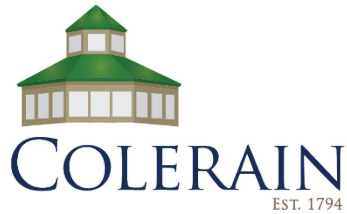


Regular Meeting of the Board of Trustees - April 26

April 26, 2022

- 1. Opening of Meeting**
- 2. Pledge of Allegiance 7:00 PM**
- 3. Meditation (Moment of Silence)**
- 4. Approval of Minutes**
- 5. Presentations**
 - a. Presentation by Chief Denney Introducing and Swearing-In Newly Hired Jesse Prince
 - b. Proclamation - Wasted Food Stops with Us
 - c. Proclamation Recognizing August 26 to August 28, 2022 as Germania Society of Cincinnati Weekend in Colerain Township
- 6. Citizens Address**
- 7. Administrative Reports**
- 8. Trustees' Report**
- 9. New Business**
 - Public Safety**
 - a. Resolution Declaring Nuisance and Ordering Abatement
 - Public Services**
 - a. Resolution For Disposal By Sale Of Equipment And Vehicles Which Are Obsolete, Unfit, Or Unneeded For Public Use
 - Development**
 - Administration**
 - a. Resolution Authorizing the Adoption of Amended Appropriations for the Year 2022
 - b. Resolution Adopting Standard Allowance For Expenditure From American Rescue Plan Act Funds
 - c. Resolution Authorizing Additional Expenditure from American Rescue Plan Act Funds
 - d. Motion to Approve Facility Master Plan
 - e. Motion Authorizing Scope of Services Release for Architectural Services for Fire Station 26 and Station 102
 - f. Motion to Authorize Township Administrator to Enter into an Agreement for Gas Aggregation at a rate below the current Duke Energy Ohio Gas Cost Recovery



Rate at the time of execution for a period not to exceed 24 months

- g. Resolution Modifying Organization Chart and Roster
- h. Motion Authorizing Township Administrator to Execute an Agreement with One Stop Pest Control

10. Old Business

11. Consent Items

- a. New Hire - Seasonal Fire Hydrant Maintenance Worker - Department of Fire & EMS
- b. New Hire – Police Officer – Police Department
- c. New Hire - Police Officer - Police Department
- d. New Hire - Maintenance Worker - Public Services

12. Fiscal Office Report

13. Executive Session – if needed

14. Adjournment

PRESENTATIONS

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

Presentation by Chief Denney Introducing and Swearing-In Newly Hired Jesse Prince

No action is requested of the Board.

Rationale:

Chief Denney will swear-in Police Officer Jesse Prince.

PRESENTATIONS

Department: Administration

Department Director: Geoff Milz, Administrator

Strategic Plan Goal: Strategic Goal #2: Engage the New Economy with Green Initiatives

Proclamation - Wasted Food Stops with Us

Recommend ADOPTION of the Motion.

Rationale:

Hamilton County R3Source requested that Colerain Township participate in Wasted Food Stops with Us Day. The County is planning several events to encourage individuals to prevent food waste. To learn more about the initiative, visit <https://www.wastedfoodstopswithus.org/>

**PROCLAMATION
WASTED FOOD STOPS WITH US DAY
APRIL 27, 2022**

Hamilton

.....County, Ohio

Colerain

Be It Proclaimed *by the Township Trustees of* *Township, that*

WHEREAS, Wasted Food Stops With Us day celebrates the value of food as a resource that should be enjoyed, consumed, shared, and donated to reduce food being landfilled; and

WHEREAS, 40% of the food grown in the United States goes to waste; and

WHEREAS, One in six Hamilton County residents struggle with food insecurity and the average family spends an extra \$1,500 a year on food that is wasted; and

WHEREAS, food waste contributes to the 18% of U.S. methane emissions generated in landfills, and methane is a greenhouse gas up to 34 times more potent than carbon dioxide;

WHEREAS, Colerain Township residents are encouraged to shop their pantry, make a grocery list, store food properly, and enjoy their leftovers; and

WHEREAS, Colerain Township's Wasted Food Stops with Us Day coincides with the International Stop Food Waste Day which is designated as April 27 of every year; and

WHEREAS, Hamilton County R3Source is hosting its own Wasted Food Stops with Us event on April 27, 2022.

Be it Proclaimed that the Colerain Township Board of Trustees does hereby recognize April 27, 2022 as Wasted Food Stops with Us Day in Colerain Township.

Adopted the 26th day of April 2022

Attest
Fiscal Officer

.....

Township Trustees

PRESENTATIONS

Department: Administration

Department

Director:

Strategic Plan

Goal:

Proclamation Recognizing August 26 to August 28, 2022 as Germania Society of Cincinnati Weekend in Colerain Township

Rationale:

**PROCLAMATION RECOGNIZING AUGUST 26 to AUGUST 28, 2022
AS
GERMANIA SOCIETY OF CINCINNATI WEEKEND
IN COLERAIN TOWNSHIP**

Hamilton

.....County, Ohio

Colerain

Be It Proclaimed *by the Township Trustees ofTownship, that*

WHEREAS, the community of Colerain Township represents a strong German ancestry and takes great pride in being part of the many organizations, clubs and groups that promote German heritage; and

WHEREAS, one such group, the Germania Society of Cincinnati, founded in 1964, held the Cincinnati area's original Oktoberfest at Harvest Home Park in 1971; and

WHEREAS, the Germania Society later purchased the property at 3529 West Kemper Road in Colerain Township. The Germania Society of Cincinnati will proudly hold its 50th Oktoberfest after a two-year pandemic delay; and

WHEREAS, we recognize that the Germania Society continues to make significant contributions to Colerain Township and its residents. We are happy to congratulate them on their 50th Oktoberfest celebration.

Be it Proclaimed that the Colerain Township Board of Trustees does hereby recognize August 26 through August 28, 2022 as Germania Society Weekend in Colerain Township.

Adopted the 26th day of April 2022

Attest
Fiscal Officer

.....
.....

Township Trustees

PUBLIC SAFETY

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan Goal: Strategic Goal #2: Engage the New Economy with Green Initiatives

Resolution Declaring Nuisance and Ordering Abatement

Recommend ADOPTION of the Resolution.

Rationale:

This resolution allows for the removal of uncontrolled vegetation and/or refuse at the following properties:

8755 Colerain Ave.	510-0093-0185-00
9755 Colerain Ave.	510-0103-0089-00
10164 Colerain Ave.	510-0114-0104-00
11929 Hamilton Ave.	510-0011-0479-00
9871 Marino Dr.	510-0041-0035-00
10147 Windswept Ln.	510-0042-0056-00
3628-3650 Springdale	510-0103-0262-00

All properties that are abated by the Township will have their property taxes assessed in order to reimburse the Township for the abatement services. This resolution and the Township's abatement process comport with the Ohio Revised Code for nuisance violations.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 26th day of April 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Matthew Wahlert, Cathy Ulrich, Dan Unger

Mr. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT

WHEREAS Uncontrolled vegetation and/or refuse and debris were reported at the properties listed below:

<u>Address</u>	<u>Book-Page-Parcel No.</u>
8755 Colerain	510-0093-0185-00
9755 Colerain	510-0103-0089-00
10164 Colerain	510-0114-0104-00
11929 Hamilton	510-0011-0479-00
9871 Marino	510-0041-0035-00
3628-3650 Springdale	510-0103-0262-00
10147 Windswept	510-0042-0056-00

WHEREAS Ohio Revised Code Section 505.87 provides that, at least seven days prior to providing for the abatement, control, or removal of any vegetation, garbage, refuse, or debris, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

WHEREAS Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

WHEREAS In accordance with Ohio Revised Code Section 505.87, the Township Trustees have the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills; therefore

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That this Board specifically finds and hereby determines that the uncontrolled growth of vegetation and/or the refuse and debris on each of the said properties listed above constitute a nuisance within the meaning of Ohio Revised Code Section 505.87, and the Board directs that notice of this action be given to owners of the said property and lienholders in the manner required by Ohio Revised Code Section 505.87;

2. That this Board hereby orders the owners of said property to remove and abate the nuisances within seven days after notice of this order is given to the owners and lienholders of record, and within four days after notice of this order is given to the owners and lienholders of record for properties previously determined to be a nuisance. If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lienholders of record within four or seven days after notice is given, the Zoning Inspector shall cause the nuisances to be removed, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 505.87;

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

5. That this Resolution shall be effective at the earliest date allowed by law.

Mr. seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mr. Wahlert_____, Mrs. Ulrich_____, Mr. Unger_____

ADOPTED this 26th day of April 2022.

BOARD OF TRUSTEES:

Matthew Wahlert, Trustee

Cathy Ulrich, Trustee

Dan Unger, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer

this 26th day of April 2022.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SERVICES

Department: Public Services

Department Director: Jeff Weckbach, Assistant Township Administrator

Strategic Plan Goal: Strategic Goal #6: Continuously Improve the Operations of the Township

Resolution For Disposal By Sale Of Equipment And Vehicles Which Are Obsolete, Unfit, Or Unneeded For Public Use

Recommend ADOPTION of the Resolution.

Rationale:

The two mowers listed below are currently beyond their useful life and have been replaced with new mowers in 2022.

2011 Scag / M7 - B5600584
2011 Exmark / M2 - 948423

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio,
met in regular session at _____ p.m., on the ____ day of _____, 2022, at the Colerain
Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the
following members present:

Cathy Ulrich, Dan Unger, Matthew Wahlert

Trustee _____ introduced the following resolution and moved its
adoption:

RESOLUTION NO. _____

**RESOLUTION FOR DISPOSAL BY SALE OF EQUIPMENT AND VEHICLES WHICH
ARE OBSOLETE, UNFIT, OR UNNEEDED FOR PUBLIC USE
(O.R.C. Sec 505.10)**

WHEREAS, Ohio Revised Code Sec. 505.10 authorizes the Board of Trustees to dispose of
personal property, including motor vehicles, road machinery, equipment, and tools, which the
Board finds by resolution are not needed for public use, or are obsolete, or are unfit; and

WHEREAS, Ohio Revised Code Sec. 505.10 (A)(2)(a) authorizes the Board of Trustees to sell
by private sale, without advertisement or public notification, if the property to be sold is, in the
opinion of the Board, \$2,500.00 or less.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township,
Hamilton County, Ohio, as follows:

1. The Board of Trustees finds that, in the opinion of the Board, the following equipment is not
needed for public use, or are obsolete, or are unfit, and that, in the opinion of the Board, each
vehicle has a fair market value of \$2,500.00 or less:

2011 Scag / M7 - B5600584
2011 Exmark / M2 – 948423

2. Pursuant to O.R.C. Sec. 505.10 (A)(1), the Board directs that the method of public sale of the
equipment listed above shall be by auction conducted by the GovDeals, and, accordingly, that
said equipment be delivered to that company, and that the sale occur after the notice and
publication requirements of O.R.C. Sec. 505.10 (A)(1) are met; and

3. That it is hereby found and determined that all formal actions of this Board concerning and
relating to the passage of this Resolution were taken in an open meeting of this Board, and that
all deliberations of this Board and any of its committees that resulted in such formal action were
taken in meetings open to the public, in compliance with all legal requirements including
§121.22 of the Ohio Revised Code; and

4. That this Resolution shall be effective at the earliest date allowed by law; and

5. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this _____ day of _____, 2022.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this _____ day of _____, 2022.

Jeff Baker
Colerain Township Fiscal Officer

Memo



To: Jeff Weckbach, Assistant Administrator
From: Mike Adler, Fleet Manager
Date: April 15, 2022
Re: Proposal – Disposal of Township Vehicles and or Equipment

This is a proposal and recommendation to dispose of the following township vehicles and or equipment using Govdeals auction website.

The following vehicles and or equipment have been taken out of service for either mechanical or other issues that would not allow the vehicles and or equipment to operate in a safe manner to do township business.

Following equipment are from the Parks Department

2011 Scag / M7 - B5600584
2011 Exmark / M2 - 948423

Should you have any questions regarding this matter please do not hesitate to contact me.

ADMINISTRATION

Department: Administration

Department Director: Jeff McElravy, Finance Director

Strategic Plan Goal: Strategic Goal #4: Manage the Township's Finances Responsibly While Improving Financial Policies and Processes

Resolution Authorizing the Adoption of Amended Appropriations for the Year 2022

Recommend ADOPTION of the Resolution.

Rationale:

In 2021, the Board of Trustees created several new funds, including Fund 2402- CDBG Sidewalk Maintenance Fund and Fund 2905- TIF-Northridge. This is the first year that those funds are receiving revenue.

The county auditor charges the Township a fee to collect and distribute property tax and payments in lieu of tax. The fees for these funds were not included in the 2022 Strategic Plan and Budget since there was insufficient information to estimate what those charges may be.

As a point of reference, the county auditor charged the Township \$157,589.92 to collect and remit the first half property tax settlement of \$11,589,151.67.

This Resolution amends appropriations to address those expenses for the first and second half property tax collections. It increases appropriations in Fund 2402 to \$1,700.00 and Fund 2905 to \$20.00.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at ____ p.m., on the ____ day of April 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Ulrich, Mr. Daniel Unger, Mr. Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. ____ - 22

**RESOLUTION AUTHORIZING THE ADOPTION OF AMENDED APPROPRIATIONS
FOR THE YEAR 2022**

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, does hereby agree to:

Section 1: Authorize the Colerain Township Fiscal Officer to prepare and submit a schedule of amended appropriations for the year ending December 31, 2022, to the Hamilton County Budget Commission, as follows:

FUND	FUND NAME	2022 PERMANENT APPROPRIATIONS
1000	General Fund	4,956,307.94
2011	Motor Vehicle License Tax	100,850.00
2021	Gasoline Tax	978,892.92
2031	Road and Bridge	1,694,690.78
2081	Police District	10,708,651.66
2111	Fire District	14,246,806.36
2181	Zoning	516,112.67
2231	Permissive Motor Vehicle License Tax	807,682.70
2261	Law Enforcement Trust	250,649.09
2271	Enforcement and Education	2,000.00
2274	American Rescue Plan	-
2281	Ambulance And Emergency Medical Services	1,488,350.60
2401	Special Assessment - Lighting Districts	161,504.50
2402	CDBG Sidewalk Maintenance Fund	1,700.00
2901	TIF - Kroger	243,125.00
2902	Recycling Incentive	56,981.38
2903	TIF - Colerain Towne Center	284,458.90
2904	TIF - Duke	150,000.00
2905	TIF- Northridge	20.00
2906	Sidewalk Waiver	250,000.00
2908	CDBG Com Dev Block Grant	233,334.83
2911	Parks & Services	1,312,702.04
2912	Community Center	223,841.12
4409	OPWC-Breezyway	64,699.66
6001	Self-Insurance Fund	2,323,677.00

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this _____ day of April 2022.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Daniel Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of April 2022. I hereby certify that funds are available and have been lawfully appropriated, authorized or directed for the purposes identified in the attached resolution, and are in the treasury or in the process of collection to the credit of the appropriate fund, free from any previous encumbrance.

Jeff Baker,
Colerain Township Fiscal Officer

ADMINISTRATION

Department: Administration

Department Director: Jeff McElravy, Finance Director

Strategic Plan Goal: Strategic Goal #4: Manage the Township's Finances Responsibly While Improving Financial Policies and Processes

Resolution Adopting Standard Allowance For Expenditure From American Rescue Plan Act Funds

Recommend ADOPTION of the Resolution.

