

Piqua Community Center Campus Plan

City of Piqua, Ohio | January 12, 2017
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PROJECT PARTNERS

City of Piqua

Municipal government agency responsible for the delivery of infrastructure and services providing essential quality of life amenities and supporting the growth and development of the city of Piqua, Ohio. In 2015 the City of Piqua completed the Historic East Piqua Master Plan, which identifies community support for the construction of a campus near Wertz Field to provide important community services to the neighborhood and the greater Piqua community. The concept plan focuses on the potential relocation of the YMCA to this area and the opportunity to include other community oriented uses that might benefit from the co-location of facilities. This collection of buildings would not only offer essential community services – early childhood and adult education, health and fitness, innovation development, and public safety – it would also be a hub for outdoor community recreation activities ranging from events on Wertz Commons and the trail system to adventures on the Great Miami Riverway. The Community Center Campus would be a source of community pride and a catalyst for private investment in the community.

Miami County YMCA

Nonprofit 501(c)(3) charitable organization that is dedicated to youth development, healthy living, and social responsibility. The Miami County YMCA operates in two locations, the Robinson Branch located between Tipp-City and Troy, and the Piqua branch located in downtown Piqua. The 2008 Miami County YMCA Strategic Plan identifies the need to replace the current 70,000 square foot primary facility occupied by the Piqua Branch within 12 years. Program analysis has identified a need to construct modern facilities and improve access to outdoor spaces in order to effectively deliver programming services and remain relevant in the market place.

Piqua City Schools

Local school district serving 3,600 students in two primary schools (grades PK-3), one intermediate school (grades 4-6), one junior high (grades 7-8), and one high school (grades 9-12). The Piqua City School district also maintains a bus garage, an administrative building and several athletic complexes, including the Wertz Stadium and Roosevelt Fieldhouse complex. The Piqua City School District 2015-2018 Strategic Plan identifies an objective to develop a plan for the location of the board of education offices/transportation compound. The Plan also indicates a goal to increase involvement in the community as a means of engaging volunteers and collaborating with other agencies in support of student learning and character development.

National Guard

A division of the U.S. military comprised of soldiers holding civilian jobs or attending college while maintaining their military training part time. National Guard Soldiers respond to domestic emergencies, overseas combat missions, counterdrug efforts, reconstruction missions and more. The National Guard has identified the Piqua location as a priority for modernization and suggested the Guard's Training and Community Center (TACC) model be utilized. The TACC model combines Guard-only spaces with traditional community-only spaces to create shared spaces that serve as readiness centers/multi-purpose complexes designed, financed, built and utilizing federal, state and local resources.

Edison State Community College

A two-year, public, co-educational, state-supported institution of higher learning authorized to offer studies in the arts and sciences, technical education and continuing education. ESCC serves more than 3,000 students enrolled in more than 30 technical fields, a broad range of baccalaureate transfer programs, developmental course work, and continuing education offerings. The Growth and Partnerships Goal included in the Edison State Community College 2016-2017 Strategy Map aims for the College to be recognized as a dynamic, premier collaborative institution, building and sustaining partnerships through collaboration with K-12 districts, business and industry, and community agencies by means of creative solutions that impact learning and economic development. The Strategy Map suggests the utilization of alternative resources as a means for realizing growth and partnerships.

PROJECT COLLABORATORS

Cornerstone Companies

Healthcare real estate development, leasing, property management, consulting, and investment Company located in Indianapolis, Indiana. Cornerstone is a privately owned company that has developed over 54 medical facilities of all types and manages 3 million square feet of healthcare real estate assets. Cornerstone Companies has identified a need to construct a 30,000 to 40,000 square foot building to serve the medical community and desire to site the building within the Historic East Piqua Community Center Campus.

Upper Valley Career Center

A career and technical education center serving adult and high school students from Miami and Shelby counties. Upper Valley Career Center aims to be a center for excellence in career and technical education, providing the highest quality and most technologically advanced educational opportunities for students in a professional, caring environment networked in the communities they serve. Building relationships with students, area educators, and businesses and industry representatives to identify regional training needs and evolve with the community and business sectors is a primary goal of Upper Valley Career Center. An example of how this goal could complement the Community Center Campus would be a scenario that includes the recently established innovation lab at Upper Valley Career Center evolving into a community Makers Space that is re-located to the Community Center Campus historic Armory building.

PARTICIPANTS

Chris Schmiesing	City Planner	City of Piqua
Justin Sommer	Economic Development Director	City of Piqua
Gary Huff	City Manager	City of Piqua
Kazy Hinds	Mayor	City of Piqua
Joe Hinds	Citizen	City of Piqua
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Curt South	Business Coordinator	Piqua City Schools
Steve Greggerson	Board Member	Piqua City Schools
Jeremie Hittle	Treasurer	Piqua City Schools
Chip Hare	Athletic Director	Piqua City Schools
Scott Miller	President	Piqua Area Chamber of Commerce
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Darlene Francis	Director of Student Health Services	Edison State Community College
Nathan Cole	Director of Athletics and Student Life	Edison State Community College
Jim McMaken	General Manager	Miami County YMCA
Alissa Blankenship	President	Miami County YMCA
Mike Hulme	Executive Committee	Miami County YMCA
Tom Beucker	Board of Trustees	Miami County YMCA
Don Shade	Aquatics Director	Miami County YMCA
Senior Citizens	Members	Miami County YMCA
Dick Willinger	Director of Installation and Resource	Ohio Adjutant General's Department
Tom Race	Captain	US Army
Dan Shank	Lieutenant Colonel	US Army
Ross Goyer	Vice President, Development and Asset Management	Cornerstone Companies LLC
Dr. Nancy Luce	Superintendent	Upper Valley Career Center
Jason Haak	Executive Director	Upper Valley Career Center
Pat Gibson	Operations Director	Upper Valley Career Center
Dr. Barb Wagner	Adult Division Director	Upper Valley Career Center
Tony Trapp	Workforce Development	Upper Valley Career Center
Becky Rice	President, Chief Executive Officer,	Upper Valley Medical Center
Craig Self	Chief Strategy Officer	Premier Health
Tom Holman	City Manager	City of Delaware
Jackie Walker	Assistant City Manager	City of Delaware
David Efland	Director of Planning & Community Development	City of Delaware
Jeremy Byers	Associate Executive Director	Delaware Community Center YMCA
Matt Bruns	District Executive Director	YMCA Central Ohio
Michelle Pever	Assistant to CEO	Union County Family YMCA
Lorna Swisher	Executive Director	Mainstreet Piqua
John Clooney	Manager	Piqua Lumber Company
Ed Fry	Owner	Fry Investments
Lloyd Fry	Owner	Decker Investments
Joe Wright	President CEO	Meta Clinic

The *Piqua Community Center Campus Plan* builds on the work of the *Historic East Piqua Master Plan*. That plan identified the following goals:

1. Create a Healthier Neighborhood
2. Generate Economic Development
3. Create a Strong Gateway into Downtown Piqua
4. Create an Activity Center
5. Strengthen the Identity of the Historic East Piqua Neighborhood

The *Community Center Campus Plan* responds to these goals and prepares the way to implementing those goals. The Community Center Campus, when completed, will create a new vital community-focused campus that will:

1. Provide enhanced wellness, recreation and social activities for the residents of Piqua
2. Maintain the Ohio National Guard (ONG) presence in the community
3. Enhance educational opportunities
4. Develop new partnership opportunities and shared resources across community organizations to provide improved services and organizational efficiencies
5. Enhance the community's relationship to the Great Miami River with a new recreational and educational activity center on the river
6. Revitalize the Historic East Piqua Neighborhood
7. Encourage private investment in the area
8. Preserve the existing Armory Building as a community asset

The *Piqua Community Center Campus Plan* proposes creation of a common gathering place for important community institutions including the Miami County YMCA, Ohio National Guard, Piqua City Schools, Edison Community College, the City of Piqua, project collaborators, and potential private and public investment entities. The communal gathering space and physical presence of these institutions will generate a new vitality in the neighborhood and surrounding community. The campus plan's new connections and activity nodes along the Great Miami River also strengthen the campus as vibrant focal point within the community.

The *Piqua Community Center Campus Plan* was developed with the active involvement of the study partners, other civic organizations, and the community as a whole. Implementation of the plan will require the continued active support, including financial commitments, of the partners and the community.

THE HISTORIC EAST PIQUA NEIGHBORHOOD

“The Historic East Piqua Neighborhood acts as an important gateway into the City of Piqua. Located east of Spring Street and bordered by the Great Miami River to the north, east and south, the neighborhood presents a unique opportunity for reinvestment and revitalization.”
(an excerpt from the Historic East Piqua Master Plan)

BUILT ASSETS

The East Piqua Neighborhood has considerable constructed assets that define the neighborhood character. As part of this study, these buildings were evaluated for their potential to be reused in a manner that contributes positively to the re-visioning of East Piqua.

