building's specific needs.
  - Multiple control points and buried program = increased staffing, longer travel paths, harder supervision, and less efficient day-to-day operations.

Pinnacle Site Key Opportunities

- **New Building Advantage**
  - Efficient, purpose-built layout
  - Site is within a 10-minute drive for 58% of Grove City population (City GIS).
  - Centralized systems
  - Lower long-term operating cost
  - Aligned with current expectations for better user experience
  - Designed for future growth and room for enhanced partnerships at scale

- **Keeps the asset of the current YMCA outdoor pool**
  - Potential partnership to expand aquatics programming with YMCA at their current location

Pinnacle Plan Key Concerns

- **Cost Considerations.** The overall capital costs are approximately 17%-19% *higher* to construction the program.
- **Expansion Opportunities.** Limited Partner options in eastside options. Potential partner expansion may require additional property.

Summary of Presentation

- **Key Message**
  - The YMCA is a viable option that is less expensive, well-located, and is an established partner in the community. YMCA option is workable but inefficient.
  - A new build scenario at Pinnacle is more efficient, flexible, and sustainable over the long-term and provides a future-ready solution.