Rationale:

There are two resolutions that are required to be adopted by the Board of Trustees prior to April 30, 2022 in order for the Township to receive and spend the \$7,496,967 in American Rescue Plan Act funding. This resolution adopts the standard allowance of \$10 million or less for revenue replacement for general services, per the final rules adopted by the United States Treasury.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in a regular session at 7:00 p.m., on the 26th day of April, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio, 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-22

RESOLUTION ADOPTING STANDARD ALLOWANCE FOR EXPENDITURE FROM AMERICAN RESCUE PLAN ACT FUNDS

WHEREAS, the Board of Trustees has or will be receiving a distribution of monies (the “ARPA Funds”) from the American Rescue Plan Act of 2021 (“ARPA” or the “Act”); and;

WHEREAS, Congress passed the Act effective March 11, 2021; and

WHEREAS, Section 603 created the Coronavirus Local Fiscal Recovery Fund which, among other things, appropriated money to cities, nonentitlement units of local government, townships, and counties to mitigate the fiscal effects stemming from the public health emergency with respect to the Coronavirus Disease (Covid-19); and

WHEREAS, Section 603(c) generally provides that:

(1) USE OF FUNDS. Subject to paragraph (2), and except as provided in paragraphs (3) and (4), a metropolitan city, nonentitlement unit of local government, or county shall only use the funds provided under a payment made under this section to cover costs incurred by the metropolitan city, nonentitlement unit of local government, or county, by December 31, 2024-

(A) to respond to the public health emergency with respect to the Coronavirus Disease 2019 (COVID–19) or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;

(B) to respond to workers performing essential work during the COVID–19 public health emergency by providing premium pay to eligible workers of the metropolitan city, nonentitlement unit of local government, or county that are performing such essential work, or by providing grants to eligible employers that have eligible workers who perform essential work;

(C) for the provision of government services to the extent of the reduction in revenue of such metropolitan city, nonentitlement unit of local government, or

county due to the COVID–19 public health emergency relative to revenues collected in the most recent full fiscal year of the metropolitan city, nonentitlement unit of local government, or county prior to the emergency; or

(D) to make necessary investments in water, sewer, or broadband infrastructure; and

WHEREAS, Department of Treasury Final Rule, published on January 6, 2022, and effective April 1, 2022, provides in part that:

Treasury presumes that up to \$10 million in revenue has been lost due to the public health emergency and recipients are permitted to use that amount (not to exceed the award amount) to fund “government services.” [The “standard allowance”]; and

WHEREAS, the Rule further observes that:

The standard allowance provides an estimate of revenue loss that is based on an extensive analysis of average revenue loss across states and localities, and offers a simple, convenient way to determine revenue loss particularly for Coronavirus State and Local Fiscal Recovery Fund’s smallest recipients. This change is intended to promote administrative efficiency and simplify revenue loss calculation for smaller recipients; and

WHEREAS, the Rule further clarifies that recipients can use:

SLFRF funds on government services up to the revenue loss amount, whether that be the standard allowance amount or the amount calculated using the [Final Rule four-step process]. Government services generally include any service traditionally provided by a government, unless treasury has stated otherwise; and

WHEREAS, some common examples of “government services” expressly recognized by Treasury are as follows:

- Road building and maintenance, and other infrastructure
- Health services
- General government administration, staff, and administrative facilities
- Environmental remediation
- Provision of police, fire, and other public safety services (including purchase of fire trucks and police vehicles)
- Maintenance or pay-go funded building infrastructure
- Modernization of cybersecurity, including hardware, software, and protection of critical infrastructure

WHEREAS, “Government services is [deemed by Treasury] the most flexible eligible use category under the SLFRF program, and funds are subject to streamlined reporting and compliance

requirements;” and

WHEREAS, funds utilized pursuant to the standard revenue loss allowance continue to have certain restrictions, including:

- Deposit into pension funds
- Satisfaction of settlements or judgments
- Contributions to financial reserves or “rainy day” funds

WHEREAS, the Board of Trustees, has identified a project which, in the judgment of the Board of Trustees, qualifies as a permitted use of the ARPA Funds, in direct support of governmental services, which consists of the following:

- Road building and maintenance, and other infrastructure
- Health services
- General government administration, staff, and administrative facilities
- Environmental remediation
- Provision of police, fire, and other public safety services (including purchase of fire trucks and police vehicles)
- Maintenance or pay-go funded building infrastructure
- Modernization of cybersecurity, including hardware, software, and protection of critical infrastructure

(the “Project”).

BE IT FURTHER RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

Section 1. The Township elects to use the standard allowance and its presumption of revenue loss due to the public health emergency and to use the amount authorized herein to fund government services.

Section 2. The Project is hereby authorized and shall be paid for from the ARPA Funds in the amount of/an amount not to exceed: \$7,496,967.00.

Section 3. The Project described herein serves the objectives of the Act by providing services traditionally provided by a government, namely:

- Police protection
- Fire and emergency medical services
- Road repair, maintenance and other transportation and safety services

- Public infrastructure support
- General government administration and administrative facilities
- Land use regulations and enforcement
- Parks and recreational facilities and programs

Section 4. Accordingly, the Project is in the best interests of the Township and is deemed a priority for the community.

Section 5. No obligations paid under the authority of this Resolution were incurred prior to March 3, 2021.

Section 6. It is hereby found and determined that all formal actions of this Board of Trustees concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

Section 7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and.

Section 8. That this Resolution is hereby declared to be an emergency necessary for the immediate preservation of the public peace, health, safety, and welfare of the citizens of Colerain Township, Ohio. Immediate execution of proper procedures is required to ensure the Township obtain and expend federal ARPA funds. That this Resolution shall be in full force and effect from and after the first date provided by law.

Section 9. That this Resolution shall be effective at the earliest date allowed by law.

Mr./ Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this 26th day of April, 2022.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:



Scott Sollmann (0081467)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Assistant Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 26th day of April, 2022.

Jeff Baker
Colerain Township Fiscal Officer

ADMINISTRATION

Department: Administration

Department Director: Jeff McElravy, Finance Director

Strategic Plan Goal: Strategic Goal #4: Manage the Township's Finances Responsibly While Improving Financial Policies and Processes

Resolution Authorizing Additional Expenditure from American Rescue Plan Act Funds

Recommend ADOPTION of the Resolution.

Rationale:

This is the second resolution required to be adopted by the Board of Trustees before April 30, 2022 related to the American Rescue Plans Act funding that the Township is set to receive.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in a regular session at 7:00 p.m., on the 26th day of April, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio, 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____-22

RESOLUTION AUTHORIZING ADDITIONAL EXPENDITURE FROM AMERICAN RESCUE PLAN ACT FUNDS

WHEREAS, the Board of Trustees has or will be receiving a distribution of monies (the “ARPA Funds”) from the American Rescue Plan Act of 2021 (“ARPA” or the “Act”); and;

WHEREAS, Congress passed the Act effective March 11, 2021; and

WHEREAS, Section 603 created the Coronavirus Local Fiscal Recovery Fund which, among other things, appropriated money to cities, nonentitlement units of local government, townships, and counties to mitigate the fiscal effects stemming from the public health emergency with respect to the Coronavirus Disease (Covid-19); and

WHEREAS, Section 603(c) generally provides that:

(1) USE OF FUNDS. Subject to paragraph (2), and except as provided in paragraphs (3) and (4), a metropolitan city, nonentitlement unit of local government, or county shall only use the funds provided under a payment made under this section to cover costs incurred by the metropolitan city, nonentitlement unit of local government, or county, by December 31, 2024-

(A) to respond to the public health emergency with respect to the Coronavirus Disease 2019 (COVID–19) or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality;

(B) to respond to workers performing essential work during the COVID–19 public health emergency by providing premium pay to eligible workers of the metropolitan city, nonentitlement unit of local government, or county that are performing such essential work, or by providing grants to eligible employers that have eligible workers who perform essential work;

(C) for the provision of government services to the extent of the reduction in revenue of such metropolitan city, nonentitlement unit of local government, or county due to the COVID–19 public health emergency relative to revenues

collected in the most recent full fiscal year of the metropolitan city, nonentitlement unit of local government, or county prior to the emergency; or

(D) to make necessary investments in water, sewer, or broadband infrastructure; and

WHEREAS, Department of Treasury Final Rule, published on January 6, 2022, and effective April 1, 2022, provides in part that:

Treasury presumes that up to \$10 million in revenue has been lost due to the public health emergency and recipients are permitted to use that amount (not to exceed the award amount) to fund “government services.” [The “standard allowance”]; and

WHEREAS, the Rule further observes that:

The standard allowance provides an estimate of revenue loss that is based on an extensive analysis of average revenue loss across states and localities, and offers a simple, convenient way to determine revenue loss particularly for Coronavirus State and Local Fiscal Recovery Fund’s smallest recipients. This change is intended to promote administrative efficiency and simplify revenue loss calculation for smaller recipients; and

WHEREAS, the Rule further clarifies that recipients can use:

SLFRF funds on government services up to the revenue loss amount, whether that be the standard allowance amount or the amount calculated using the [Final Rule four-step process]. Government services generally include any service traditionally provided by a government, unless treasury has stated otherwise; and

WHEREAS, some common examples of “government services” expressly recognized by Treasury are as follows:

- Road building and maintenance, and other infrastructure
- Health services
- General government administration, staff, and administrative facilities
- Environmental remediation
- Provision of police, fire, and other public safety services (including purchase of fire trucks and police vehicles)
- Maintenance or pay-go funded building infrastructure
- Modernization of cybersecurity, including hardware, software, and protection of critical infrastructure

WHEREAS, “Government services is [deemed by Treasury] the most flexible eligible use category under the SLFRF program, and funds are subject to streamlined reporting and compliance requirements;” and

WHEREAS, funds utilized pursuant to the standard revenue loss allowance continue to

have certain restrictions, including:

- Deposit into pension funds
- Satisfaction of settlements or judgments
- Contributions to financial reserves or “rainy day” funds

WHEREAS, the Board of Trustees, has identified a project which, in the judgment of the Board of Trustees, qualifies as a permitted use of the ARPA Funds, in direct support of governmental services, which consists of the following:

- Road building and maintenance, and other infrastructure
- Health services
- General government administration, staff, and administrative facilities
- Environmental remediation
- Provision of police, fire, and other public safety services (including purchase of fire trucks and police vehicles)
- Maintenance or pay-go funded building infrastructure
- Modernization of cybersecurity, including hardware, software, and protection of critical infrastructure

(the “Project”).

BE IT FURTHER RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

Section 1. The Township elected to use the standard allowance by way of Resolution _____ and its presumption of revenue loss due to the public health emergency and to use the amount authorized herein to fund government services.

Section 2. The Project is hereby authorized and shall be paid for from the ARPA Funds in the amount of/an amount not to exceed: \$7,496,967.00.

Section 3. The Project described herein serves the objectives of the Act by providing services traditionally provided by a government, namely:

- Police protection
- Fire and emergency medical services
- Road repair, maintenance and other transportation and safety services
- Public infrastructure support
- General government administration and administrative facilities
- Land use regulations and enforcement
- Parks and recreational facilities and programs

Section 4. Accordingly, the Project is in the best interests of the Township and is deemed

a priority for the community.

Section 5. No obligations paid under the authority of this Resolution were incurred prior to March 3, 2021.

Section 6. It is hereby found and determined that all formal actions of this Board of Trustees concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

Section 7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and.

Section 8. That this Resolution is hereby declared to be an emergency necessary for the immediate preservation of the public peace, health, safety, and welfare of the citizens of Colerain Township, Ohio. Immediate execution of proper procedures is required to ensure the Township obtain and expend federal ARPA funds. That this Resolution shall be in full force and effect from and after the first date provided by law.

Section 9. That this Resolution shall be effective at the earliest date allowed by law.

Mr./ Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this 26th day of April, 2022.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:



Scott Sollmann (0081467)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Assistant Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 26th day of April, 2022.

Jeff Baker
Colerain Township Fiscal Officer

ADMINISTRATION

Department: Administration

Department Director: Jeff Weckbach, Assistant Township Administrator

Strategic Plan Goal: Strategic Goal #6: Continuously Improve the Operations of the Township

Motion to Approve Facility Master Plan

Recommend ADOPTION of the Motion.

Rationale:

The Facility Master Plan was presented at the April 12, 2022 Board of Trustee Meeting. Attached is a full copy of the Master Plan, which outlines key short term and long term improvements to our existing facilities and parks. This project outlines strategies to more efficiently and effectively address space needs and use for the next 20-30 years. Elements of this plan will be brought forward for action in future Trustee meetings and budgets.

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DESIGN

MKSK

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FACILITIES MASTER PLAN

COLERAIN TOWNSHIP

Fire | Police | Public Services | Admin

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EXECUTIVE SUMMARY

The purpose of this project was to analyze existing properties and facilities to efficiently and effectively address space needs for the next 20-30 years. This plan considers space reallocation, potential divestiture of properties, rental market opportunities, and provides a comprehensive plan for executing those recommendations. Plan options give flexibility to adapt to future needs looking out at least 15 years. This study provides an assessment of space needs, concept plans, cost estimates, and project phasing. This study was conducted in a transparent manner and involved staff from each department.

This master plan also assesses and evaluates Colerain Township’s existing park amenities. The park analysis focuses on existing and assets and potential opportunities for expansion of recreational activities. Community input was gathered during the analysis.

FACILITY MASTER PLAN GOALS AND OBJECTIVES

The overall goal of the project was to fully assess the existing facility configuration, space, and needs of all of the Township’s departments. This study was executed with the following high-level priorities and goals:

- Green and other energy alternatives and design;
- Better use of existing space, including underutilized areas of parkland, parking lots, vacant lots, and other structures;
- Safety and security of vehicles;
- Upgrades of buildings to meet new code requirements;
- Continuity of operation planning for safety service expansion, consolidation, renovation, or demolition; and
- Involvement of key stakeholders and staff members in all phases of the project.

RECOMMENDATIONS

Colerain Township currently has (5) five separate departments operating in (10) ten different buildings. The Township also has (10) ten parks, 4.7 acres of historical cemeteries, and 16.5 acres of vacant land. Each of these assets have been reviewed and evaluated throughout this report. Recommendations follow the review and assessments of the various aspects of the covered scope. Additionally, each section includes a color coded matrix with evaluation criteria to easily and clearly illustrate areas requiring the most attention.

Fire Department:

After review and analysis of each of the facilities, priority should be given to Fire Station 26 and Fire Station 102. These facilities are inadequate in physical condition and facility design based on the National Fire Protection Agency and national fire

station design standards. These facilities are recommended for replacement. Additionally, Fire Station 25 is also inadequate for meeting fire station standards, however, the systems have capacity left in their useful life span. Fire Station 25 is recommended to be addressed after Fire Stations the priority of 26 and 102.

Police / Public Safety:

For the government campus on Springdale Road, the highest priority is resolving the lack of space for the police department. Based on their space needs analysis, the department is currently functioning in an area approximately two-thirds the required size. After review of all the departments and assets on the government campus, it was clear the police department must be the first to be resolved. Additionally, the strategies for the other departments are directly dependent on the approach for the police department. Careful consideration was given to the evaluation factors for all departments on main campus, which are found in the color coded matrix. Based on the provided factors and long term resiliency, it is recommended for the police department and fire headquarters to be relocated to the existing community center to create a new Joint Public-Safety facility. The Joint Public-Safety facility will provide opportunities for consolidation while improving operational efficiencies for both departments.

Facility Liquidation / Revenue Generation:

The township has two facilities with potential to be re-purposed or liquidated for revenue generation—the Impound Lot on Springdale Road and the Fire Training Center on Colerain Avenue. A Joint Public-Safety facility enables relocation of the current Impound Lot to the main government campus site on Springdale Road. With ample available land area, the site offers visibility screening and locations to support the Fire Training Center functions. Relocation of the Impound Lot and Fire Training Center will free up real estate to be reused for a new purpose or sold to generate revenue.