Ohio National Guard Armory

The existing armory facility is a prominent structure with a strong street presence on a main corridor into the community. While the structure no longer meets the operational needs of the Ohio National Guard (ONG), the original building contributes significantly to the built environment along this corridor. The original armory structure, built in 1931, consists of office and support spaces and a drill floor which was constructed for a cavalry unit and horse training. The building has both historic and architectural value.

The ONG is preparing to develop a completely new training center and would prefer to remain in the community proper. The configuration and scale of the original portion of the armory are well-suited to adaptive reuse opportunities; the ONG strongly prefers that this portion of the structure be preserved. The later additions to the armory are not historically or architecturally significant and not particularly attractive or useful. A successful reuse of the building additions is less likely and removal of the additions would enhance the appealing qualities of the original structure.

Reuse of the original armory should remain an important goal of the community center campus.



Ohio National Guard Armory in Piqua

Roosevelt Field House

The Roosevelt Field House was originally constructed in the 1930s as part of the Works Progress Administration. The building includes typical architecture from this time, including a sunken basketball court, appropriately nicknamed “the pit.” The building has a strong street presence along Ash Street, and is within walking distance of Downtown Piqua. Today, the field house is largely vacant with limited use for elementary-age recreational sports such as basketball and wrestling. The high school cheerleaders also use this space.

The field house has historical significance and its place in the community is valued. Its architectural value is more limited, but not without some redeeming qualities. However, the current functional use of the building is severely limited and reuse of the building poses major problems. Handicap accessibility is severely compromised and will be very difficult to remedy. Problems reusing the gymnasium space are also numerous.

Re-use or removal of the Roosevelt Field House needs more discussion and evaluation. Its preservation depends on finding expanded uses for the building. However, the cost to make the facility viable for expanded uses may not be feasible. In addition, repair work to restore the architectural qualities and physical condition of the building will be significant, as will the cost to resolve ADA compliance issues.



Roosevelt Field House

Wertz Stadium

Dedicated on May 1, 1920 as Roosevelt Park, the play field now known as Wertz Stadium was originally used in 1883 by the Piqua Baseball Company as a semi-pro baseball field. In 1920 the school district decided to purchase the then abandoned baseball field for the purposes of making a park suitable for hosting school activities and to provide a home for the high school football team. A community fundraiser resulted in the development of Roosevelt Park to include a graded football field, playground equipment, a tennis court, and a track. Home to the Piqua High School football team until 2001, the field has been used for many community gatherings and events including May Day Games, the Sesquicentennial Pageant, religious crusades, band concerts and contests, graduation ceremonies, the Mote Relay, and numerous other events and activities.

In 1935 the school district added the Roosevelt Field House. In 1940 the concrete stadium seating was constructed and the play field was renamed in honor of football coach George Wertz who was widely regarded as the premier high school football coach in the region at the time. Upon the 2001 construction completion of Alexander Stadium at the high school complex on Looney Road, Wertz Stadium was converted to a soccer-only facility. As part of the conversion Wertz Stadium received significant upgrades including the regrading and enlargement of the play field and the installation of new athletic turf, drainage system and irrigation system. Since that time the stadium has been used for high school boys and girls soccer.



Wertz Stadium

The current usage of the play field is very limited. Other areas of the stadium grounds are now being utilized to provide support facilities for the maintenance operations of the school district. While the facilities and grounds have been well cared for, there are problems with spectator entry, parking, locker rooms, etc. The concrete stadium structure will need significant maintenance and accessibility upgrades to remain functional into the future and is of a size that is excessive for the activities currently held here.

Perhaps the most valuable asset at Wertz Stadium is the field itself. The field is well suited to being repurposed as a general activity field. The location of the stadium—being in close proximity to the Downtown, and adjacent to the Great Miami River, the trail system, and Lock Nine Park—make it ideally suited to host a broader range of community events, exhibitions, and recreational activities. The proximity to the water and paved trails creates the potential to connect recreational uses, and provide additional means to access the stadium for visitors. Having multiple public space amenities within such close proximity also creates the opportunity to continue the past history of this area as being a strong civic destination for a wide variety of uses and events. While limited parking facilities near the stadium are perceived to be a challenge for attendees arriving by automobile, it is interesting to note that visitors currently satisfy parking needs by utilizing the on-street parking available in the surrounding neighborhood and by parking on the green space next to the field house. Improving available off-street parking surfaces near the stadium, and creating a strong connection to nearby downtown parking facilities could help alleviate this issue while improving the quality of the experience for visitors and creating new economic opportunities for local businesses. Wertz Stadium, in particular the play field, should be considered an important asset and the community should explore expanding its use potential.

Context in Transition: Downtown and Lock Nine Park

The City of Piqua has devoted a great deal of effort to the development of its Riverfront District Development Strategy, and a number of implementation initiatives are currently in progress. The resurgence and revitalization of Downtown Piqua and increasing activity along the riverfront downtown is a key element in the development of East Piqua as a healthy and vibrant area within short walking, biking, and boating distance from Downtown. Care should be taken, therefore, to insure that the individual elements of each focus area are designed to complement each other, and that the external benefits of one upon the other can be maximized.

Given this mutually beneficial relationship, creating strong and attractive pedestrian connections between East Piqua and Downtown are critically important and should be given a high priority. A major park and assembly node along the River is being developed through a redesign and refocus on Lock Nine Park. Design improvements that enhance and encourage easy access to the levee and the river and the trail in East Piqua are high priorities. The levee as a barrier to the river and trail system must be overcome and transformed into an asset. Streetscape and pedestrian enhancements should be designed to encourage walking between Downtown and the stadium and the East Piqua neighborhood and the riverfront park and the trail system.

Decker Building

The former Decker Meat Packing Plant, located at the eastern end of the study area, is a large site that includes a main building with numerous additions, large parking areas, and underutilized street frontage. Also located on a portion of the property once occupied by buildings accessory to the Decker operations is the Piqua Lumber Company.

The former Decker Meat Packing Plant building has been repurposed for several uses. The building is very large, resulting in only portions of it having been maintained and used for new purposes. Other parts have been neglected, and are in need of heavy renovation or demolition. The front portion of the building has been renovated and is used for offices. This area has previously been renovated to include individual offices, and dropped ceilings. A portion of the third floor is occupied by a manufacturer of trophies, plaques, and custom wood products. Several other small businesses occupy space in the building, and small portions of the building are used for storage. The majority of the remaining building is vacant.

Built as a Meat Packing Plant, the reuse of the Decker Building for other purposes is problematic. Large portions of the building are beyond repair and need to be demolished. The northern portion of the building has some usefulness but needs extensive upgrading. The north facade has an imposing presence on Ash Street and area residents are used to its place next to the river. There are potential re-use opportunities for the building, but it will come at considerable cost. Demolition of the Decker Building and repurposing the land it occupies may be more pragmatic.

Housing Stock

Based upon a survey conducted as part of the Historic East Piqua Master Plan, the condition of the housing in the areas east of Harrison Street and south of Ash Street are mostly sub-standard and of a lesser quality. As the plans for the Community Center Campus are developed, careful consideration should be made about how the new campus will connect to and affect the quality of the residential neighborhood and how to best enhance it as a place to live. Infill housing that will create new housing opportunities and a vibrant residential community surrounding the campus should be explored.

The *Historic East Piqua Master Plan* highlights the unique features of the neighborhood and the ability of residents to walk, within five minutes, to Downtown or anywhere in the neighborhood. These advantages, in conjunction with the campus development, will increase the appeal of the surrounding residential neighborhood and create an inviting place to live.



Decker Building



Walking radius diagram from the Historic East Piqua Master Plan

The form of the campus plan developed from two major ideas: to create a community gathering space anchored by civic institutions and to create a new, stronger connection to the Great Miami River.

1 Wertz Commons

Wertz Commons is the centerpiece of the campus plan. Honoring the original Wertz Field, the new Wertz Commons is re-oriented and expanded to create outdoor activity space capable of accommodating a diversity of community recreational and social activities. The commons is the central court for the civic institutions that border it.

The new Wertz Commons is large enough to support a variety of field sports – soccer, lacrosse, rugby, football, etc. – but is intended to be a venue for a much wider variety of outdoor activities including structured and unstructured recreation activities, games, community picnics and social fairs, children’s play, etc. The commons will provide a particularly important space for outdoor activity and play for the Early Childhood Education Center and the YMCA.