Community Parks:

Following the facility and main campus sections of this master plan is a summary of existing conditions and opportunities for Colerain Township Parks. For each park, a summary of its existing features and amenities is paired with key take-aways from a community survey administered online in November 2021. At the conclusion of the park assessment, a color coded evaluation matrix has been included to provide a clear illustration of the parks in need of attention. Wert Park was first, followed by Groesbeck park.

Resiliency and Stewardship:

The final chapter of the facility master plan includes a plan for resiliency and stewardship. This section includes strategies for the main campus as well as the facilities throughout the Township. Resiliency strategies include options for energy control and generation, electric vehicle (EV) charging, and alternative fuel. Stewardship strategies include storm water management, community gardens, and handling of waste. Implementing these strategies will position the Township to be more independent and better prepared for challenging events in the future.

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FACILITY STRATEGIES | INTRODUCTION

OVERVIEW

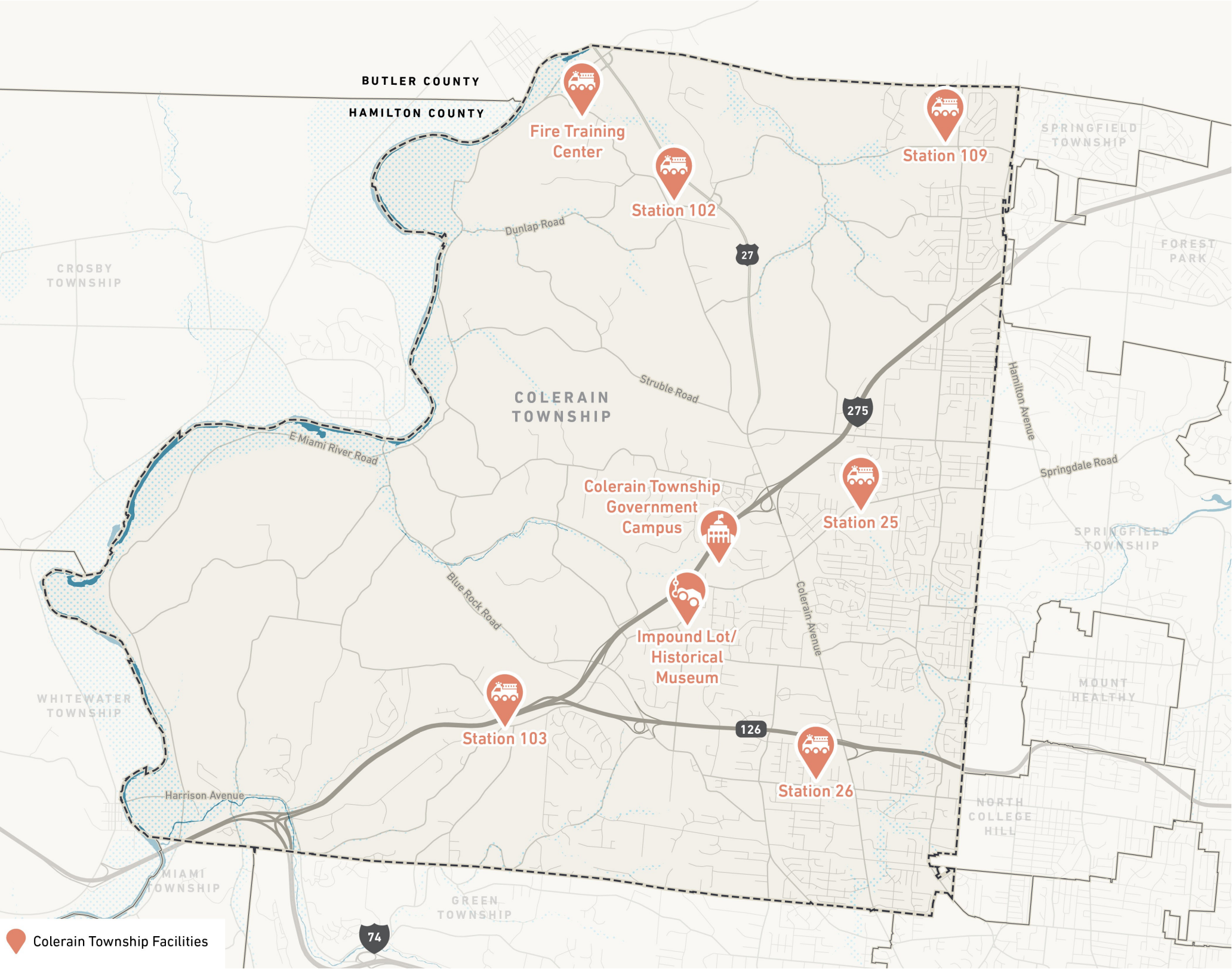
The facility strategies section summarizes existing conditions and recommendations for Colerain Township’s main government campus and facilities, as illustrated in the accompanying map. For each facility, a summary of its existing conditions is provided followed by recommendations for improvements.

FACILITIES

The following pages provide an in depth analysis of the existing conditions of each facility. An evaluation matrix has been provided with rankings for each facility based on site, building, and facility systems, including — Mechanical, Electrical, Plumbing, and Fire Protection (MEP/FP). This matrix is comprehensive and color coded to delineate suggested order of magnitude. The recommended order was then developed into the prioritization matrix and timeline on the following page, which establishes the order the facilities should be addressed.

The facility with the most need is listed first. Each facility is broken down into Overview, Existing Conditions, and Recommendations. The Existing Conditions are split further by Site, Exterior and Interior, and Facility Systems (MEP/FP). The Recommendations follow a similar format, with the addition of Resiliency and Stewardship recommendations for each facility.

For the fire stations, reference in our analysis is given to “hot” and “cold” zones. For fire station facilities, hot and cold zones refer to areas of the station where contaminants and contaminated materials are housed (hot zones) and areas where they are not (cold zones). It is critical to have adequate physical and mechanical separation between these zones for adequate firefighter health, safety, and welfare.



FACILITIES | EVALUATION MATRIX

Evaluation Criteria	Police Department- Administration-Zoning	Public Services - Fire Department Headquarters	Community Center	Fire Station 25	Fire Station 26	Fire Station 102	Fire Station 103	Fire Station 109	Fire Training Center	Impound Lot - Historical Museum
Site										
Parking	No secure parking for police	Adequate	Adequate	Parking Disjointed	Number of parking spaces adequate	Number of parking spaces adequate	Parking ok now, fully staffed would not	Number of parking spaces adequate	Need to park in grass / gravel for bigger events	Adequate
Site Elements/Lighting/ Concrete/Asphalt Conditions	Adequate	Adequate	OK / Neutral	Drive-Thru Inadequate	Damaged concrete / apron repair needed		Signs of aging/wear / Neutral	Adequate	OK / Neutral	Adequate
Building										
Site Size supports Program Sq Footage	PD Sq footage does not meet their program needs	Needs are met but space could be better utilized / Neutral	Dependent on Function	Disfunctional Layout	Not enough SF for (9) firefighters per shift				Dependent on Function	
Exterior Wall System / Glazing	Adequate	Adequate	Adequate		In need of repair	In need of repair				
Roof System	Adequate	Adequate	Adequate	Bay joists have signs of rust, further evaluation needed	Firefighters noted roof leaks	Portions need repair		Within Life Span / Good	Past Expected Life Span	Past Expected Life Span
Interior Conditions	Dated, does not meet needs									
Accessibility	PD Locker rooms aren't Accessible		Adequate							
Fire Stations Only: Hot/Cold Zone seperation	N/A	N/A	N/A	TOG in Bay / no transition zone	TOG in Bay / no transition zone	TOG in Bay / no transition zone			N/A	N/A
Sustainability Potential	Potential to pursue Net Zero Energy and healthy building	Potential to start monitoring indoor air quality.	Consider operational programs - recycling, community artwork, etc.		Potential to pursue Net Zero Energy and healthy building		Consider operational programs - recycling, community artwork, etc.	Consider operational programs - recycling, community artwork, etc.		
Building Systems										
Electrical Systems	Within Life Span / Good	Within Life Span / Good	Within Life Span / Good	Past Expected Life Span	Past Life Span but appear OK / Neutral	Past Expected Life Span	Within Life Span / Good	Within Life Span / Good	Past Expected Life Span	Within Life Span / Good
Mech Systems	Past Expected Life Span	Past Expected Life Span	Some units new, others old (R-22) / Neutral	Past Life Span but appear OK / Neutral	Past Expected Life Span / Inadaquate	Within Life Span / Good	Past Life Span but appear OK / Neutral	Within Life Span / Good	Components in use within Life Span / Neutral	Past Expected Life Span
Plumbing Systems	Past Expected Life Span	Within Life Span / Good		Past Life Span but appear OK / Neutral	Past Life Span and Main Waste Line Issue	Past Life Span but appear OK / Neutral	Within Life Span / Good	Within Life Span / Good	No potable water	Within Life Span / Neutral
Sustainability Potential	Potential to pursue Net Zero Energy / All Electric systems	Federal program available, Potential mircro-biorefinery to produce biodiesel		Potential to pursue all electric services. Minimize dependence on fossil fuels.	Potential to pursue all electric services. Minimize dependence on fossil fuels.				Potential to pursue Net Zero Energy / All Electric systems	



FACILITIES | PRIORITIZATION MATRIX

The following matrix summarizes the recommended prioritization for each of the Township’s facilities. Key findings identified by the planning team during the analysis phase were used in establishing the recommended prioritization. These findings include overarching categories, such as the facilities physical condition, does the

facility meet current and anticipated use requirements, and mechanical/electrical/plumbing systems condition. As shown below, for each facility, an assessment is made on when the facility needs preventative maintenance, systems replacement, and facility renovation/replacement, represented using a color fill. The evaluations, shaped

by in-person visits, and existing conditions analysis, are outlined in the pages following this matrix.

Timeframe	Near Term (0-5 Years)					Mid Term (6-15 Years)										Long Term (16-20 Years)				
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
PD - Admin	Systems Replacement					Systems Replacement		Systems Maintenance		Facility Renovation										
PS - FD	Systems Replacement				Systems Replacement			Systems Replacement					Facility Renovation							
Community Center	Systems Replacement					Systems Maintenance	Facility Renovation													
Fire Station 25	Systems Replacement			Systems Maintenance	Facility Replacement / Renovation															
Fire Station 26	Facility Replacement																			
Fire Station 102	Facility Replacement																			
Fire Station 103	Systems Replacement				Systems Replacement				Systems Replacement		Systems Replacement				Systems Replacement			Systems Replacement	Facility Replacement / Renovation	
Fire Station 109			Systems Replacement		Systems Replacement			Systems Replacement					Systems Replacement				Facility Replacement / Renovation			
Fire Training	Systems Replacement						Systems Replacement					Facility Liquidation								
Impound Lot	Systems Maintenance			Facility Renovation / Liquidation																

Systems Maintenance

Preventative maintenance to the facility systems leading up to the replacement or renovation of the facility.

Systems Replacement

Recommended timeframe for facility systems replacement as outlined in the equipment list in the Appendix. The year shown above and outlined in the equipment list are based on typical lifespans for each piece of equipment. Depending on maintenance and use, replacement time may vary from what is shown. This includes items that have been labeled “PAST DATE” in the equipment list.

Facility Replacement / Renovation

Recommended timeframe for facility replacement or renovation.

FACILITIES | FIRE STATION 26

OVERVIEW

Fire Station 26 is located at 3360 W. Galbraith Road. The facility is a single-story structure on the residential side and a (4) four bay apparatus bay, two of which are pull through. The facility has a brick exterior with concrete accents at the apparatus bay door openings. The station also incorporates a memorial on the Galbraith Road elevation. The roof over both the residential side and apparatus bay is a low slope membrane roof. The primary structure appeared to be structural steel bearing on CMU walls. The station current shift size is 9 with a future shift size anticipated at 10-12.



EXISTING CONDITIONS

Site Conditions:

Three access points to the site are located on Galbraith Road. The easternmost is the main drive aisle access point, which provides access to the site and parking. The drive aisle appeared to be one-way through the site, wrapping around the station and exiting at the westernmost access point. The westernmost access point is directly adjacent to Stahley Drive. With the drive aisle and Stahley Drive coming together, it creates an undesired situation if both are being used. The middle drive is the apparatus bay apron. These access points are part of one continuous curb cut and are separated by small areas of greenspace. The apparatus bay apron south of the bay is concrete paved, while the remaining site parking and drive area is asphalt paved. The concrete apron extends from the station to the street, providing enough room for parking apparatus. Cracked and spalled concrete was observed at the apron and repair or replacement is needed. The asphalt paving shows signs of cracking, requiring repair or resurfacing. With the



Site Aerial



South Bay Doors and Apron



North Bay Doors and Apron



Concrete Apron



Dayroom



Open Sleeping Room



Kitchen



Station 26 Main Entry

The main pedestrian entry is located on the west side of the facility. The entry opens directly into the kitchen/dayroom, providing no separation of public space and private space. The kitchen/dayroom were small with outdated appliances and appeared to not provide adequate space for the current staffing levels. Two small windows were observed in the dayroom for daylighting. Separate mens and womens restroom/shower rooms are adjacent to the kitchen/dayroom. Minimal fixtures were observed in the mens restroom with one toilet, one urinal, one shower, and a double bowl vanity. The women's restroom is assumed to have similar fixtures. All fixtures were not compliant with accessibility standards. The bunk room is an open sleeping room with partial height walls separating individual bed space. Access to the electrical closet is also from inside the bunk room. The bunk room can be accessed from the residential side, but also has direct access to the apparatus bay. This arrangement provides no buffer between the bunk room and contaminants found in the bay. Similarly, the locker rooms are also an area of concern, as their proximity to the bay fosters potential contamination of clean clothes and personal items.

drive aisle being one-way, angled parking is available on the east and west sides of the station. A row of parking also lines the north end of the site. A designated accessible stall was observed, with signage directly mounted to the station. This accessible parking was adjacent to the main pedestrian entry to the station, which is on the west side of the facility.

Building Envelope and Interior Conditions:

Exterior wall construction appears to be cavity wall construction, with CMU interior and clay brick exterior. As existing drawings were not available, the exact construction and thermal R-value are unknown. The exterior brick appears to be generally in good condition, however, several locations requiring cleaning and mortar joint repair were observed. Cracking of bricks was also observed in several locations, which would require replacement. Exterior windows at the residential side appeared to not be original to the facility but appeared in good condition. Thermal efficiency of the windows is unknown. Glass block windows are provided at the apparatus bay and appear original to the facility. A roof inspection was not completed, however, fire fighters at the station noted some roof leaks. Per the facilities records, no repairs or replacements have occurred in the past 3 years and the exact age of the roof is unknown.

No transition zone exists between the “cold” zone living quarters and the “hot” zone apparatus bay. Doors lead directly from the bay into the dorm room and kitchen/dayroom area. The apparatus bay currently has a direct capture exhaust system using a MagneGrip rail system. The system is exhausted through the east wall of the bay. Extra Turn-Out gear is stored in open racks in the apparatus bay, being exposed to vehicle exhaust and environmental conditions when the bay doors are kept open. Fitness equipment was observed in the apparatus bay, suggesting there is no separate fitness room in the Fire Station.



Non-Compliant Door Hardware



Typ. Shower



Typ. Restroom Fixture

While a full accessibility survey was not completed, issues were observed. Those issues include: non-compliant door hardware, drinking fountain type/height, and no accessible restroom facilities.

Facility Systems:

Plumbing:

The fire station domestic hot water is provided by two tank-style water heaters located in the mezzanine closet accessible from the garage. One heater is gas-fired and the other is electric. The gas-fired heater is beyond its expected life span, but the electric heater is newer. Both heaters appear to be in good condition.



Water Heaters

It was mentioned by the firefighters that the facility has a main waste line issue, noting the line has backed up several times. The waste line has not been appropriately addressed as the affected area lies under the slab of the building, and would require slab removal to fix.

FACILITIES | FIRE STATION 26

HVAC:

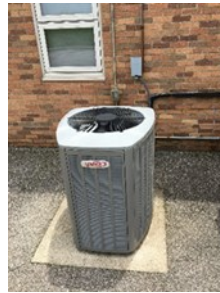
The living quarters of the station are served by a single 5-ton upflow gas furnace with DX cooling coil and a condensing unit outside on grade. The system is nearing its life expectancy. The station indicated issues with high humidity; a dehumidifier was recently installed in the AC system across the supply and return ducts within the mechanical closet. The humidity issues may indicate the AC system is oversized. It is recommended when the system is replaced, a load calculation be performed to determine whether the replacement unit could have less cooling capacity.



Vertical Furnace

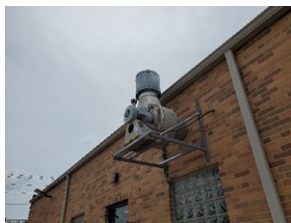


Dehumidifier

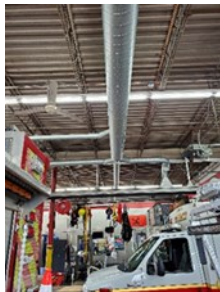


Condensing Unit

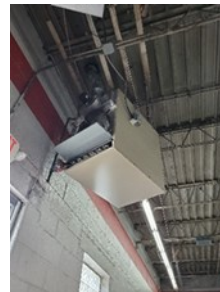
The truck garage is heated only, via three gas-fired unit heaters. One heater was recently replaced and the other two are past their life expectancy. All three heaters appear to be in good condition. There is no mechanical ventilation for comfort (except residential-style ceiling fans), but there is a vehicle exhaust extraction system with a fan on an exterior wall-mounted stand. No information is available about this fan, but it appears to be old (likely original to the building) and is most likely past its life expectancy.



Vehicle Extraction System Fan



Vehicle Extraction System Duct



Unit Heater

Electrical:

The electrical service entrance is a main service fusible disconnect switch located in the fire truck garage. The disconnect switch provides normal power to the automatic transfer switch (ATS). Emergency/Standby power is provided to the ATS via natural gas generator located exterior to the building on grade.

The remaining power distribution system is comprised of (3) three receptacle/lighting panelboards which provide the branch circuits for all receptacles, light fixture, appliances, and HVAC equipment. All electrical equipment appears to be in good condition except for

Service Disconnect
Switch

the main service disconnect switch. The disconnect switch is showing severe signs of rusting on the exterior enclosure. This appears to be a cosmetic issue only, however testing by an electrical contractor should be performed to determine if replacement is required. Testing would include exercising of circuit breakers and infrared heat scanning of electrical circuit breakers and conductor terminations. Regular maintenance is performed on the natural gas generator by Buckeye Power Sales company.

RECOMMENDATIONS

Architectural:

Based on information obtained from the fire department through discussions and the needs assessments, Fire Station 26 in its current state will not meet the space requirements for current and future staffing. Coupled with this assessment of existing conditions which show the building does not meet accessibility standards and personnel health is at risk, a significant remodel and addition to the facility would be required to remain active as a fire station. In addition, with the current position of the facility and tight constraints of the site, an addition to this facility would not provide an efficient fire station. These issues lead to the recommendation Fire Station 26 should be replaced with a new station.

Colerain Township stated Fire Station 26 is in an ideal location to properly serve the community and provides the appropriate amount of coverage and response times. The current site will have some challenges including functionality design, construction logistics, and keeping the existing station operational throughout construction. Acquiring additional land or considering a new site would be recommended.

If a new station is developed elsewhere, Fire Station 26 has potential to be sold or renovated/retrofitted for future use by a separate tenant.

Systems:

The majority of equipment at this facility has reached or will reach its replacement date by 2026. As a new station is recommended, maintenance or replacement of the existing systems would be required in the meantime. Refer to the equipment list in the Appendix for equipment condition and repairs.

If the existing structure is to be sold or renovated for use by a separate tenant, replacement of systems would be recommended at the time of renovation.

Stewardship and Resiliency:

As a new facility is recommended, the use of all Conservation, Efficiency, and Resiliency strategies should be evaluated and incorporated to the greatest extent possible.

If the existing structure is to be sold or renovated for use by a separate tenant, it is recommended that the six building performance verification methods found on page 68 be performed prior to renovation. The results of these tests will inform the extent to which the Conservation, Efficiency, and Resiliency strategies can be implemented.



FACILITIES | FIRE STATION 102

OVERVIEW

Fire Station 102 is located at 11474 Colerain Avenue at the intersection with Kemper Road. The facility is a single-story structure at the residential side and a (4) four bay apparatus bay, one of which could be pull through. The facility is primarily brick and painted CMU exterior, with glazed tile at the main entry to the facility. The original structure has been modified from its original use and additions were constructed for additional apparatus bay space. The roof over both the residential side and the apparatus bays is a low slope membrane roof. The primary structure appeared to be structural steel bearing on CMU walls. The station current shift size is 4 with a future shift size anticipated at 5-7.



EXISTING CONDITIONS

Site Conditions:

Main site access off Kemper Road, with connection to the pull-through apparatus bay off Colerain Avenue. The main site ingress provides access to parking at the main entry to the facility and the back-in apparatus bay to the east. Both apparatus bays have concrete paved aprons which extend far enough from the station for outside parking of the apparatus if necessary. Cracked and spalled concrete was observed at the apron and repair or replacement is needed. The remaining drive aisle parking area is asphalt paved. A small gravel over-flow parking area and grass yard sits on the eastern portion of the site. The asphalt drive aisle has been patched and repaired in several areas and has grass growing between cracks. These areas would require additional repair. Parking with a designated accessible stall was observed along the south of the facility, however, ADA signage was missing. The accessible parking was adjacent to the main pedestrian entry to the station.



Site Aerial

Building Envelope and Interior Conditions:

The exterior envelope appears to be cavity wall construction at brick locations and single-wythe CMU at the exposed CMU locations. As existing drawings were not available, the exact construction and thermal R-value are unknown. The exterior brick and CMU need repair in several locations. Cracking at the CMU was observed

specifically at overhead door corner locations. Brick joint cracking was observed most notable at window locations, as well as mortar degradation at several locations around the facility. Cosmetic repairs will also be required due to chipping paint, rusting steel,



Existing Openings Infilled



Station 102 Main Entry



Apparatus Bay Addition

and dried sealant. Along the west elevation (sleeping room exterior wall), existing openings have been infilled with wood panel construction. The facility has minimal exterior windows which appeared to be in good condition, but not original to the facility. Thermal efficiency of the windows is unknown. These windows were operable in several locations, including one in the dorm room and several at the apparatus bay. A roof inspection was not completed and the exact age of the roof is unknown. Per the facilities records, a portion of the membrane roof was repaired in 2020; there have been no reported issues. The exact age of the roof is unknown.



CMU cracking above bay door



Brick cracking at windows



Degraded sealants

The main pedestrian entry is located on the south side of the facility. The entry opens directly into the kitchen/dayroom, providing no separation of public space and private space. The kitchen/dayroom was small with outdated laminate finishes at cabinets and countertops, and appliances were residential type. Daylighting was provided through two small windows along with the main entry door. The bunk room is an open style bunk with 3/4 height walls separating bed spaces, with a total of five (5) five beds observed. The bunk room is on the far west end of the facility, accessed by a hallway from the kitchen/dayroom area.



Sleeping Room w/ Partial Wall



Kitchen



Dayroom

Separate mens and womens restroom/shower rooms are adjacent to the kitchen/dayroom. The typical restroom fixture count was one shower, one toilet, and one

vanity in both the men's and women's restrooms. The number of fixtures is adequate for the current shift staffing level, but additional would be recommended for the anticipated shift size. A hallway provides access to the station's offices, locker room, and a dedicated fitness room. The fitness room size appeared inadequate as additional fitness equipment was also observed in an office.



Typ. Restroom



Fitness Room



Misc. Fitness Equipment

Fire Station 102 has a split apparatus bay; one is back-in type, the other is pull-through type. The back-in bays are shallow and tight around the apparatuses, making quick access difficult. The pull-through bays are long enough to park apparatuses tandem. One of the bay doors at the pull-through bay has been infilled and a man door provided in the location. Both bays were equipped with a direct capture exhaust system. Extra Turn-Out gear was observed in open racks in the less utilized northern apparatus bay, however, the gear was exposed to vehicle exhaust and environmental conditions when the apparatus bay doors are kept open. A transition zone between the "cold" zone living quarters and the "hot" zone apparatus bay was nonexistent. Doors lead directly from the bay into the kitchen/dayroom area.



Tight Apparatus Fit



Apparatus Exhaust System

While a full accessibility survey was not completed, issues were observed. Those issues observed include non-compliant door hardware and no accessible restroom facilities, including all restroom fixtures.

Facility Systems:

Plumbing:

The fire station domestic hot water is provided by a single gas-fired tank-style water heater. The heater is past its life expectancy, though it appears to be in good condition.

FACILITIES | FIRE STATION 102

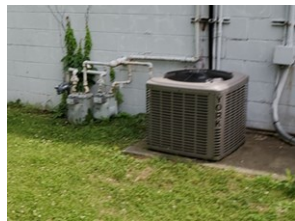
HVAC:

The station has two separate truck bays due to an expansion of the building from the original garage. Each truck bay contains a vehicle exhaust extraction system. The original bay fan is on the roof; the newer bay fan is mounted indoors and vents through the side wall above the garage door. No data or age was available for either fan but they are likely original to their respective building construction, therefore beyond their life expectancy. No other mechanical ventilation was visible in either garage besides a wall fan, which appears to blow from one garage to the other. Each of the bays are heated by gas-fired unit heaters (three total between the two bays). No data was available for these heaters, though each appeared to be in good condition.



Fan Between Garage Bays

The living quarters of the station are served by an upflow gas furnace with DX cooling coil and a condensing unit outside on grade, as well as a packaged, gas-heat rooftop AC unit. Both systems are within their life expectancy range and appear to be in good condition.



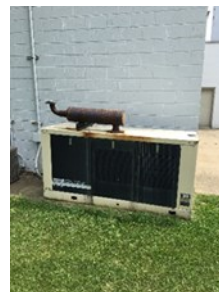
Outdoor Condensing Unit

Electrical:

The electrical service entrance for this building is a main distribution panelboard in the main electric closet. The disconnect switch provides normal power to the automatic transfer switch (ATS). Emergency/Standby power is provided to the ATS via natural gas generator located exterior to the building on grade.

The remaining power distribution system is comprised of (4) four receptacle/lighting panelboards. These panelboards provide the branch circuits for all receptacles, light fixture, appliances, and HVAC equipment. All electrical equipment serving this building appears to be original to the building and has exceeded its life expectancy. The specific panelboard models have been discontinued and replacement components could be

difficult to procure. It is recommended all electrical equipment be replaced within the next 5 years. Regular maintenance is performed on the natural gas generator by Buckeye Power Sales company; they would be able to detect functional operation issues and bring to the owner's attention if action is required.



Natural Gas Generator

RECOMMENDATIONS

Architectural:

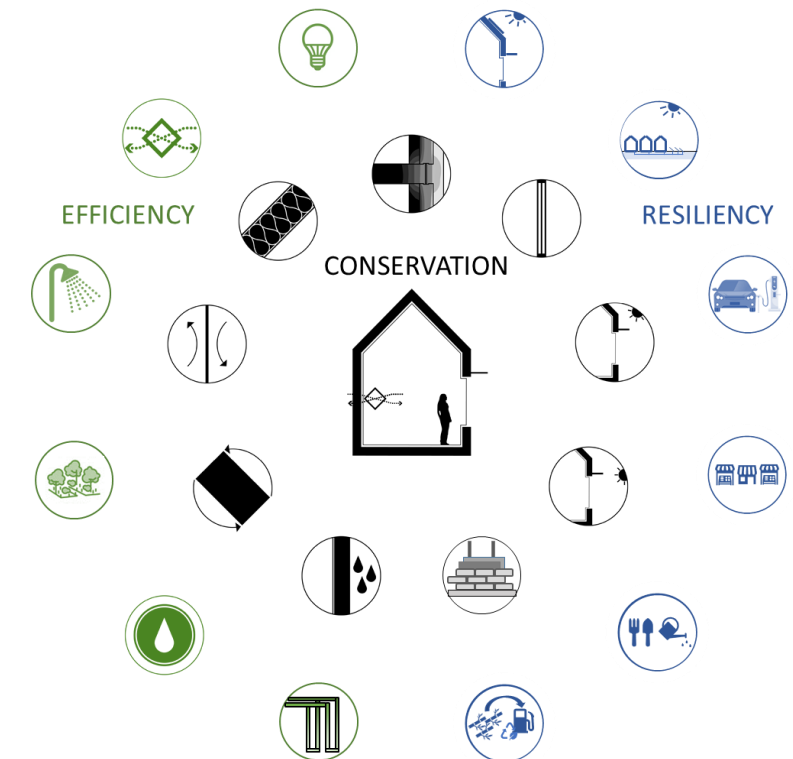
Based on information obtained from the fire department through discussions and the needs assessments, Fire Station 102 in its current state will not meet the space requirements for future staffing. In addition, this assessment of existing conditions shows the building does not meet accessibility standards and personnel health is at risk with without a transition between the “hot” and “cold” zones of the facility. A significant remodel and addition to the facility would be required to remain active as a fire station. With Station 102’s age, coupled with the previous renovations and additions leading to an inefficient station layout, this facility has reached the end of its useful life. Fire Station 102 is recommended to be replaced with a new station.

Facility Systems:

The majority of equipment at this facility has reached or will reach its replacement date by 2026. As a new station is recommended, maintenance or replacement of the existing systems would be required until a new station is constructed. Refer to the equipment list in the Appendix for equipment condition and repairs.

Stewardship and Resiliency:

As a new facility is recommended, the use of all Conservation, Efficiency, and Resiliency strategies should be evaluated and incorporated to the greatest extent possible.



FACILITIES | FIRE STATION 25

OVERVIEW

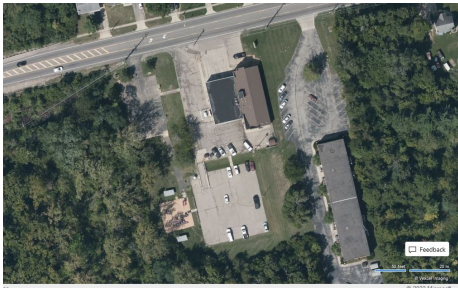
Fire Station 25 is located at 3251 Springdale Road. The facility is a combination of a two-story structure containing the residential side uses, and a (3) three bay pull-through apparatus bay. The facility has an all-brick exterior with a stucco cornice at the apparatus bay. The residential two-story structure has an asphalt shingle gable roof, while the roof of the apparatus bay is a low-sloped membrane roof. The primary structure appeared to be structural steel bearing on stacked CMU walls. The station current shift size is 10 with a future shift size anticipated at 12-15. Charles Palm Memorial Park is located directly west of the fire station.