2 River Connections and the River Center

Two new connections are made to the Great Miami River. On the west side of the new Wertz Commons a walk leads to a gentle incline which leads to the top of the levee. This space, envisioned as a natural connection to the river with an overlook at the top, is bordered by the YMCA and the Early Childhood Education Center. Gentle terracing will allow for a variety of passive outdoor activities and for small gatherings. It is the quiet space within the larger, active community campus.

The other connection crosses through the link between the Ohio National Guard Training Center and the YMCA buildings. This connection leads to the River Center. The River Center is envisioned as an active gathering space and an important landmark along the Great Miami River. The potential of what the River Center is to be, needs more thought and investigation. The initial idea, included in this study, proposes a shelter to be used by groups as they gather to explore the many facets of the Great Miami River. Examples may be an Edison Community College Class studying the ecology of the river, or a Piqua Schools elementary class on a bug hunt, or a community group organizing a bike ride along the river. The River Center both celebrates the river and creates a community gathering space along its bank.

3 Community Gateways

Several important gateways connect the Community Center Campus to the surrounding neighborhood and the community. Streetscape structures along Ash Street at New Street and Manning Street highlight the location of the campus entry to visitors. Pedestrians walk through an overhead gateway as they approach from High Street.

4 Connecting to Downtown

An important goal of the Community Center Campus Plan was a strong connection to Downtown. High Street is opened at Harrison to provide a direct access to Downtown for both vehicles and pedestrians. This new connection will make the walk from Downtown quick and pleasant. The pedestrian river-walk at Lock Nine Park will also be connected to the campus to enhance the river walk experience.

5 Vehicle Access

Automobiles will access the campus from New Street on the west and Armory Street on the east. The center of the campus is kept free of vehicle traffic; parking lots are located at the periphery of the facilities. Shared parking amongst the facilities keeps the expanse of parking surface to only what is necessary.

6 YMCA

The new YMCA building has a prominent position on Wertz Commons. The 80,000 sf community building will contain recreation, health, wellness and social service functions. Included in the building is a new gymnasium, aquatics center, group fitness studios, individual strength and cardio training, locker rooms, classrooms, teen center, senior center and childcare facilities. Through a sharing agreement, additional spaces within the Ohio National Guard Training Center will be open for the public to use under the management of the YMCA. These spaces include gymnasium space, classrooms, and a commercial kitchen. The YMCA and the Ohio National Guard Training Center share a common entry. The common entry would also provide a second floor connection to the River Center located at the top of the levee.

7 Ohio National Guard Training Center

Connected to the YMCA, the Ohio National Guard Training Center is at the southeast corner of the campus. The training center is the home of the Piqua National Guard units. The training center shares a combined entrance with the YMCA and many of the facilities— classrooms, the drill floor (outfitted as a gymnasium) and the kitchen—in the ONG training center will be open for use by the YMCA and the public. In addition, the facility will include areas reserved for National Guard use: offices, unit storage, locker rooms and maintenance facilities.

8 Early Childhood Education Center

Located on the southwest corner of Wertz Commons and adjacent to the YMCA, the Early Childhood Education Center contains a new early childhood education and administrative offices for the school district. The 20,000 sf Early Childhood Education Center, located on the first floor, will include an adjacent outdoor children’s play space and easy access to the YMCA. For the safety of the children, drop off for parents and buses is immediate to the building. The 12,000 sf Administrative Offices are located on the second floor.

9 Historic Armory Building

A pedestrian walk along the north edge of campus links the historic Armory building with the rest of the campus. This study contemplates several reuse options for the building, including an Arts Center or Community Makers Space concept, and strongly recommends its preservation. The building is in excellent condition and its mechanical and electrical systems are up to date. As the new ONG Training Center is developed, adapting it for reuse should be a priority.

10 Medical Office Building

Cornerstone Companies has approached the City of Piqua with interest in developing a new medical office building on the campus. Their proposed 40,000 sf medical office building fits well with the community focus of the campus and is a welcome addition to the goal of health and wellness in the community. The potential building is located prominently along Ash Street on the northeast corner of the campus.

11 Ohio National Guard, Piqua City Schools Vehicle Parking, and the Shared Maintenance Building

Following Project Partners’ goal to find new efficiencies and operational cost savings, the Community Center Campus Plan proposes a shared vehicle maintenance facility to be used between the two agencies. The Shared Vehicle Maintenance Facility will provide work and storage space and vehicle repair bays for maintaining vehicles and equipment. The large fleet of school buses and ONG vehicles will be stored to the east of the campus on land currently occupied by the Decker Building. The storage area will be designed to meet the secure storage requirements of the ONG.

12 Senior Housing

In addition to the buildings proposed by the project partners, this site is ideal for senior housing or a similar development. The location is highly visible along Ash Street, adjacent to Wertz Commons, and convenient to the other campus amenities and nearby attractions.



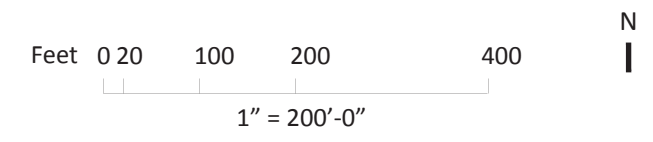
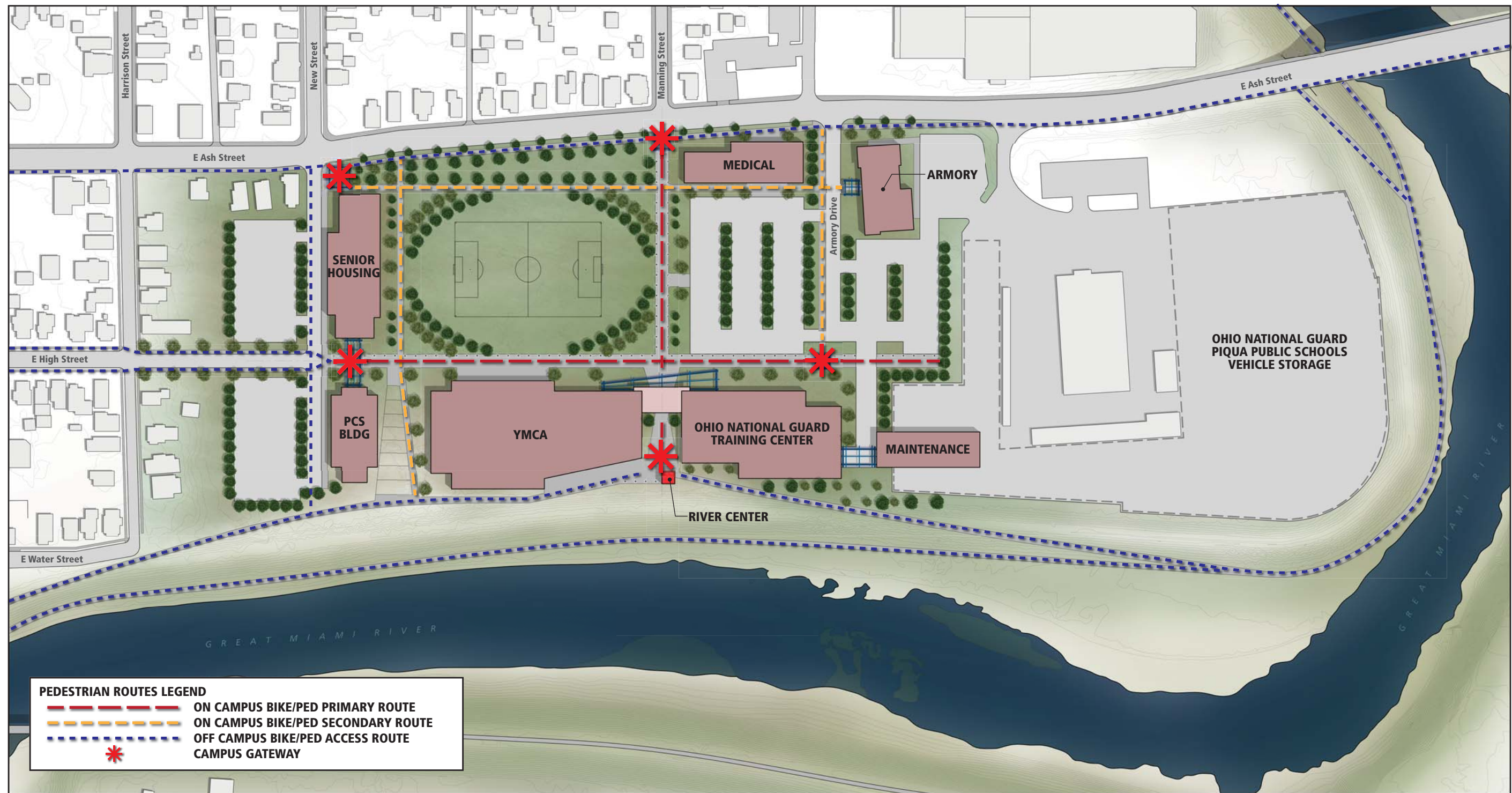


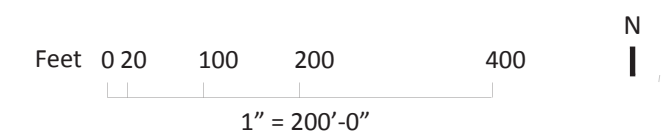
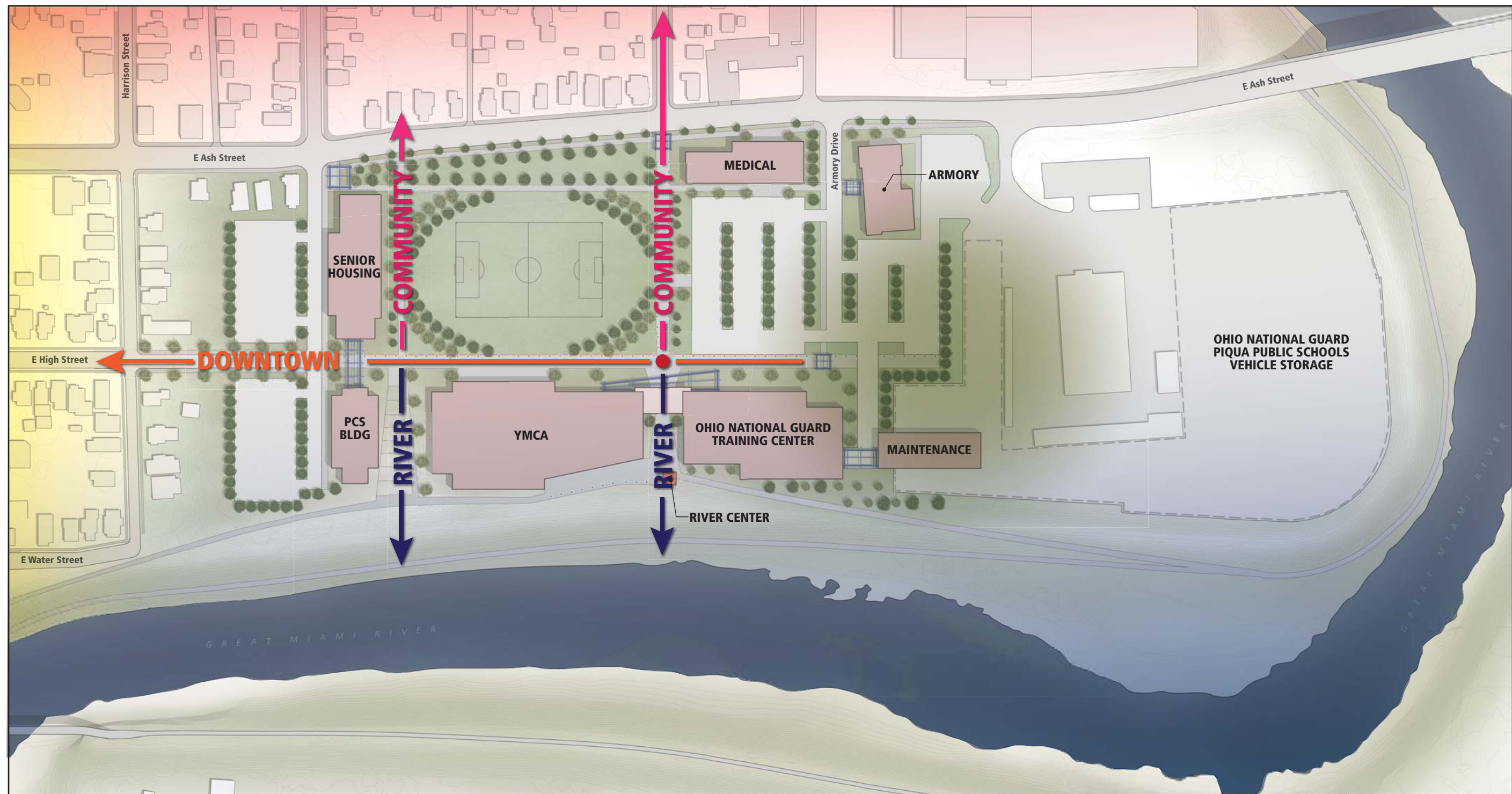
View from Wertz Commons to the YMCA



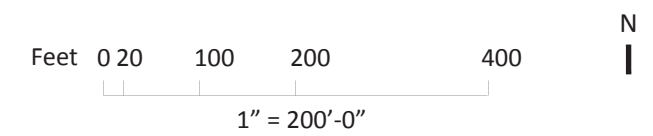
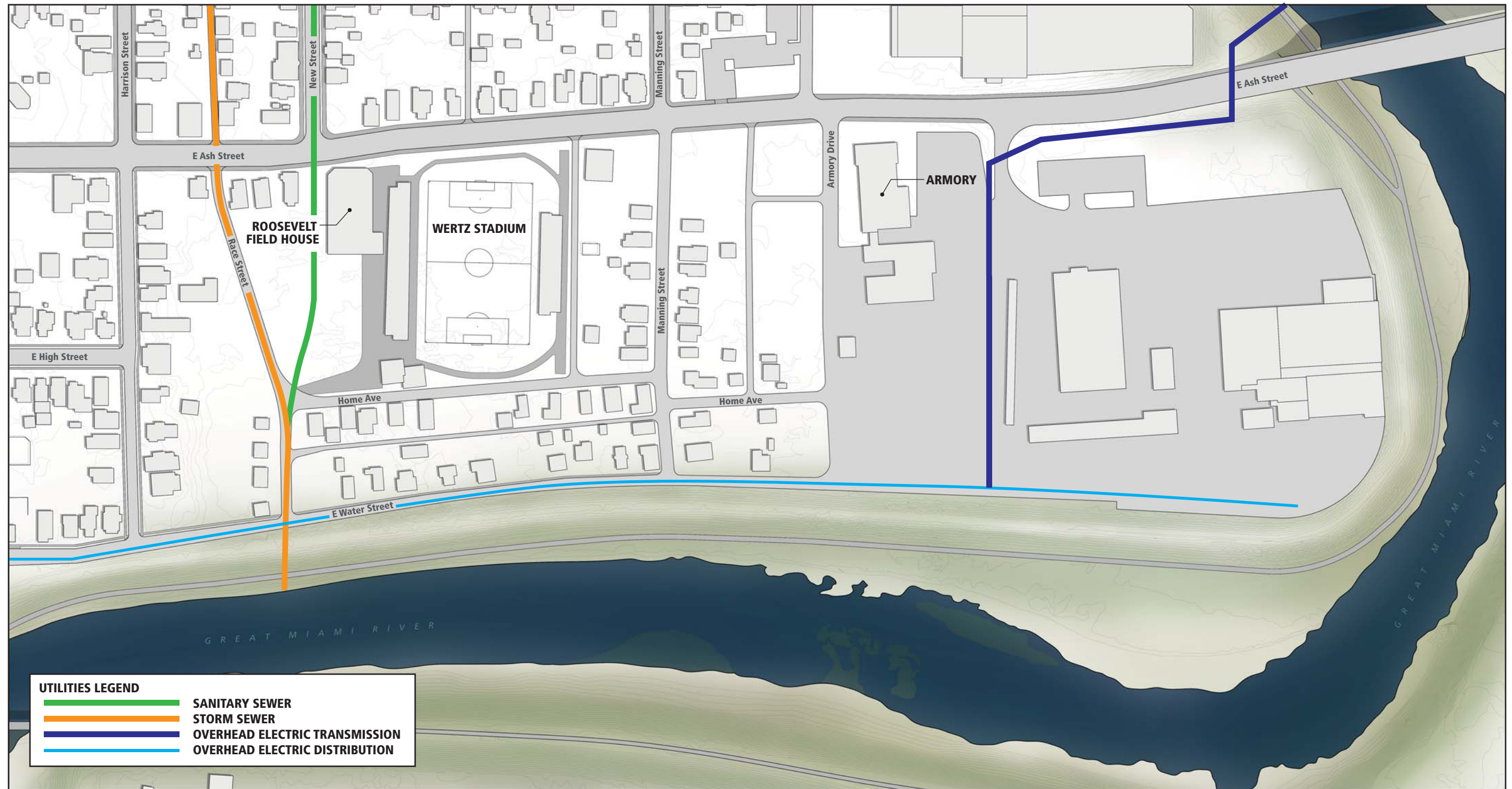
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View from the river to the River Center and trails









Miami County YMCA

The proposed 80,000 sf YMCA provides space for a wide variety of health, wellness, recreation, educational and social activities. The building includes a 14,000 sf main gym, a smaller 5,400 sf gymnastics and children’s gym, a 19,000 sf aquatics center with leisure and lap pools, fitness classrooms, individual strength and aerobics training area, a racquetball court, meeting and classrooms, teen center, senior center, childcare center, and locker rooms for men, women, boys, girls and families.