EXISTING CONDITIONS

Site Conditions:

Site access is on the north of the site directly off Springdale Road. The lot has no delineation or marking to differentiate the apparatus bay apron and the adjacent drive aisle serving the south end of the site. The apparatus bay apron is concrete paved, while the remaining site parking and drive area is asphalt paved. The apron on the south end of the apparatus bay is minimal, extending approximately 5 feet from the facility. The aprons have cracked and spalled concrete in need of repair or replacement. The asphalt paving needs replacement at the storm water inlets on the north end of the drive aisle and at the connection to Springdale Road. The remaining asphalt shows signs of cracking, requiring repair or resurfacing. Parking is available on site, including at the north end (front) of the facility directly adjacent to the facility public entrance, along the drive aisle, and at the south (rear) of the facility. Parking stripes are faded or non-existent. A



Site Aerial



Station 25 Main Entry



North Bay Doors & Apron



South Bay Doors & Apron

designated accessible stall was observed along the drive aisle, but appropriate signage was not provided. Also, due to site slope, the accessible route from the designated space to the facility will need to be further reviewed for compliance. The space may need to be relocated. The drive aisle also provides access to parking for Palm Memorial Park, which is located at the far south end of the site.

Building Envelope and Interior Conditions:

Exterior wall construction appears to be cavity wall construction with stacked CMU interior and clay brick exterior. As existing drawings were not available, the exact construction and thermal R-value, are not known. The exterior brick is in good condition; minimal organic growth was observed in several locations, requiring cleaning. The stucco cornice was in good condition; existing staining requires cleaning and new finish. Some exterior windows may have been replaced as they vary in color and type.



Dark Frame Window



Light Frame Window

On the residential side of the facility, the dayroom, kitchen, and watch room are located on the first floor. Offices located on this floor appeared to be under utilized. The dorm room, fitness room, shower rooms, and training room are located on the second floor and are accessed by two egress stairwells. The dorm room is an open room concept, with partial height walls dividing areas for the beds. The fitness room has several pieces of equipment but is undersized for the shift size at this station, as additional exercise equipment was observed in a separate room. A mechanical closet is accessed through the fitness room. Most of the interior walls are painted stacked bond CMU, with the remaining walls painted gypsum board.



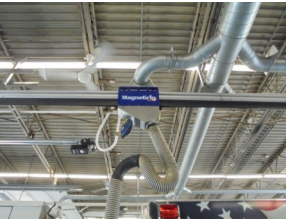
Open Sleeping Room



Fitness Room

A transition between the “cold” zone living quarters and the “hot” zone apparatus bay was not observed. Doors lead directly from the bay into the living quarters. The apparatus bay currently has a direct capture exhaust system using two systems: one is a MagneGrip rail system, while the other appears to be a stationary ducted system with flex tube to connect to the apparatus. Both systems are exhausted through the west wall of the bay. Extra Turn-Out gear is stored in open racks in the apparatus bay,

being exposed to vehicle exhaust and environmental conditions when the apparatus bay doors are kept open. Some roof joists are showing signs of rust as the joists appear to be unfinished. Further site verification would be required to determine if repairing of these joists is acceptable or if replacement is required.



MagneGrip Exhaust System



Apparatus Bay Joists



Open Gear Storage

While a full accessibility survey was not completed, issues were observed. Those issues include non-compliant door hardware, exposed pipes at lavatory locations, drinking fountain type/height, no accessible means of egress to the second floor, and no accessible restroom facilities on the second floor.



Non-compliant Door Hardware



Typ. Shower

Facility Systems:

Plumbing:

The fire station domestic hot water is provided by a single gas-fired tank-style water heater. The heater is well past its life expectancy though it appears to be in good condition.

HVAC:

The truck garage is heated only, via two gas-fired unit heaters. The heaters appear to be in good condition. No mechanical ventilation for comfort exists other than residential-style ceiling fans, but there is a vehicle exhaust extraction system with the fan on an exterior wall-mounted stand. While no information was available about this fan, the motor appears to have been replaced fairly recently compared to the appearance of the rest of the unit.



Typ. Gas-Fired Unit Heater



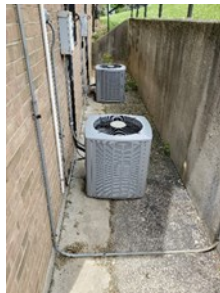
Vehicle Extraction System Fan

FACILITIES | FIRE STATION 25

The station building is conditioned by five split-system gas furnaces with DX cooling coils and outdoor condensing units. Two units are in a first-floor closet with condensing units on grade outside, the other three units are in two second-floor closets with condensing units on the roof. All furnace units are past their industry life expectancy, though each appeared to be in good condition. The condensing units on grade have both been replaced and are in good condition; the rooftop units were not accessible. There are also known to be fans in the building (restrooms, kitchen) which were not accessible, and an electric recessed wall heater in the exit hallway does not have any accessible information on the exterior. These items should be checked to verify age and condition.



Typ. Vertical Furnace



Outdoor Condensing Units

Electrical:

This building is served by (2) two electrical service entrances comprised of (2) two main service fusible disconnect switches located in the main fire house garage. The 400A disconnect switch provides normal power to the automatic transfer switch (ATS). Emergency/Standby power is provided to the ATS via a natural gas generator located exterior to the building on grade. The 200A service disconnect switch was installed as part of the fire house expansion.

The remaining power distribution system is comprised of (3) three receptacle/lighting panelboards. These panelboards provide the branch circuits for all receptacles, light fixture, appliances, and HVAC equipment. All electrical equipment serving this building



Electrical Equipment in Garage Bay

appears to be original to building and has exceeded its life expectancy. The specific panelboard models have been discontinued and replacement components could be difficult to procure. It is recommended all electrical equipment be replaced within the next 5 years. Regular maintenance is performed on the natural gas generator by Buckeye Power Sales company; they would be able to detect functional operation issues and bring to the owner’s attention if action is required.

RECOMMENDATIONS

Architectural:

Based on information obtained from the fire department through discussions and the needs assessments, Fire Station 25 appears it can meet the space requirements for current and future staffing. Coupled with the assessment of existing conditions of the facility, a significant interior remodel and update to the facility is recommended, with potential for replacement.

Recommendations for a major renovation would include the following critical items:

- Increasing space for decontamination in the apparatus bay.
- Creating vestibule transitions from the “hot ” to the “cold” zone of the facility. These should include walls spanning from floor to structure above and positive pressure from the “cold” zone. These transitions will filter and attempt to eliminate, contaminants from the apparatus bay entering the living spaces.
- Provide a dedicated, enclosed, and properly ventilated space for storage of additional Turn-Out gear used by the fire-fighters.
- Reconfiguring the first floor to better utilize the existing space. This could include potential relocation of common spaces from the second floor.
- Adding gender neutral spaces, such as bunk rooms and restrooms, is recommended. This includes incorporating locker rooms for the firefighters, which they currently do not have.
- Updating for accessibility, including assessing the need for an elevator and establishing an appropriate location and designation of an accessible parking stall with accessible path to the entrance.
- Repairing the existing drive aisle, and aprons to the apparatus bay, and re-striping the parking lot.

Systems:

All equipment at this facility has reached or will reach its replacement date by 2026. As a full remodel is recommended, facility systems are recommended to be upgraded at the time of renovation and meet current performance/system/efficiency criteria. Emergency maintenance or replacement of the existing systems may be required until the renovation is complete. If replacement of systems is done prior to renovation, system selection should factor in the future renovation to best extent possible. Refer to the equipment list in the Appendix for equipment condition and repairs.

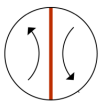
Stewardship and Resiliency:

To plan 30-year resiliency, it is recommended to perform the additional enhanced building performance verification methods found on page 68 prior to renovation. The results of these tests will inform the extent to which the Conservation, Efficiency, and Resiliency strategies can be implemented. The following strategies listed are recommended minimums specifically for this building. Additional strategies can be incorporated based on the outcome of the testing results.

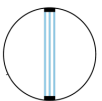
CONSERVATION



INSULATION



AIRTIGHT



WINDOWS



MATERIALS

EFFICIENCY



LIGHTING



PLUMBING

RESILIENCY



SOLAR

FACILITIES | SENIOR & COMMUNITY CENTER

OVERVIEW

The Senior & Community Center is located at 4300 Springdale Road. The facility is a single-story structure consisting of two wings and a central courtyard. The senior center is located in the west wing and has a central courtyard. The community center on the east wing has a lower level for storage that is only accessible from the outside. The exterior is mostly brick masonry with stucco accents. The majority of the roof is a shingled sloped roof with gables. A portion of the community center east wing is a low-sloped membrane roof. The building has two gabled entry canopies which may confuse someone unfamiliar with the facility.



EXISTING CONDITIONS

Site Conditions:

Site access is on the south of the site directly off Springdale Road via Dale Woods Way. Dale Woods Way provides direct access to the primary parking lot. Dale Woods Way and the Center’s parking lot are asphalt pavement. Parking is also available on the west and north sides of the facility. In general, the drives and parking lot are showing signs of aging, with cracks and repairs observed throughout. Repair, resurfacing, or replacement is likely needed within the next 5 years. The lot to the north behind the community center is in the most need of attention. Accessible parking was adjacent to the main pedestrian entry to the facility on the south side of the building. Designated accessible stalls with appropriate signage were observed.



Site Aerial

Building Envelope and Interior Conditions:

Exterior wall construction appears to be cavity wall construction, with gypsum board interior and clay brick exterior. As existing drawings were not available, the exact construction and thermal R-value, are not known. The exterior materials appear to be generally in good condition. Exterior double-pane windows appeared to be in adequate condition but are not up to today’s thermal efficiency standards. The roof is

a majority asphalt shingled sloped roof with portion of the community center east wing having a low-slope membrane roof. A roof inspection was not completed; it was noted by the staff that the community center west wing roof was replaced in 2020 and the senior center east wing replaced in 2021. There are no known deficiencies.

The building interior finishes are in adequate condition and within their useful lifespans. The lobby consists of welcoming materials such as carpeted flooring, brick walls around the exterior and acoustical tile lay-in ceiling. The senior center west wing main hall has carpet flooring with a newer luxury vinyl plank dance floor. The perimeter walls are a combination of brick and painted CMU. The space also includes a wood plank gabled ceiling. The senior center has ancillary rooms for music, crafts, and games, such as billiards. These spaces are showing some signs of wear/aging and could use updating within the next 5 years.

The community center east wing main hall is the larger of the two halls and consists of hardwood plank flooring throughout. The gabled space has a gypsum board ceiling as well as gypsum board walls around the perimeter. The space also includes acoustical treatments on the walls to help mitigate sound reverberation. Both wings include kitchens to service the halls.

The community center east wing of the building includes a lower level used for miscellaneous storage for the various Township departments. This space is only able to be accessed from the exterior and it was noted by staff to have water/humidity issues. Any alteration of the space for alternative use would require the mitigation of these issues.

An accessibility survey was not completed for this facility.

Facility Systems:

Plumbing:

There is minimal plumbing equipment in this facility. A single domestic water heater is located in the Hall B mechanical closet and was recently replaced along with its expansion tank. No other plumbing equipment was identified.



Water Heater



Expansion Tank

HVAC:

Hall 'A' (Senior Center) and the adjacent lobby is conditioned by three vertical split-system air handlers in a mechanical room, with condensing units located in a grate-covered pit outside. The units are relatively new and appear in good condition. Each unit has hot water heat, provided by two gas-fired boilers located in the mechanical room. The hot water is recirculated by a single inline-type heating hot water pump. The pump is nearing its life expectancy.



Air Handlers in Mech Room



Outdoor Condensing Units in Pit



Boilers



Hot Water Pump

The spaces in Hall 'B' (Community Center) are conditioned by five small, light-commercial/residential type upflow gas furnaces with DX cooling coils and condensing units outside on grade. The furnace/AC units are located in two mechanical closets. One closet has a floor drain for cooling coil condensate and the other contains two small condensate pumps serving the three units in the room. Note that while some of the units have been replaced fairly recently, the others (2002 installation) use R-22 refrigerant, which is obsolete, difficult and expensive to obtain, and no longer produced due to environmental concerns.



Typ. Vertical Furnaces



Condensate Pump



Typ. Condensing Units

FACILITIES | SENIOR & COMMUNITY CENTER

There are multiple exhaust fans in the building, serving the restrooms, the kiln room, and the kitchen. The fans visible on the roof are of unknown age and should be checked to verify the condition. Fan EF-1 serving the Hall 'B' kitchen recently had the belt replaced. With regular service such as this, these fans may operate well beyond their life expectancy.



Kiln Room Exhaust Fan



Kitchen Exhaust Fan

Electrical:

The electrical service entrance for this building is a main service distribution panelboard. This building does not have an emergency/standby generator to provide back-up power.

The remaining power distribution system is comprised of (2) two receptacle/lighting panelboards. These panelboards provide the branch circuits for all receptacles, light fixtures, appliances, and HVAC equipment. All electrical equipment serving this building appears to be in good condition. The main service distribution panelboard is within 3 years of the end of its life expectancy; testing by an electrical contractor should be performed to determine if replacement is required. Testing would include exercising of circuit breakers and infrared heat scanning of electrical circuit breakers and conductor terminations.



Main Distribution
Panelboard

RECOMMENDATIONS

Architectural:

Based on the assessment of existing conditions of the facility, interior and exterior maintenance updates is recommended in the near future. The exterior of the facility is in good condition and would require typical maintenance. The extent of interior renovation and updates would be dependent on the planning strategy chosen. Refer to the “Main Campus Strategies” section for further information.

Recommended exterior repair and maintenance would include:

- Typical exterior maintenance such as cleaning and tuck-pointing of brick, re-painting of non-masonry materials and lintels at overhead doors, and new caulking.

Facility Systems:

As a remodel to the facility is recommended, maintenance or replacement of the existing systems would be required. If full interior remodel/renovation is completed, new systems are recommended. If minor interior remodel is completed, refer to the equipment list attached in the Appendix for equipment condition and repairs.

Stewardship and Resiliency:

To plan 30-year resiliency, it is recommended to perform the additional enhanced building performance verification methods found on page 68 prior to renovation. The results of these tests will inform the extent to which the Conservation, Efficiency, and Resiliency strategies can be implemented. The following strategies listed are recommended minimums specifically for this building. Additional strategies can be incorporated based on the outcome of the testing results.

CONSERVATION



AIRTIGHT

EFFICIENCY



LIGHTING



PLUMBING

RESILIENCY



SOLAR



CHARGE

FACILITIES | COLERAIN TOWNSHIP GOVERNMENT CENTER

OVERVIEW

The Colerain Township Government Center Building is located at 4200 Springdale Road and houses the Township Administration, Police Department, and Trustee Hall. The facility is a single-story structure with a partially underground lower level and a walk out to a courtyard in the front of the building. The building consists of three prominent wings, each coming together at a central rotunda. The Police Department is located in the east wing, Township Administration in the west, and the Trustee Hall in the south. The exterior is a combination of brick, stone, and stucco; the primary level being brick and lower walk-out level stone. A concrete accent band separates the brick from the stone. Stucco is located as a narrow band at the top of the brick below the building overhang/soffit, as well as at the gables. The exterior of the rotunda is a combination of square windows, brick, stucco, and includes a cupola above. The main rotunda consists of windows and brick, along with a narrow band of stucco above. The cupola is a combination of windows and stucco. The roof over the entire facility is a standing seam metal roof. The building also includes a large gabled entry canopy, easily identifying the entrance.



EXISTING CONDITIONS

Site Conditions:

Site access is on the south of the site directly off Springdale Road. There are two access points along Springdale Road for the campus. The westernmost is the main drive access point, Dale Woods Way, which provides access to the site and parking. The eastern drive aisle is a one-lane drive, leading up to the Fire Department Headquarters and Service Building before connecting to Dale Woods way. Dale Woods Way and the Township Office parking lot are mostly asphalt pavement with a small section of concrete near the entrance adjacent to the senior center concrete parking lot. Parking is available on



Site Aerial

the north, east, and west sides of the facility. The drives and parking lot are showing signs of aging, with cracks and repairs observed throughout. Repair, resurface, or replacement is likely needed within the next 5 years. The lot to the west behind the community center is in the most need of attention. Accessible parking was adjacent to the main pedestrian entry to the facility, which is on the north side of the building. Designated accessible stalls with appropriate signage were observed.

Building Envelope and Interior Conditions:

Exterior wall construction appears to be cavity wall construction, with gypsum board interior and clay brick exterior. As existing drawings were not available, the exact construction and thermal R-value are not known. The exterior materials appear to be generally in good condition. Exterior double pane windows appeared to be in adequate condition but not up to today's thermal efficiency standards. The roof is a standing seam metal roof. A roof inspection was not completed; it was noted by the staff that there are no known deficiencies. The roof is original to the building.

The building interior finishes are in adequate condition and within their useful lifespans. The rotunda lobby consists of durable materials, such as tile flooring and brick walls around the perimeter. The administration wing consists of materials typical of an office environment: carpeted floors, gypsum board walls, and acoustical tile ceilings. The police wing office interiors are similar but show a little more wear.

The main pedestrian entry is located on the north side of the facility. The entry opens directly into the rotunda, providing no separation of public space for people visiting the police department or administration. This is inadequate due to the potential state someone may be in when accessing the police department. Individuals visiting the police must also wait in the rotunda. The police department should have its own separate and secure lobby.

A portion of the building's lower level consists of two general spaces, one under the administration wing and the other under the trustee chamber. The police wing does not have a basement. The area under the administration wing is broken up into two general areas. One is used for meetings and the other is an enclosed large conference room designated as the Township's Emergency Operations Center (EOC) in the event of a disaster or emergency. The EOC is currently set up as a mobile unit with supplies and equipment secured on racks. This area also includes two restrooms with a shower in each. The lower level under the trustee chambers wing is currently a fitness room which is open to all township staff but mostly utilized by the police.

Future planning of Township facilities should include the incorporation of a built-in EOC that is hard-wired for quick and seamless activation in the case of an emergency.

While a full accessibility survey was not completed, no prominent issues were observed and the building seemed to be in general compliance.

Facility Systems:

Plumbing:

Domestic hot water for the facility is provided by two gas-fired tank-type water heaters in the basement mechanical room. One unit is nearing the end of its life expectancy, while the other is newer. Each heater has a separate expansion tank, though the units are joined together into a single system. These tanks are past their life expectancies.

An air compressor and dryer is located in the basement mechanical room. It has been replaced fairly recently and appears in good working condition.



Water Heater and Expansion Tanks



Air Compressor

HVAC:

The building is served by four air handlers, two of which are located in the basement mechanical room. The other two are on mechanical mezzanines in the attic space above the police wing and administration wing. While each of these units is past its life expectancy, regular maintenance on the individual parts (cleaning coils, changing filters, checking dampers, and lubricating/balancing/replacing fans) can keep the units operating for significantly longer. In the past year, each unit had a bi-polar ionization air cleaning unit installed, which will aid in keeping the air cleaner as long as the filters are regularly replaced.



Typ. Basement Air Handler



Typ. Attic Air Handler

The air handlers provide cooling using chilled water, provided by a split-system air-cooled chiller. The condensing/compressing portion of the chiller is located outside on grade, while the evaporator has been replaced with an indoor plate-and-frame heat exchanger in the basement mechanical room. This equipment, along with the chilled water pumps, has been replaced recently and is expected to last for many years with regular maintenance. The air handlers provide heating using hot water provided by two gas-fired boilers in the basement mechanical room. The boilers are fairly new and appear to be in good condition. The age of the pumps is unknown and they are of differing makes, indicating one was replaced more recently than the other. The heating hot water expansion tank is original to the building and is past its life expectancy.

FACILITIES | COLERAIN TOWNSHIP GOVERNMENT CENTER



Outdoor Chiller Condenser



Indoor Chiller Evaporator HX



Chilled Water Pump

Variable Frequency Drive (VFD). All electrical equipment serving this building appears to be in good condition, except for the outdoor diesel generator and the AHU-2 Supply Fan VFD. The genset enclosure and silencer are starting to show signs of rusting. At this time this appears to be a cosmetic issue only. Regular maintenance is performed on the generator by Buckeye Power Sales company; they would be able to detect functional operation issues and bring them to the owner’s attention. At the time of the site survey, the AHU-2 Supply Fan was bypassed and awaiting spare parts for repair. It is expected for this repair to be complete prior to the issuance of this report.



Boilers

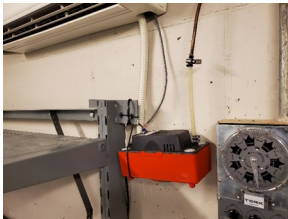


Hot Water Pumps

There is a ductless split system serving the server/IT room in the building, with a wall-mounted evaporator unit in the room and a condensing unit on grade outside. The unit is fairly new, though the exact age is unknown. A wall-mounted condensate pump is located below it to pump condensate to a nearby drain (outside of the room). Exhaust from the building is provided by inline fans located in the attic spaces; these fans are beyond the mechanical mezzanines and are very difficult to access from below. They are belt-drive type and are nearing their life expectancies. The belts have been replaced, so they can be expected to operate longer. If the units are to be replaced or the service modified, it is recommended the fans be relocated to a more accessible/maintainable location.



Split System AC Unit in Server Room



Condensate Pump

Electrical:

The electrical service entrance for this building is a main service enclosed circuit breaker located in the building’s main electric room. The enclosed circuit breaker provides normal power to the automatic transfer switch (ATS). Emergency/Standby power is provided to the ATS via a diesel generator located exterior to the building on grade.

The remaining power distribution system is comprised of (1) one main service distribution panelboard, (5) five receptacle/lighting panelboards, and (1) one Motor Control Center (MCC). These panelboards provide the branch circuits for all receptacles, light fixtures, and appliances. The motor control center serves all HAVC equipment in the building. Each Air Handling Unit has a supply and return fan fed by a



Diesel Generator



AHU-2 VFD

RECOMMENDATIONS

Architectural:

Based on the assessment of existing conditions of the facility, interior and exterior maintenance updates are recommended in the near future. The exterior of the facility is in good condition and would require typical maintenance. The extent of interior renovation and updates would be dependent on the planning strategy chosen. Refer to the “Main Campus Strategies” section for further information.

Recommended exterior repair and maintenance would include:

- Typical exterior maintenance such as cleaning and tuck-pointing of brick, re-painting of non-masonry materials and lintels at overhead doors, and new caulking.

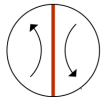
Facility Systems:

As a remodel to the facility is recommended, maintenance or replacement of the existing systems would be required. If full interior remodel/renovation is completed, new systems are recommended. If minor interior remodel is completed, refer to the equipment list in the Appendix for equipment condition and repairs.

Stewardship and Resiliency:

To plan 30-year resiliency, it is recommended to perform the additional enhanced building performance verification methods found on page 68 prior to renovation. The results of these tests will inform the extent to which the Conservation, Efficiency, and Resiliency strategies can be implemented. The following strategies listed are recommended minimums specifically for this building. Additional strategies can be incorporated based on the outcome of the testing results.

CONSERVATION



AIRTIGHT

EFFICIENCY



LIGHTING



PLUMBING

RESILIENCY



SOLAR



CHARGE

FACILITIES | PUBLIC SERVICES / FIRE DEPT. HEADQUARTERS

OVERVIEW

The shared Public Services and Fire Department Headquarters building is located at 4160 Springdale Road and is a single-story structure including an adjacent high bay. The facility is separated into three distinct wings. The fire department headquarters is located in the south wing with exterior walls composed of brick with a split face masonry base. This south wing also includes a hipped roof with gabled entry. The public service offices are split between the south wing structure and high-bay to the north. This north high-bay is the tallest of the three wings and includes a mezzanine storage area. The exterior is a combination of brick, split face masonry, CMU block, and metal panel with a metal roof. The east wing is a vehicle storage area and is a pre-engineered metal building with metal panel exterior wall finish and a standing seam metal roof.



EXISTING CONDITIONS

Site Conditions:

Site access is on the south of the site directly off Springdale Road. There are two access points along Springdale Road for the campus as a whole with both connecting at the north end of the site in front of this facility. The westernmost entry point is the main drive, Dale Woods Way, which provides access to the campus and facility parking. The eastern drive aisle is a one-lane drive, leading up to this facility before connecting to Dale Woods Way.

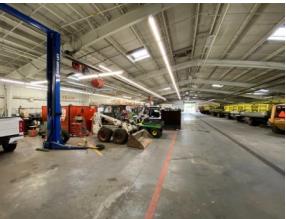
Dale Woods Way and the facility parking lot are asphalt pavement with parking available to the west and north sides of the facility. In general, the drives and parking lot are showing signs of aging, with cracks and repairs observed throughout. Repair, resurfacing, or replacement is likely needed within the next 5 years. Accessible parking was adjacent to the main pedestrian entry to the facility, which is on the west side of the building. Designated accessible stalls with appropriate signage were observed.

Building Envelope and Interior Conditions:

Exterior wall construction for the north high-bay pubic works garage appears to be single-wythe masonry construction. The fire headquarters south wing appears to be cavity wall construction, with gypsum board interior and clay brick/split face block

exterior. As existing drawings were not available, the exact construction and thermal R-value are unknown. The east wing storage space is a pre-engineered metal building with metal panel exterior finish. The exterior materials appear to be in good condition. Exterior walls of the fire headquarters include double-pane windows in adequate condition, but are not up to today's thermal efficiency standards. The roof over the fire headquarters is a hipped asphalt shingled roof. The rest of the facility has standing seam metal roofs with skylights. The skylights and roof penetrations were resealed in 2021. A roof inspection was not completed; it was noted by the staff that the fire headquarters' shingled roof was repaired in 2021 and there are no known deficiencies at this time. The exact year of the roof is unknown, and many of the existing shingles are old and showing signs of wear. The public works portion of the facility is not known to have any current deficiencies, but the roof is original to that section of the building.

The building interior finishes are in adequate condition and are within their useful lifespans. The fire headquarters' consists of appropriate materials typically seen in an office environment, such as carpeted flooring, gypsum board walls, and acoustical tile lay-in ceiling. The finishes in public works are also suitable for a maintenance facility, with durable materials such as block walls, tile floors, and acoustical tile or exposed ceilings.



Overall Garage Bay



Access to Storage Mezzanine

An accessibility survey was not completed for this facility.

Facility Systems:

Plumbing:

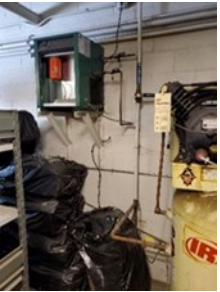
The plumbing scope of this building includes a recirculated domestic hot water system with multiple separate circulation loops. Domestic hot water for faucets and lavatories is provided by a commercial-grade gas-fired water heater which appears in good condition and is within its expected life span. Two observed recirculation pumps appear in good condition, but the age can not be determined. It is believed they are original to the building; in which case they are past their typical life expectancy. An air compressor and air dryer, located on the fire truck garage mezzanine, are still within their standard life expectancies as well. These serve wall-mounted outlets as well as hose reel drops within the bay.

HVAC:

The office portion of the building is served by six split systems consisting of indoor gas-fired furnaces with DX cooling coils mounted on the supply outlet. The condensing units are located outside of the building on grade. Two of the furnaces are vertically mounted, located on the garage mezzanines, while the remaining four are horizontal



Air Compressor



Air Dryer



Water Heater

units in the office ceiling space. Due to prior leakage issues, each of the horizontal units has had a drain pan mounted below it with a moisture sensor to provide alerts of leaks and prevent drips on the ceiling. However, ceiling mounting with pans below makes access and maintenance difficult, and equipment information was not obtained due to this fact. It is understood that these units, along with their matching outdoor condensing units, are original to the building, and therefore past their expected life spans. With regular maintenance they will continue to run but as replacement is considered, it may be worthwhile to consider other system types or at least moving the units out of ceiling spaces. It was also noted that all six systems use R-22 refrigerant, which is obsolete, difficult and expensive to obtain, and no longer produced due to environmental concerns.



Stains from dripping horiz. ceiling units before pans were installed



Outdoor Condensing Units

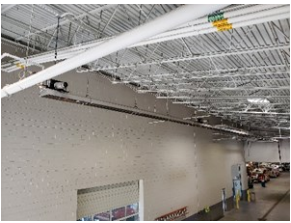
The main garage area is heated and ventilated by infrared gas-fired tube heaters, and rooftop ventilation fans which draw air from low wall louvers. There are door blower units at the garage doors at each end of the main bay. The heaters are beyond their life expectancy, as is the vacuum pump used for the gas system. The rooftop fans, while not able to be visually inspected, are nearing their life expectancies as well, and the intake dampers visible from the garage below appear dirty and should be inspected for proper operation. A ductless split system air conditioner was added to an office in the bay and appears in good working order.

The fire truck bay is ventilated by rooftop exhaust fans pulling from low wall louvers, as well as residential-style ceiling fans. Heating is provided by a continuation of the infrared tube heaters from the main garage, zoned with separate controls. The fire truck bay has a vehicle exhaust extraction system with flexible hose drops to the vehicles and a utility set-type fan mounted within the space.

FACILITIES | PUBLIC SERVICES / FIRE DEPT. HEADQUARTERS



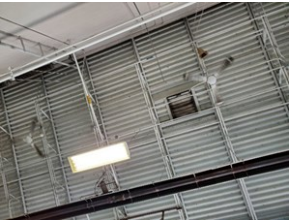
Door Blowers



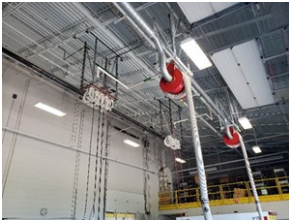
Infrared Tube Heaters



Rooftop Fan Intake Damper



Ceiling Fans and Rooftop Exhaust Damper



Vehicle Extraction System

Electrical:

The electrical service entrance for this building is a main service fusible disconnect switch located in the building’s main electric room. The disconnect switch provides normal power to the automatic transfer switch (ATS). Emergency/Standby power is provided to the ATS via a natural gas generator located exterior to the building on grade.

The remaining power distribution system is comprised of (1) one main service panelboard and (5) five receptacle/lighting panelboards. These panelboards provide the branch circuits for all receptacles, light fixtures, appliances, and HVAC equipment. All electrical equipment serving this building appears to be in good condition and is approximately halfway through the equipment’s estimated life expectancy. Regular maintenance is performed on the natural gas generator by Buckeye Power Sales company.



Main Service Disconnect Switch



Automatic Transfer Switch



Natural Gas Generator

RECOMMENDATIONS

Architectural:

Based on the assessment of existing conditions of the facility, interior and exterior maintenance updates are recommended in the near future. The exterior of the facility is in good condition and would require typical maintenance. The extent of interior renovation and updates would be dependent on the planning strategy chosen. Refer to the “Main Campus Strategies” section for further information.

Recommended exterior repair and maintenance would include:

- Typical exterior maintenance such as cleaning and tuck-pointing of brick, re-painting of non-masonry materials and lintels at overhead doors, and new caulking.

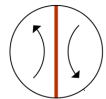
Facility Systems:

As a remodel to the facility is recommended, maintenance or replacement of the existing systems would be required. If full interior remodel/renovation is completed, new systems are recommended. If minor interior remodel is completed, refer to the equipment list attached in the Appendix for equipment condition and repairs.

Stewardship and Resiliency:

To plan 30-year resiliency, it is recommended to perform the additional enhanced building performance verification methods found on page 68 prior to renovation. The results of these tests will inform the extent to which the Conservation, Efficiency, and Resiliency strategies can be implemented. The following strategies listed are recommended minimums specifically for this building. Additional strategies can be incorporated based on the outcome of the testing results.