Ohio National Guard Training Center

The training center contains space for the two National Guard units stationed in Piqua. The approximately 75,000 sf building includes training classrooms, offices, unit storage space, locker rooms, vehicle maintenance, a drill floor, and a commercial kitchen. The drill floor can be outfitted as a gymnasium and the kitchen can be used by the public when supervised by the YMCA.

Piqua City Schools Building

A 20,000 sf Early Childhood Education Center is located on the ground floor of the proposed building. This facility will provide pre-k educational opportunities to the children of Piqua. The school district’s administrative offices will be housed on the second floor.

Medical Office Building

The proposed 2-story 40,000 sf Medical Office Building will house various health care providers in the community. An urgent care facility is planned as one of the critical components. The facility will be privately developed.

Combined Vehicle Maintenance

The Combined Vehicle Maintenance Facility will house maintenance operations for the Piqua City Schools, City of Piqua and the Ohio National Guard. Included in the maintenance facility are vehicle repair bays, workshop space, parts and tool storage, offices, and employee locker and break rooms.

Piqua City Arts Council

The program outlines the needs for the Piqua City Arts Council and assists them with future planning for improving their physical space. Spaces include exhibit and gathering space, offices, program space for arts production, and support spaces. The total building area requirement is 12,500 sf.

Senior Housing

The proposed 2-story 40,000 sf building will accommodate senior housing, or a similar project, with associated amenities on campus. The building will be of an architectural type and scale that is complementary of the campus. The facility will be developed by a private entity.



Development of the Piqua Community Center Campus will take many years. This plan is intended to be a guide for that development, ensuring that the completed campus is a unified whole. However, goals may shift and specific needs may arise during the development period; the plan will need to adapt and accommodate those goals and needs.

The study attempts to provide a plan that is financially attainable and to set aspirational goals for the partners. It is hoped that the vision identified in the campus plan will assist the partners in their financial planning and fundraising efforts.

The Medical Office Building may be the first substantial element of the plan to be undertaken. Its location on Ash Street facilitates its construction apart from the remainder of the campus. The Medical Office Building could be the springboard for further campus construction.

While the operation of the facilities and grounds will require some level of ongoing collaboration to realize the full benefit of the shared building spaces and campus setting, it is not expected to interfere with the mission of any of the partner organizations involved. Below are some recommendations on how to proceed through the design and implementation phases of the campus development.

Establish an Implementation Working Committee

Building on organizational relationships, the project partners should establish a working committee to manage the development process. This committee should include the five original partners, Cornerstone Medical, and any other significant contributor. The working committee should establish a standing meeting schedule, communication process, and a development timeline. The committee may elect to designate a director to lead the effort.

Master Developer

Designate a master developer for the campus. Implementation of the campus is a complex undertaking and includes multiple elements including land acquisition, property assignment, cross easement development, utility improvements, sharing agreements for parking, access drives, etc. The master developer will need to coordinate time-lines for this development over several years. This seems most likely to be the responsibility of the City of Piqua, but a private developer could be enlisted to undertake the responsibilities.

Land Acquisition/Property Divestment

Fortunately, most of the property within the campus plan is owned by one of the partners. However, much of the property does not align directly with the plan; some re-establishment of property boundaries will need to be undertaken. In addition, there still are remaining private parcels ranging from individual homes to the large Decker property. Property acquisition needs to be sensitively handled with the current

owners. Likewise, defining a strategy for how best to divest of existing property assets will need to be integral to the coordinated efforts that will be required to implement the Campus Plan.

Implementation Schedule

Each of the partners will have a unique time frame for developing their element of the project. A comprehensive campus development schedule which incorporates each partner's individual development timeline should be established. This master schedule will ensure that development happens in a coordinated way, so that elements requiring specific coordination between the partners and with required infrastructure is in place.

Project Funding

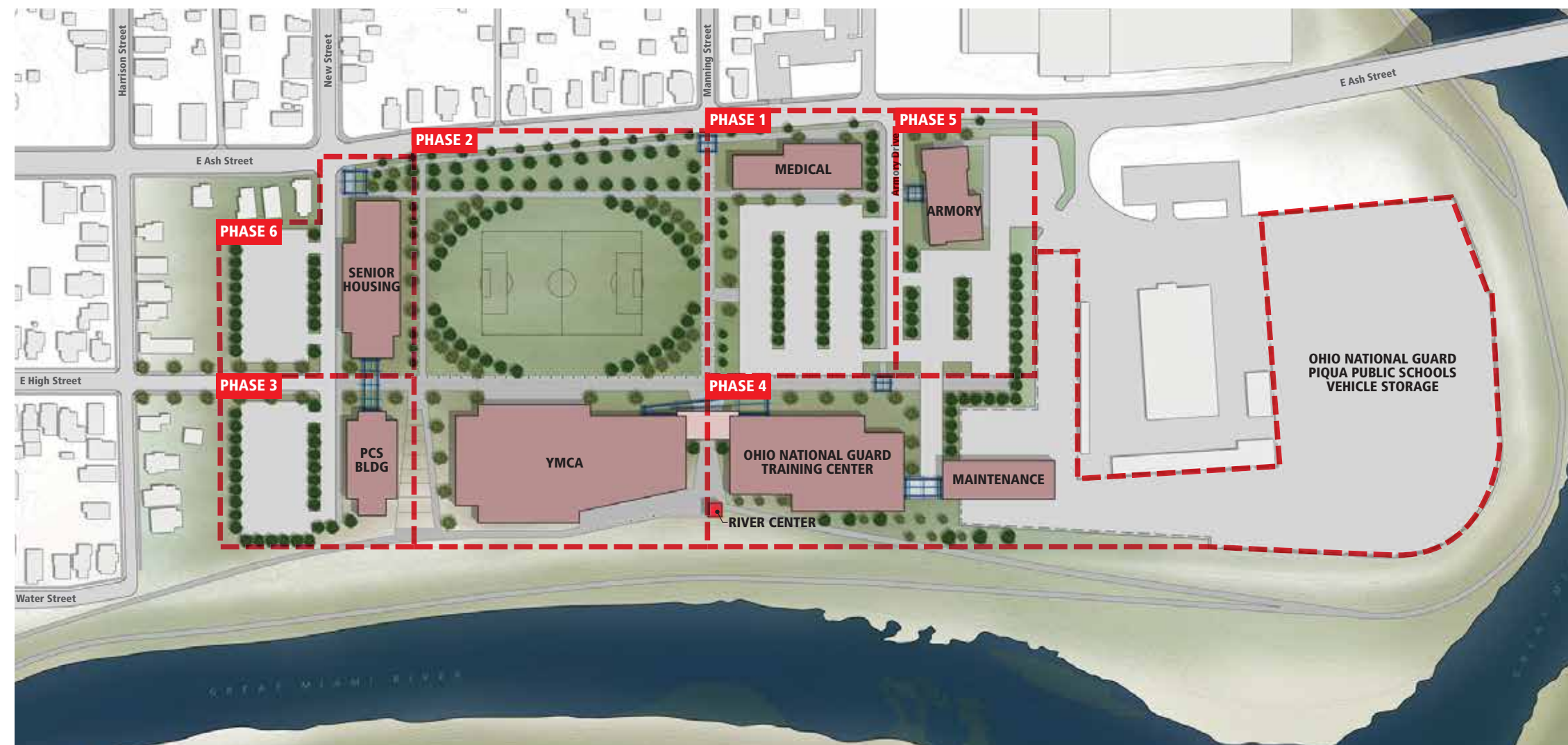
The most difficult part of any development is financing. Each partner has a particular process for raising and appropriating development funds, and this process - along with the partner's goals and expectations for implementation of their plan element - should be clearly communicated to other partners. Communicating fundraising processes, time-lines and financing goals amongst all partners contributes to an effective development process.

Establishing Project Costs and Budget

At this time, it is difficult to assign accurate implementation costs. Implementing the plan includes a wide array of development costs—land acquisition, building construction cost, utility and infrastructure improvements, site and landscape enhancements etc.—and establishing realistic budgets for these various efforts will require greater project definition. Present market conditions result in commercial building construction costs ranging from appropriately \$250 to \$350 per square foot. Actual costs can vary widely depending on building type, materials and finishes.

Concept Design Phase

The next phase in the design process of the Community Center Campus Plan is the Concept Design Phase. In this phase, individual plan elements will be studied in greater detail. Building programs will be reviewed and refined; building design will move from simple block diagrams to more accurate building plans; site development will be more precisely defined; material preferences will be identified and a basis for design standards established; utility and infrastructure requirements will be detailed; and land acquisition and required property transfers can be defined and the related costs for each of the aforementioned items preliminarily scoped.



MIAMI COUNTY YMCA

Program Space	Square Footage	Remarks
Gymnastics and Children's Gymnasium	5,400	
Gymnasium	5,000	accommodates classes and gymnastics team, shared with children's programming
Storage	400	
Multi-Use Gymnasium / Field Sports	14,120	
Gymnasium	10,800	Multi purpose space w/ wood floor; 1 regulation high school full basketball court (50'x84'), 2 modified basketball courts, 2 volley ball courts striped for field sports
Storage	320	
Walking/Running Track	3,000	Floor space is calculated at 50% - suspended in gym space
Individual Fitness	5,800	
Cardio area	5,200	Space for various cardio workout machines with A/V equipment, strength training machines and free weights
Stretching / Individual exercise	140	Soft floor area for individual exercise with non mechanical equipment
Fitness Director	100	private office
Personal trainers	120	2 cubicals for personal consultation with clients
Desk	120	Desk for fitness staff and check in. Computer terminals for recording exercise
Storage	120	
Group Exercise	3,000	
Large Fitness Class Studio	1,200	Large studio for up to 40 participants depending on activity. Wood floor
Medium Fitness Class Studio	900	Medium studio for spinning classes, with AV equipment. Wood floor
Small Fitness Studio	700	Small studio for up to 25 participants. Quiet exercise- yoga etc. Wood floor
Storage	200	Storage for fitness equipment -may be connected to multiple rooms
Racquetball Court	800	
1 Court	800	20'x40' wood floor, glass rear wall
Martial Arts	0	shared space with other activities. possible use of ONG training floor
Aquatic Center	19,140	
Competition Pool	3,250	25 yard 8 lane
Competition Pool deck space	2,800	Circulation and space for meet competitors
Leisure Pool	4,950	Zero depth entry, water slide, interactive play features and lap swimming
Leisure Pool deck space	4,200	Circulation and lounge space around leisure pool
Spa	180	8 person capacity
Aquatic Director	100	
Life Guard Room / First Aid	100	Lockers and work desk for life guards
Storage	200	
Pool Mechanical	1,500	
Party Room	360	Capacity for 20 , durable finishes connected to pool deck and outside
Bleacher seating	1,500	150 seats @ 10 s.f. each
Locker Rooms	6,660	
Women's	1,700	Lockers for 160 plus 6 individual showers and one small gang shower
Women's Health Club	850	Upgraded locker room with spa,sauna and steam.
Men's	1,700	Lockers for 160 plus 6 individual showers and one small gang shower
Men's Health Club	850	Upgraded locker room with spa,sauna and steam.
Family	1,400	7 individual changes rooms with showers, and toilets. Common locker space
Janitor	160	
Administration	1,350	
1 Director	140	
3 Staff	300	4 offices @ 100s.f. each
5 workstations	450	10 workstations at 90s.f. each
1 Workroom	140	File storage, copiers, mail etc.
1 Staff Breakroom	160	
1 Storage	160	

Program Space	Square Footage	Remarks
Meeting Rooms	1,000	
Large Meeting	800	to accommodate classes (25 people), includes kitchenette space
Small Meeting	200	Will be used as a conference room for administration, 8 people at 25 sf/person
Public Lobby and Control Desk	2,400	
Lobby space	1,600	Public lounge space
Control Desk	200	20 to 24 foot counter
Concessions	100	Small room for occasional concessions sales
Vending	100	Vending machine space within corridor
Women's restroom	200	
Men's restroom	200	
Senior Center	700	
Senior Room	700	Designated multi-purpose room for senior activities, includes kitchen
Storage	150	
Commons	1,100	Shared space for larger events for seniors and teens.
Teen Center	700	
Teen Room	700	Designated multi-purpose room for teen activities
Storage	100	
Child Watch	1,150	
Child watch room	920	18-20 children, near lobby
Children's restroom	70	Children's sized toilet fixtures, Diaper changing table
Check in lobby and desk	80	Control desk with cubbies for children's belongings
Storage	80	
Childcare	3,750	
1 Nursery room	720	includes infant room and crib room
1 Toddler room	600	
2 Preschool room	1,200	600 sf/each
1 After School Program	600	
1 Kitchenette	160	Children's sized toilet fixtures, Diaper changing table, one shared between nursery and toddler room, one shared between preschool rooms
2 Children's restrooms	130	
1 Check in lobby and desk	140	Control desk with cubbies for children's belongings, separate entrance
1 Storage	200	
Laundry Room	300	
Laundry	300	includes space for washers, dryers, folding and storage
NET AREA TOTAL	66,570	
20% NET TO GROSS AREA/FACTOR	13,314	Mechanical, circulation etc.
TOTAL GROSS AREA	79,884	

EARLY CHILDHOOD EDUCATION CENTER & ADMINISTRATION

Program Space	Square Footage	Remarks
School District Administration		
Administration	800	
Superintendent	180	private office
Assistant Superintendent	140	private office
2 Support	220	open office space including secure file storage
Administrative Conference Room	260	seating for 16
Treasurer	740	
Treasurer	140	private office
Assistant Treasurer	120	private office
Accounts Supervisor	100	private office
2 Payroll Clerk	200	open office work stations
Secure File Storage	180	lockable file storage room
Business Office	120	
Business Manager	120	private office
Support	0	Shared with other offices
Technology	660	
Director	120	private office
2 Network Administrators	200	open office work stations
3 Technical Support	180	3 at 60 sf each
Storage	160	
Curriculum Office	290	
Primary Education	120	private office
Secondary Education	120	private office
Shared Support	50	shared support position
Student Services	690	
Student Services Manager	120	private office
Gifted Student Coordinator	110	private office
3 Psychologists	240	open office work stations @ 80sf each
Support staff	80	open office work station
File Storage	140	quantify file storage
Student Registration	220	
Registration Supervisor	120	private office
Support staff	100	open office work station
Food Service	110	
Food Service Manager	110	private office
Support	0	support provided by receptionist
Reception / Conference	820	
Receptionist	120	lobby reception desk
Building Lobby	240	seating for visitors
Conference Room	460	meeting space for 24
Support Spaces	540	
Employee Break Room	280	seating for 16, kitchenette
Restrooms	260	
NET AREA TOTAL	6,070	
NET TO GROSS AREA / FACTOR	1,518	Mechanical, circulation etc.

Program Space	Square Footage	Remarks
TOTAL GROSS AREA	7,588	
Early Childhood Education		
Academic Core Total	13,200	
Classrooms	11,400	
10 Pre- Kindergarten Classrooms	10,800	Ten classrooms at 1,080sf each
10 Pre- Kindergarten Restrooms	600	Ten at 60sf each
1 Kindergarten Classroom	0	NA
Elementary Classroom	0	NA
Science/ Computer Lab	0	NA
Additional Spaces	1,800	
Teacher Pre Area / Workroom	300	
Individual Restroom	0	NA
Instructional Material Storage	0	NA
Small Group Room	0	NA
Multi-use Studio /ELA	1,500	
Kinesthetic Learning Studio	0	NA
Administrative Spaces	1,240	
Building Services	4,048	
NET AREA TOTAL	18,488	
10% NET TO GROSS AREA/FACTOR	1,849	Mechanical, circulation etc.
TOTAL GROSS AREA	20,337	

COMMUNITY ART SPACE

Program Space	Square Footage	Remarks
Exhibit and Gathering Space	7,200	
Gallery	1,800	
Storage	200	
Pre-function space	600	gathering area outside of of reception space
Reception Space	3,200	seating for up to 200
Stage	1,200	at end of reception room
Stage support area	200	set up and storage space in wings
Piqua Arts Council Office Space Needs	420	
Director	140	private office
Volunteer Program Coordinator	80	open office area
Support	80	open office area
Work room	120	copier, supplies, mail, etc.
Program Spaces	1,960	
Digital design studio	360	
Pottery studio	440	
Photo studio	360	
Artist studios	600	3 @ 200sf each - rental space?
Storage	200	
Support Spaces	860	
Restrooms	400	
Lobby	300	
Building Maintenance	160	
NET PROGRAM AREA	10,440	
20% net to gross	2,088	
TOTAL BUILDING AREA	12,528	