CONSERVATION



AIRTIGHT

EFFICIENCY



LIGHTING



PLUMBING

RESILIENCY



SOLAR



CHARGE

FACILITIES | FIRE STATION 109

OVERVIEW

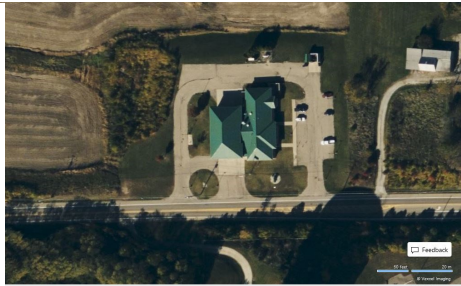
Fire Station 109 is located at 2850 W. Kemper Road. The facility is a single-story structure on the residential side and a (2) two bay apparatus bay, all of which are pull through/tandem. The facility has a brick exterior with a split faced CMU base, cast stone water table, and cast stone windowsills and headers. The roof over both the residential side and apparatus bay is a gabled standing seam metal roof. The station current shift size is 5 with a future shift size anticipated at 5-7.



EXISTING CONDITIONS

Site Conditions:

Site access is on the south of the site directly off Kemper Road with three access points for the station. The easternmost is the main drive aisle access point, which provides access to the site and parking. The drive aisle appeared to be two-way through the site, wrapping around to the north of the station and providing access to the westernmost drive aisle. The westernmost access point provides a separate return for the apparatus and exit for the drive aisle wrapping around the station. The middle drive is the apparatus bay apron. These access points are separated by small areas of greenspace. The apparatus bay has concrete aprons extending from the building, while the remaining drive aisle and parking is asphalt paved. Both the concrete aprons and asphalt were observed to be in good condition. The concrete apron extends out from the station, providing enough room for parking apparatus. Parking is available on the east side of the station. A designated accessible stall was observed, with post mounted signage. This accessible parking was adjacent to the main pedestrian entry on the east side of the facility and had an accessible pathway provided. Pole mounted site lighting was also observed.



Site Aerial

Building Envelope and Interior Conditions:

Exterior wall construction appears to be cavity wall construction, with CMU backup at the apparatus bay. As existing drawings were not available, the exact construction and thermal R-value are unknown. The exterior materials of brick, split-faced CMU, and cast stone appear to be in good condition. Locations where minor updates such as

cleaning brick, re-painting soffits, or new caulking were observed. The cast stone wall cap at the mechanical enclosure was split at the corner and would also need repair or replacement. Exterior windows appeared in good condition. Thermal efficiency of the windows is unknown. Operable windows were observed on the residential side of the facility, while fixed windows were observed at the apparatus bay. The roof appeared in good condition; per the facilities records, no repairs or replacements have occurred in the past 3 years. The exact age of the roof is unknown.



Peeling Paint at Bay Door Lintel



Wall Cap Splitting



Minor Exterior Repairs

Two pedestrian entries are located on the east side of the facility. The southern entry provides access to a hallway leading to a large training room and offices. The training was observed to have seating for 12 with a white board and TV for audio/visual presentations. The hallway also has direct access to the apparatus bay. A door separated this area from the residential side of the station. The northern entrance provides access to a hallway to the fitness room, dayroom/kitchen, and bunkroom areas. This hallway also provides direct access to the apparatus bay. The kitchen/dayroom were of adequate size for current and future shift size requirements. The kitchen had residential appliances and separate pantries for each shift. Ceiling tiles with water stains were observed in the residential area. Further investigation would be required to determine the water source.



Training Room



Kitchen



Stained Tile Needs Further Investigation

Two locker rooms with direct access to a separate restroom and shower room were observed. The shower room contained a wall-mounted counter with sink and a shower; the restroom had a wall-mounted lavatory and water closet. One shower rooms appeared to be designed to accessible standards at the time, while the typical restrooms were not. A separate restroom close to the training room appears designed to accessible standards of time.

The bunk room is an open style bunk with partial height walls separating individual bed space. The bunk room was observed to have space for eight beds, with a combination of full-height and half-height walls provided for separation. Based on future shift size,

the bed count is adequate. The bunk room is accessed off the dayroom/kitchen area.



Separate Locker, Shower and Restroom



Typ. Shower Room



Typ Restroom

There is no contained transition zone between the “cold” zone living quarters and the “hot” zone apparatus bay. Doors lead directly from the bay to the hallways of the residential area. The apparatus bay currently uses an air exchange exhaust system. The system brings in fresh air from the west side of the apparatus bay and is exhausted through ductwork and a vent at the roof. CO2 sensors are provided high and low in the apparatus bay to measure CO2 levels for control of the exhaust system. The ceiling in the bay is finished and painted gypsum board. An exposed sprinkler system was also observed in the bay. Extra Turn-Out gear is stored in open racks in the apparatus bay, being exposed to vehicle exhaust and environmental conditions when the apparatus bay doors are kept open.



Apparatus Bay



Open Gear Storage



Appropriate Decon Room

Facility Systems:

Plumbing:

The fire station domestic hot water is provided by a single gas-fired tank-style commercial water heater with a recirculation pump, located in the garage mechanical room. The heater appears in good shape and is within its life expectancy, though the associated recirculation pump is past its life expectancy.

There are two air compressors in the building, for general use and for fire sprinkler "dry pipe" pressure service. The general service compressor is in a storage closet and also includes an air dryer; both the compressor and dryer are in good condition and within their expected life spans. The fire system compressor is also within its expected life span.

FACILITIES | FIRE STATION 109



Water Heater & Recirc Pump



Fire System Air Compressor



General Service Air Compressor

HVAC:

The truck bay is heated and ventilated. Heating is provided by a combination of two gas-fired unit heaters, as well as radiant floor heating. The radiant heating is also provided outside the building for snow melt in the drives. The unit heaters are within their life expectancy and appear in good condition. The hot water for the radiant heating is provided by a gas-fired boiler and recirculation pump in the garage mechanical room. While the boiler is still within its expected life span, the recirculation pump and system expansion tank have exceeded their life expectancies. Ventilation of the garage is via a large rooftop exhaust fan, which pulls air from two low wall intake louvers with automatic dampers. Information was not available on the fan, but it was understood to be original to the building (2004), which would make it within the expected life for rooftop fans. It was noted that the fan belt has been replaced, so the fan life should be extended even further. The fan is programmed to increase in ventilation (or run when temperatures do not require it) based on an air quality sensor system installed in the garage. While most components of this system will last a long time, the elements in the air sensors typically require service (either calibration or replacement) fairly frequently. This system is considered past its life expectancy if the sensors have not been serviced.



Bay Ventilation Fan (On Roof)



Bay Ventilation Intake Damper



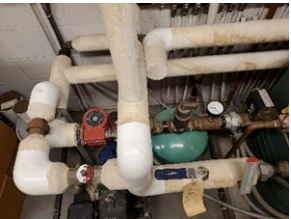
Garage Air Quality Monitor



Typ. Unit Heater



Snow Melt/Radiant Heat Boiler



Recirc. Pump & Expansion Tank

The living quarters portion of the building are served by four horizontally-mounted split system gas furnaces with DX cooling coils and outdoor condensing units. The condensing units are located outside of the building on grade. Each of the horizontal units is in the ceiling space and has a drain pan mounted below it with a moisture sensor to provide alerts of leaks and prevent drips on the ceiling. Ceiling mounting with pans below makes access and maintenance difficult and equipment information was not obtained due to this fact. It is understood that all four units are original to the building (2004), which makes all four of them past their expected life spans. Three of the four outdoor condensing units were replaced in 2019, but CU-1 is still original to the building and uses R-22 refrigerant, which is obsolete, difficult and expensive to obtain, and no longer produced due to environmental concerns. It is recommended that CU-1 be replaced with a system using newer refrigerant.



Snow Melt/Radiant Heat Control System



Typ. Horizontal Furnace



Outdoor Condensing Units

There are also other smaller exhaust fans (ceiling fans in restrooms, for example) which were not able to be observed and for which no information was available. It is believed that these are all original to the building (2004) and thus within their life expectancies.

Electrical:

The electrical service entrance for this building is a main service fusible disconnect switch located in the main electric room. The disconnect switch provides normal power to the automatic transfer switch (ATS). Emergency/Standby power is provided to the ATS via natural gas generator located exterior to the building.

The remaining power distribution system is comprised of (1) one main service panelboard and (2) two receptacle/lighting panelboards. These panelboards provide the branch circuits for all receptacles, light fixture, appliances, and HVAC equipment. All electrical equipment serving this building appears to be in good condition and is approximately halfway through the equipment’s estimated life expectancy. Regular maintenance is performed on the natural gas generator by Buckeye Power Sales company.



Main Electrical Room



Automatic Transfer



Generator

RECOMMENDATIONS

Architectural:

Based on information obtained from the fire department through discussions and the needs assessments, Fire Station 109 appears able to meet the space requirements for current and future staffing. Coupled with the assessment of existing conditions of the facility, interior and exterior maintenance updates to the facility are recommended.

Recommendations for renovation would include the following critical items:

- Creating a vestibule transition from the “hot” zone to the “cold” zone of the facility. These should include walls, spanning from floor to structure above and positive pressure from the “cold” zone. These transitions will filter and attempt to eliminate contaminants from the apparatus bay entering the living spaces.
- Provide a dedicated, enclosed, and properly ventilated space for storage of additional turn-out gear used by the fire-fighters.
- Additional division in bunk rooms are recommended for security and privacy. Extending divider walls full height for sound isolation and possible gender separation is recommended.
- Repairing the existing drive aisle, and aprons to the apparatus bay, and re-stripping the parking lot. This includes an appropriate updated designation of an accessible parking stall.
- Exterior maintenance such as cleaning brick, re-painting soffits and steel lintels, and new caulking. Replacement of the site wall cap around the mechanical yard is also recommended but not required.

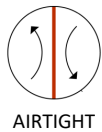
Facility Systems:

Equipment at this facility appear to be in good condition with a handful of items past their recommended replacement date. As only updates to the facility are recommended, maintenance or replacement of the existing systems would be required. Refer to the equipment list in the Appendix for equipment condition and repairs.

Stewardship and Resiliency:

To plan 30-year resiliency, it is recommended to perform the additional enhanced building performance verification methods found on page 68 prior to renovation. The results of these tests will inform the extent to which the Conservation, Efficiency, and Resiliency strategies can be implemented. The following strategies listed are recommended minimums specifically for this building. Additional strategies can be incorporated based on the outcome of the testing results and as future renovations are incorporated.

CONSERVATION



AIRTIGHT

EFFICIENCY



LIGHTING



PLUMBING

FACILITIES | FIRE STATION 103

OVERVIEW

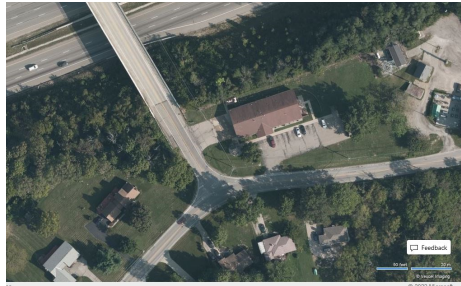
Fire Station 103 is located at 6000 Thompson Road, at the intersection with Springdale Road. The facility is a single-story structure at the residential side and a (3) three bay apparatus bay, all of which are back-in type, with the center bay providing higher clearance. The facility has a brick exterior. The roof over both the residential side and apparatus bay is a gabled asphalt shingle roof. The station current shift size is 5 with a future shift size anticipated at 5-7.



EXISTING CONDITIONS

Site Conditions:

Primary vehicular site access is on the south of the site directly off Springfield Road leading to an asphalt paved parking lot for the station. The apparatus bay has separate access from the west off Thompson Road. The parking area is asphalt paved, while the apparatus bay has a concrete apron extending from the building which transitions to asphalt pavement. The concrete pavement was in good condition. The length of the concrete apron and asphalt pavement provide enough room for parking apparatuses. Parking is available on the south side of the station and was also in good condition with potential for resurfacing. A designated accessible stall with post mounted signage was observed. This accessible parking was on the south side of the facility, adjacent to the main pedestrian entry. An accessible pathway from the parking to the facility was provided. A concrete patio with a site wall extends out from the northeast corner of the facility. The site wall provides a step down in grade to the patio area. A storm drain was



Site Aerial



Apparatus Bay Access and Apron



Main Entry and Accessible Parking

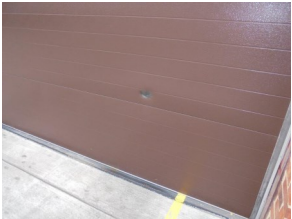


Patio

observed adjacent to the concrete patio area in the grass. The remaining site is grass covered.

Building Envelope and Interior Conditions:

Exterior wall construction appears to be cavity wall construction, with CMU backup at the apparatus bay. As existing drawings were not available, the exact construction and thermal R-value are unknown. The exterior brick appear in good condition. Locations where minor updates such as cleaning brick, re-painting soffits, or new caulking were observed. Exterior windows appeared in good condition, with only a couple locations where gasketing showed signs of damage and would need to be replaced. Thermal efficiency of the windows is unknown. Operable windows were observed at the residential side of the facility. The roof appeared in good condition; per the facilities records, no repairs or replacements have occurred in the past 3 years. The exact age of the roof is unknown.



Apparatus Bay Door Damage

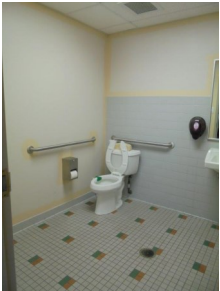


Damaged Window Seal

The main pedestrian entry is located on the south side of the facility. This entry provides access to a large lobby area, with access to the station's office, training room, and public restroom. The door leading from the lobby to the hallway serving the remaining station was propped open and had no locking mechanism on the door. This hallway is the main circulation through the station, providing access to the apparatus bay and living quarters. The kitchen/dayroom were of adequate size for the current and future shift size requirements. The kitchen contained plastic laminate cabinets and countertops with residential appliances. The kitchen hood appears to have been retro-fitted with a fire suppression system. A dedicated fitness room and a secondary pedestrian access point at the patio on the east side of the facility were also observed.



Entry Lobby From Hall



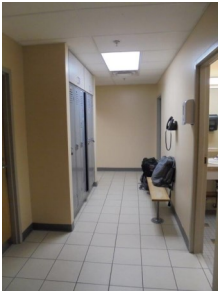
Entry Lobby Restroom



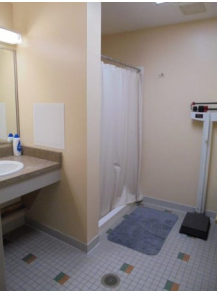
Kitchen

The locker area off the main hallway provided access to private shower rooms and private restrooms. Shower rooms contained a wall-mounted counter with sink and a shower, while the restroom had a wall-mounted lavatory and water closet. A separate restroom was located in the lobby and appeared to have been designed to accessible standards.

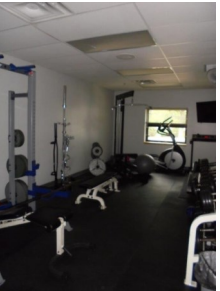
There is no contained transition zone between the “cold” zone living quarters and the “hot” zone apparatus bay. Doors lead directly from the bay to the main facility hallway. The apparatus bay currently uses an air exchange exhaust system. The system brings in fresh air from the south side of the apparatus bay and is exhausted through a vent at the north side of the bay. CO2 sensors are provided in the apparatus bay to measure CO2 levels for control of the exhaust system. The ceiling in the bay is finished gypsum board and painted. An exposed sprinkler system was also observed in the bay. Extra Turn-Out gear is stored in open racks in the apparatus bay, being exposed to vehicle exhaust and environmental conditions when the apparatus bay doors are kept open.