COMBINED VEHICLE MAINTENANCE & STORAGE

Program Space	Square Footage	Remarks
Repair and Maintenance Bays	7,600	
4 Bus Garage Bays	5,760	Typical bay size 24'x60' (One bay shared with ONG)
1 Truck Garage Bay	1,440	Delivery truck bay - 24'x60'
Tool Storage	200	
Parts Storage	200	
Field Maintenance	2,900	
Vehicle Parking	1,500	Trucks and road equipment
Equipment Storage	1,000	Landscape maintenance equip -mowers, spreaders etc.
Maintenance Work Area	400	
Office Space	530	
Maintenance Office	120	
Unisex Restroom	110	
Employee Locker Room	200	
Employee Break Room	100	
Building Program Area	11,030 SF	
20% net to gross area factor	2,206	
Total Building Area	13,236 SF	

Possible reduction /sharing with ONG 1,440 shared maintenance bay with OHG

Vehicle Storage (site area)	Square Footage	Remarks
30 School Buses	23,400	780 SF per bus including access drive aisle
employee and visitor parking	2,400	8 employee and 4 visitor parking spaces
1 Drives & access to garage bays	4,500	

Ohio National Guard Vehicle Parking Requirements

Organizational Vehicle Parking	243,125 sf	within secure enclosure with mandated standoff distances
Private Vehicle Parking	116,235 sf	(387 car equivalent)

OHIO NATIONAL GUARD

1

Project Number : TH0154
Project Title : TH0154
Date: Aug 10, 2016

Functional Space Details - Analysis/ English

171R: ARNG - Readiness Center

	Authorized	Requested	Memo
ARNG - Readiness Center	51,264	51,264	
Readiness Center:	Yes	Yes	
Joint Forces Headquarters:	No	No	
Civil Support Team Ready Building:	No	No	
RAPIDS Office Assigned:	No	No	
Existing Physical Fitness Facility:	No	No	
Detached General Purpose Training Bay:	Yes	Yes	
Detached Controlled Waste Handling:	Yes	Yes	
Detached Unit Unheated Storage:	Yes	Yes	
Detached Flammable Materials Storage:	Yes	Yes	
No. of Firefinder Radar Facilities:	1	0	
No. of Controlled Waste Barrels:	9	5	
No. of Arms Vaults:	3	3	
No. of Fed Reimbursed Admin State Employees:	1	1	
No. of Statewide Media Outlets for JFHQ Media Rm:	0	0	
A. Schedule 1 -- Common Use Areas	22,852	22,852	
1. Assembly Hall	6,300	6,300	
2a. Auditorium	0	0	
2b. Classrooms	6,490	6,490	
0 Library/Classroom (Removed)	0	0	
3. Learning Center	700	700	
0 Distance Learning Center (Removed)	0	0	
0 Indoor Firing Range (Removed)	0	0	
4. MultiPurpose Training Area	1,500	1,500	
0 Training Aid Storage (Removed)	0	0	

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171R: ARNG - Readiness Center

	Authorized	Requested	Memo
5. Kitchen	2,200	2,200	
6. Break / Vending	400	400	
0 Vending Area (Removed)	0	0	
7. Toilets/Shower	2,902	2,902	
a. Toilets	1,782	1,782	
b. Showers	1,120	1,120	
8. Flammable Materials Storage	0	0	
9. Lactation Area	80	80	
10. Family Readiness Office	400	400	
11. RAPIDS Office	0	0	
12. Retention Office	330	330	
0 Audion/Visual Storage (Removed)	0	0	
13. Table/Chair Storage	550	550	
14. Physical Fitness	1,000	1,000	
15. Controlled Waste Handling Facility (CWHF)	0	0	
B. Schedule II -- Unit and Special Space Allowances	28,412	28,412	
1. Administrative Office Space	9,650	9,650	
a. Basic Space	2,800	2,800	
b. Office Allowance	6,850	6,850	
c. Special Administrative Allowances	0	0	
(1) Division Headquarters	0	0	
0 Armored Cavalry Regiment HQ (Removed)	0	0	
(2) Brigade and Division Artillery Headquarters	0	0	
(3) Echelons above Brigade Units	0	0	
(4) Special Operations Groups	0	0	
(5) Battalion Headquarters and Headquarters (HHC or HHD)	0	0	

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171R: ARNG - Readiness Center

	Authorized	Requested	Memo
0 Rear Area Operations Center (RAOC) (Removed)	0	0	
0 Division Support Command (Removed)	0	0	
0 Supply and Transport BN (Division) (Removed)	0	0	
0 Support JFHQ (Separate BDE) (Removed)	0	0	
(6) State Headquarters (ARNG)	0	0	
(7) Troop Command	0	0	
(8) Army Advisors Office	0	0	
(9) Personnel Services Companies/Sections	0	0	
(10) State Headquarters military record archive	0	0	
(11) Training Support Brigade (TSB)	0	0	
0 WMD - CST Mission (Removed)	0	0	
0 CBRN and Explosive Team Facility (Removed)	0	0	
2. Unit Storage Space (Including Arms Vault)	11,200	11,200	
a. Arms Vaults	1,800	1,800	
b. Battalion Headquarters with Organic Subunits (per TOE)	0	0	
c. Supply and Transportation Battalion (Division)	0	0	
d. Support Battalion (Separate Brigade)	0	0	
e. Heated Storage Space	9,400	9,400	
(1) Units with Required Strength >= 55	8,100	8,100	
(2) Units with Required Strength 10 - 55	1,300	1,300	
f. Unheated storage space	0	0	
3. Locker Room Space	7,562	7,562	
a. Basic Space (One per readiness center)	200	200	
b. Space per Authorized Position	7,362	7,362	
4. Special Functions	0	0	
a. JFHQ Joint Operations Center (JOC)	0	0	

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171R: ARNG - Readiness Center

	Authorized	Requested	Memo
b. JFHQ Secure Conference Center	0	0	
c. JFHQ Secure Commo Vehicle Ready Bay	0	0	
d. Public Affairs Detachment	0	0	
e. JFHQ Photographic Studio	0	0	
f. JFHQ Media Room	0	0	
g. Medical Section within a Headquarters Unit	0	0	
h. Physical Exam Space.	0	0	
i. Flight Eye Physical Exam Space	0	0	
j. COMSEC Material Direct Support Activities (CMDSA)	0	0	
k. Information Technology (IT) Support Activities	0	0	
l. General Purpose Training Bay (GPTB)	0	0	
(1) Workbays	0	0	
(2) Office Space	0	0	
m. Air/Army National Guard Weather Flight	0	0	
n. Band	0	0	
5. Firefinder Radar Readiness Bay	0	0	
6. Secure Area	0	0	
7. Civil Support Team Ready Building	0	0	
a. Classrooms/Library	0	0	
b. Training Aid Storage	0	0	
c. Break Room (Area)	0	0	
d. Vending Area	0	0	
e. Toilets/Shower	0	0	
f. Flammable Materials Storage	0	0	
g. Table/Chair Storage	0	0	
h. Physical Fitness	0	0	

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171R: ARNG - Readiness Center

	Authorized	Requested	Memo
i. Ready Bays	0	0	
j. Operations Center	0	0	
k. Admin Space General	0	0	
l. Admin Space Special	0	0	
m. COMSEC	0	0	
n. Storage	0	0	
o. Lockers	0	0	
p. Laundry	0	0	
q. Medical Support/Storage	0	0	
r. Equipment Maintenance	0	0	
s. DECON Room	0	0	
8. Other Special Facilities	0	0	
a.	0	0	
b.	0	0	
c.	0	0	
d.	0	0	
e.	0	0	
Total Net Readiness Center Space	51,264	51,264	
Maintenance and Storage (3% of Total Net Area)	1,538	1,538	
Mechanical/Electrical Room (5% of Total Net Area)	2,564	2,564	
Telecom/IT (1% of Total Net Area)	513	513	
Circulation Allowance (15% or 22% of Total Net Area)	12,294	12,294	
Structural Allowance (10% of Total Net Area)	6,818	6,818	
Total Gross Readiness Center Space	74,991	74,991	
- Other Gross Readiness Center Space	0	0	
Total Readiness Center Space	74,991	74,991	

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171R: ARNG - Readiness Center

	Authorized	Requested	Memo
Detached General Purpose Training Bay (GPTB)	6,282	6,282	
1. Workbays	5,472	5,472	
2. Office Space	810	810	
Total Net GPTB Space	6,282	6,282	
Maintenance and Storage (3% of Total Net Area)	189	189	
Mechanical/Electrical Room (5% of Total Net Area)	315	315	
Telecom/IT (1% of Total Net Area)	63	63	
Office Space Circulation (15% of Office Totals)	133	133	
Workbay Circulation (10% of Workbay Totals)	597	597	
Structural Allowance (10% of Total Net Area)	758	758	
Total Gross GPTB Space	8,337	8,337	
-			
Detached Controlled Waste Handling	300	300	
Structural Allowance (10% of Net Space)	30	30	
Total Gross Controlled Waste Handling Space	330	330	
Detached Unheated Storage Space	12,123	12,123	
Structural Allowance (10% of Net Space)	1,213	1,213	
Total Gross Unheated Storage Space	13,336	13,336	
Detached Flammable Materials Storage	200	200	
Structural Allowance (10% of Net Space)	20	20	
Total Gross Flammable Materials Space	220	220	

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Project Number : TH0154
Project Title : TH0154
Date: Aug 10, 2016

ARNG - Common Supporting Items

	Authorized	Requested	Existing	Memo
ARNG - Common Supporting Items				
Unheated Vehicle Strg Shed Needed:	No	No	0	
Wash Platform Required:	Yes	Yes	0	
Loading Ramp Required:	Yes	Yes	0	
MCOFT Type Simulator Required:	No	No	0	
Rigid Paving for Access Road:	Yes	Yes	0	
Access Road Length (LF)	500	500	0	
No. of Controlled Waste Access Facilities:	1	1	0	
No. of Fuel Trucks/Trlr to be Parked with Fuel:	0	0	0	
No. of Trucks Simultaneously at Loading Dock:	0	0	0	
No. of Turning Pads:	0	0	0	
No. of Refuse Collection/Dumpster Sites:	1	1	0	
No. of Other Access Apron Service Sites:	2	2	0	
No. of Generator Pads	1	1	0	
Fuel Storage and Dispensing Systems (EA)				
A. Total Vehicles Requiring Support	0	0	0	
1. Vehicles Requiring MOGAS (EA)	0	0	0	
2. Vehicles Requiring Diesel Fuel (EA)	0	0	0	
3. Vehicles Requiring AVGAS (EA)	0	0	0	
4. Vehicles Requiring Other Fuel (EA)	0	0	0	
B. Organizational Vehicle Parking				
1. Other Functional Activities				
a. Authorized based on Vehicle Inventory	18,125	18,125	0	
1) Wheeled vhcl and trlr/towed equip (SY)	8,700	8,700	0	
2) Tracked/engr vehicle, and equip > 30 (SY)	9,075	9,075	0	
3) Fuel Truck (SY)	350	350	0	

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Project Number : TH0154
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Date: Aug 10, 2016

ARNG - Common Supporting Items

	Authorized	Requested	Existing	Memo
4) HET vehicle (SY)	0	0	0	
2. Unheated Enclosed Vehicle Storage Shed (SF)	0	0	0	
3. Total Exterior Organizational Vehicle Parking (SY)	18,125	6,162	X 0	
C. Loading Docks				
1. Readiness Center Loading Dock (LS)	No	No	0	
D. Wash Platform (EA)	1	1	0	
E. Military Vehicle Loading Ramp (EA)	1	1	0	
F. Rigid Pavement Other Than Parking (SY)	3,753	3,903	0	
1. Structures and Pads Supporting Operations (SY)	310	460	0	
a. Fuel Truck Containment Area (SY)	0	0	0	
b. Mltry Vhcl Loading Ramp Sprt (SY)	160	160	0	
c. Turn Pads (SY)	0	0	0	
d. Helipads (SY)	0	0	0	
e. Parking Pad for MCOFT Type Simulators (SY)	0	0	0	
f. Generator Pad with Electrical Hookup (SY)	150	150	0	
g. Mobile Kitchen Trailer (MKT) Parking Pad (SY)	0	150	X 0	
2. Service and Access Aprons (SY)	1,665	1,665	0	
a. Military Vehicle Loading Ramp (SY)	250	250	0	
b. Wash Platform Pad (SY)	115	115	0	
c. Wash Platform Access (SY)	250	250	0	
d. Refuse Collection/Dumpster Pad (SY)	150	150	0	
e. Controlled Waste Handling (SY)	150	150	0	
f. Fuel Pump Island (SY)	0	0	0	
g. Fuel Pump Access (SY)	0	0	0	
h. Loading Dock Access (SY)	0	0	0	
i. Firefinder Radar Readiness Bay Access	150	150	0	

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ARNG - Common Supporting Items

	Authorized	Requested	Existing	Memo
j. Other Service Area (SY)	300	300	0	
k. Readiness Center Workbay Access Apron (SY)	0	0	0	
l. Vehicle Storage Shed Apron (SY)	0	0	0	
m. Drill Hall Door Access Apron (SY)	300	300	0	
3. Access Road and Entrance Throat (SY)	1,778	1,778	0	
G. Flexible Pavement (SY)	12,915	12,915	0	
1. Privately owned vehicle (POV) parking (SY)	12,915	12,915	0	
2. Visitor/Customer Parking (SY)	0	0	0	
3. Access Road and Entrance Throat (SY)	0	0	0	
4. Helipad Clearance Area (SY)	0	0	0	
H. Sidewalks (SY)	1,457	1,457	0	
I. Curbs (LF)	1,820	2,284	0	
J. Security Fencing (LF)	1,264	2,314	0	
K. Flagpole(s) (EA)	2	2	0	
L. Exterior Fire Protection (LS)	Yes	Yes	0	
M. Detached Facilities Sign/Static Display (EA)	1	1	0	
N. Outside Security Lighting (LS)	Yes	Yes	0	
O. Utilities (LS)				
1. Gas (LS)	Yes	Yes	0	
2. Electric (LS)	Yes	Yes	0	
3. Chilled/Heated Water Dist System (LS)	No	No	0	
4. Water (LS)	Yes	Yes	0	
5. Waste Water/Sewer (LS)	Yes	Yes	0	
P. Storm Water Drainage (LS)	Yes	Yes	0	
Q. Installed Equipment (EA)	2	2	0	
1. Stand-by Generator (prioritize for top 35% of load)	1	1	0	

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ARNG - Common Supporting Items

	Authorized	Requested	Existing	Memo
2. Refuse Collection Facilities	1	1	0	
3. Other Installed Equipment (LS)	0	0	0	
a.	No	No	0	
b.	No	No	0	
c.	No	No	0	
d.	No	No	0	
e.	No	No	0	
R. Fuel Storage and Dispensing Systems (EA)	0	0	0	
1. 3000 Gallons	0	0	0	
2. 5000 Gallons	0	0	0	
3. 7000 Gallons	0	0	0	
4. 10000 Gallons	0	0	0	
5. 20000 Gallons	0	0	0	
S. AC Tonnage (Total)	250	250	0	
1. AC Tonnage (Readiness Center)	250	250	0	

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Date: Aug 10, 2016

INFO: ARNG - Information Systems Worksheet

Authorized Requested Memo

I ISCE Inputs:

A. Square Footage Tab	95,951	95,951
1 Admin	14,599	14,599
2 Intermediate	703	703
3 Barracks	0	0
4 Warehouse/Storage	42,136	42,136
5 Clinic/Medical	0	0
6 Class Rooms	13,441	13,441
7 Others	25,072	25,072
B. New Services Tab		
1 Single Line Phone	66	66
2 ISDN Sets	66	66
3 Multi-Line Phones	7	7
4 Weatherproof Phones	1	1
5 Explosive Environment Phones	2	2
6 LAN Ports	235	235
7 Wall/Payphone Outlet w/telephone set (additional)	6	6
8 Fiber Optic Outlets (2RJ-45 wDual SC)	0	0
9 SIPRNET	0	0
10 TV Outlets -- All Services	15	15
C. Cabling, Switching, and Building Tab		
1 No. Persons to Use Facility Initially	409	409
2 No. Ducts into Bldg: 2, 4, 6, 9, 12-way	2	2
3 Maximum Occupant Capacity	99	99
4 Proposed Bldg Entry Duct/Sys Lngth - Underground	800	800
5 Type of Building	4	4

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INFO: ARNG - Information Systems Worksheet

Authorized Requested Memo

II ISCE Results:

A. Construction Primary Funded (\$000)	200	200
B. Construction Support Funded (\$000)	29	29
C. ISC Equipment (OPA \$000)	110	110
D. ISCE Proponent (OMNG \$000)	4	4