Locker Area



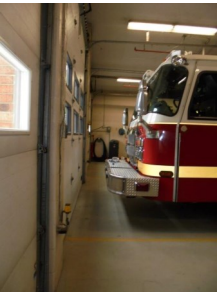
Shower Room



Fitness Room



Apparatus Bay



Tight Apparatus Fit



Open Gear Storage

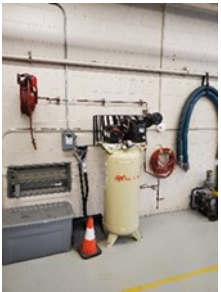
Facility Systems:

Plumbing:

The fire station domestic hot water is provided by two gas-fired tank-style water heaters located in the mezzanine closet accessible from the garage. Both units and the associated expansion tank were replaced in 2016 and appear in good condition. An air compressor is also located in the garage, with a single wall-mounted hose reel. The compressor is only two years old.



Water Heaters



Air Compressor

FACILITIES | FIRE STATION 103

HVAC:

The truck garage is heated and ventilated. Heating is provided by two gas-fired unit heaters. Ventilation is provided by a wall-mounted propeller-type exhaust fan and two intake louvers with automatic dampers on the opposite wall. Residential-style ceiling fans are also present in the bay. No information is available on the equipment due to inaccessible labels. The heaters appear to be in good condition; the exhaust fan is belt-drive and noticeably dirty, so attention is merited to ensure continued operation.



Typ. Unit Heater



Garage Ventilation Fan

The living quarters portion of the building are served by two horizontally-mounted split system gas furnaces with DX cooling coils and outdoor condensing units. The condensing units are located outside of the building on grade. The furnace/AC units (AC-1, AC-2) are installed in the mezzanine closet accessible from the garage and are suspended from the roof deck above. Information was only available on AC-1 but they appear to both have been installed at the same time; AC-1 is past its life expectancy so it is likely AC-2 is as well. Both units appear to be in good condition and to have been maintained well. In the past year, each unit had a bi-polar ionization air cleaning unit installed, which will aid in keeping the air cleaner as long as the filters are regularly replaced. The outdoor unit serving AC-1 (CU-1) has been replaced fairly recently, but CU-2 appears to be original; the nameplate is obstructed but it is likely this system used R-22 refrigerant, which is obsolete, difficult and expensive to obtain, and no longer produced due to environmental concerns.



Typ. Horizontal Furnace



Outdoor Condensing Units

Electrical:

The electrical service entrance for this building is a main service enclosed circuit breaker located in the fire truck bay. The enclosed circuit breaker provides normal power to the automatic transfer switch (ATS). Emergency/Standby power is provided to the ATS via natural gas generator located exterior to the building on grade.

The remaining power distribution system is comprised of (2) two receptacle/lighting panelboards. These panelboards provide the branch circuits for all receptacles, light fixture, appliances, and HVAC equipment. All electrical equipment serving this building appears to be in good condition and is approximately halfway through the equipment’s estimated life expectancy. Regular maintenance is performed on the natural gas

generator by Buckeye Power Sales company.



Service Disconnect & ATS



Natural Gas Generator



Panelboards

RECOMMENDATIONS

Architectural:

Based on information obtained from the fire department through discussions and the needs assessments, Fire Station 103 can meet the space requirements for current and future staffing. Coupled with the assessment of existing conditions of the facility, interior and exterior maintenance updates to the facility are recommended.

Recommendations for renovation would include the following critical items:

- Creating a vestibule transition from the “hot” zone to the “cold” zone of the facility. These should include walls, spanning from floor to structure above and positive pressure from the “cold” zone. These transitions will filter and attempt to eliminate contaminants from the apparatus bay entering the living spaces.
- Provide a dedicated, enclosed, and properly ventilated space for storage of additional turn-out gear used by the fire-fighters.
- Additional division in bunk rooms are recommended for security and privacy. Extending divider walls full height for sound isolation and possible gender separation is recommended.
- Repairing the existing drive aisle, and aprons to the apparatus bay, and re-striping the parking lot. This includes an appropriate updated designation of an accessible parking stall.
- Exterior maintenance such as cleaning brick, re-painting soffits, new caulking, along with replacement of window gasketing at various windows.

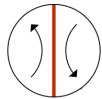
Facility Systems:

Equipment at this facility appear to be in good condition and only a few items are past their recommended replacement date. As only updates to the facility are recommended, maintenance or replacement of the existing systems would be required. Refer to the equipment list in the Appendix for equipment condition and repairs.

Stewardship and Resiliency:

To plan 30-year resiliency, it is recommended to perform the additional enhanced building performance verification methods found on page 68 prior to renovation. The results of these tests will inform the extent to which the Conservation, Efficiency, and Resiliency strategies can be implemented. The following strategies listed are recommended minimums specifically for this building. Additional strategies can be incorporated based on the outcome of the testing results and as future renovations are incorporated.

CONSERVATION



AIRTIGHT

EFFICIENCY

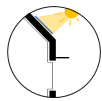


LIGHTING



PLUMBING

RESILIENCY



SOLAR

FACILITIES | IMPOUND LOT / HISTORICAL SOCIETY MUSEUM

OVERVIEW

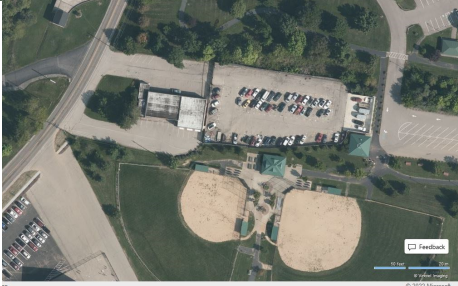
The Impound Lot and Historical Society is located at 4669 Springdale Road. The facility is a single-story structure at the impound office and Historical Society and has a (7) seven bay garage, all of which are back-in type. The three easternmost bays are deeper than the other four. The facility has a primarily brick exterior, with a concrete portal at each of the garage bay doors. The roof over the entire facility is a low slope membrane roof. The site is adjoined on the north, east and south by Colerain Park and on the south by Colerain Elementary School.



EXISTING CONDITIONS

Site Conditions:

Site access is through two access points on the west of the site directly off Springdale Road. Both access points provide access to the site and parking, with the northern entry providing access to the garage bays and impound lot. The southern entrance provides access to additional parking. The access points are separated by an areas of greenspace that lines Springdale Road. Both drive aisle and impound lot area are asphalt paved. The asphalt was in fair condition with noticeable cracking. Repair or resurfacing is recommended. Parking is available on at both the north and south side of the facility, with the majority on the south. Parking striping is faded and would need to be restriped. A designated accessible stall was observed, however appropriate signage was not provided. The accessible parking was in the northern lot, adjacent to the main pedestrian entry to the impound lot office. A sidewalk leading to the historical society entrance is also located on the east side of the facility. Site lighting was not observed.



Site Aerial

The impound lot is at the far west end of the property and is secured around the perimeter with fencing. The fencing at the north, west, and south sides of the lot contains screening. The impound lot was asphalt paving in similar condition to the parking areas.

Building Envelope and Interior Conditions:

Exterior wall construction appears to be cavity wall construction with CMU backup, however, no weep holes or through-wall flashing was observed at the base of the wall or at openings. At locations where weep holes and through-wall flashing would typically be, mortar was observed to be degraded or missing and the steel lintels at these locations was showing rust. As existing drawings were not available, the exact construction and thermal R-value are unknown. The exterior brick was in fair condition, however, several areas need repair. For example, cracking in the brick mortar at the southwest corner of the bays extended from the top of the window to the corner of the facility. This is most likely due to building settling and would need to be repaired. Additionally, areas requiring brick/mortar cleaning and tuckpointing were observed. The overhead garage doors have concrete “portals,” which were spalling and in need of repair. The opening wall protection was broken in several locations and also need to be rectified.

Exterior windows were glass block with small operable inserts at the south and east side of the facility, on both the historical society and garage bays. Windows on the north side were limited to lites in the garage overhead doors and a storefront system at the impound office. A similar storefront system exists at the historical society entrance on the west side of the facility. The glass block looked original to the structure. Thermal efficiency of both window systems is unknown.



Brick cracking at window



Window with operable insert



Conc. Portal at door cracking

The roof was in poor condition. The roofing membrane appeared past its useful life; it was dried out with noticeable cracks. Areas of vegetative growth were observed on portions of the roof. It was noted the drains on the roof over the impound office and Historical Society frequently get clogged due to the adjacent tree shedding pinecones and needles onto the roof. The cast stone wall cap appeared in decent condition, only requiring cleaning and seams to be re-sealed. Flashing under the cast stone wall cap was copper. In several areas, the mortar between the flashing and wall cap has degraded, allowing potential for water penetration. The mortar should be replaced.



Typ. Existing roof



Original copper flashing



Debris at roof drain

The Historical Society and impound lot administration share the office portion of the facility. These functions are separate and have their own entrance into the facility; the impound lot on the north side and the Historical Society on the west.

The garage bays were used to store Police Department found items. The bays were painted CMU finish, with cracking in the mortar and the face of CMU in several locations, notably at the east end of the facility. Similar to the exterior brick, this is most likely due to building settling. The ceilings were open to the bar joist and metal roof deck structure. The ceiling and structure of the far east three bays were painted, and the remaining bays were exposed galvanized steel. Areas of peeling paint at the roof deck was observed.

Combination restroom and shower/locker rooms are directly off the garage bays and were finished with glazed CMU. A water closet, urinal, and shower were in the mens room. A free-standing service sink was the only sink present. Lockers with a built-in bench were provided. No fixtures were compliant with current accessible standards.



Interior CMU cracking



Peeling paint at roof deck



Typ. Restroom fixtures

Facility Systems:

Plumbing:

The domestic hot water is provided by a single gas-fired tank-style water heater. The heater is within its expected life span. It appears to be in average condition.



Water Heater (Right)

HVAC:

The garage areas are heated by two gas-fired unit heaters. No information was available on the units. By appearance, they are likely beyond their life expectancy, but otherwise appear to be in good condition.

FACILITIES | IMPOUND LOT / HISTORICAL SOCIETY MUSEUM



Unit Heater in West Garage



Unit Heater in East Garage

The Historical Museum is conditioned by a packaged, gas heat rooftop AC unit. The unit is past its expected life span and is in fairly bad condition. It was also noted that a portable AC unit is used in an adjacent office, and rejected heat is exhausted out a residential-style "flapper" vent. There was no provision on the rooftop unit for outside air, so the units likely do not meet ventilation code.



Rooftop Unit



"Flapper" Outlet
Damper for Portable
AC Unit

Electrical:

The entire electrical system at this building is comprised of (2) two receptacle/lighting panelboards. The electric meter connects directly to one of these panelboards. These panelboards provide the branch circuits for all receptacles, light fixture, appliances, and HVAC equipment. All electrical equipment serving this building appears to be in good condition and is approximately halfway through the equipment's estimated life expectancy. This building does not have an emergency/standby generator to provide back-up power.



Electric Panelboard

RECOMMENDATIONS

Architectural:

Based on the assessment of existing conditions of the facility, significant interior and exterior improvements to the facility would be required for continued use. The extent of renovation would depend on the chosen use of the facility moving forward. As described in the Government Campus Strategies, there is potential to relocate the functions of this facility.

If the impound lot, Police Department found storage, and Historical Society are relocated, this building could be re-purposed for other functions. Some of those functions could include:

- Off-season and/or parks equipment storage for public services. While not on the Government Campus, storing non-frequently used or off-season equipment in this location would open more space at the Public Services garage.
- The building and impound lot could become part of Colerain Park adjacent. Possible uses are as additional parking for the baseball fields, while the building could be used for restrooms or picnic shelters for the park.
- The facility could be renovated as part of a Public-Private Partnership for the park, with potential uses as a restaurant, coffee shop, or ice cream parlor.
- The facility has potential to be sold or renovated/retrofitted for future use by a separate tenant.

Recommendations for a major renovation would include the following critical items:

- Typical exterior maintenance such as cleaning of brick, re-painting of non-masonry materials and lintels at overhead doors, and new caulking.
- Repairs to the CMU and brick from building settlement
- New glazing systems for both the garage bays and office portion of the building
- Roof replacement
- Restrooms, regardless of overall facility function, would be required to be remodeled to meet current accessibility standards.
- Repair of the existing drive aisle and aprons to the apparatus bay and parking space re-striping and the appropriate location and designation of an accessible parking stall with access accessible path to the building entrance would be required.

Facility Systems:

As a full remodel is recommended, facility systems are recommended to be upgraded at the time of renovation and meet current performance/system/efficiency criteria. Emergency maintenance or replacement of the existing systems may be required in the timeframe until the renovation moves forward. If replacement of systems is done prior to renovation, system selection should factor in the future renovation to best extent possible. Refer to the equipment list in the Appendix for equipment condition and repairs.

Stewardship and Resiliency:

To plan 30-year resiliency, it is recommended to perform the additional enhanced building performance verification methods found on page 68 prior to renovation. The results of these tests will inform the extent to which the Conservation, Efficiency, and Resiliency strategies can be implemented. The following strategies listed are recommended minimums specifically for this building. Additional strategies can be incorporated based on the outcome of the testing results.

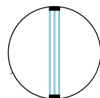
CONSERVATION



INSULATION



AIRTIGHT



WINDOWS



MOISTURE



MATERIALS

EFFICIENCY



LIGHTING



PLUMBING

RESILIENCY



SOLAR

FACILITIES | TRAINING CENTER

OVERVIEW

The Training Center is located at 11865 Colerain Avenue. The facility is a single-story structure which is partially built into the landscape due to the slope of the site. The facility is primarily concrete cast-in place panels. A majority of these panels have a decorative vertically ribbed profile. The roof is low slope covered with a ballasted membrane roof. This facility is served using a grey water system.



EXISTING CONDITIONS

Site Conditions:

Site access is on the north of the site off Colerain Avenue. The building and parking are set back from the road and accessed via an asphalt paved driveway. The site is more rural and has open greenspace adjacent to the parking area, but is surrounded by a wooded area. As the driveway enters the site, it proceeds up a hill to the parking and building access. Paved parking is provided with a gravel overflow lot adjacent to the west of the building. Parking stripes were faded or non-existent and an accessible parking stall was not observed. The drive continues past the building and provides access to the mechanical yard and delivery area which are on the south and southwest side of the facility. The site does have green open space adjacent to the parking and at the north side (main entry) of the facility. Caps to what are assumed to be buried tanks and warning signs noting to keep lids secured were observed in the open greenspace areas. Site lighting was not observed. A gravel drainage swale was on the east side of the site where the building is built into the landscape. Further investigation would be required to determine if any buried drainage pipes are present.



Site Aerial



Gravel Parking and Open Area



Buried Tank Caps Throughout Site



Gravel Drainage Swale

Building Envelope and Interior Conditions:

Exterior wall construction appears to be cast in place concrete and concrete panel construction, with a decorative flute on the north, west, and east sides of the facility. As existing drawings were not available, the exact construction, thermal R-value, and water penetration prevention through the concrete walls are unknown. The exterior concrete panels themselves appear to be in fair condition, with most degraded areas at the top and bottom transitions of the panels and at pour/panel transitions. The panel transition to concrete wall cap shows degradation and the joint would need to be addressed. Panel cracks were sealed with sealant. Joint degradation was also observed at the wall panel base to the foundation. The joint grout has chipped away, leaving exposed wood (assumed shims for wall base) behind. Dark aluminum exterior windows were minimal and appeared in good condition. Thermal efficiency of the windows is unknown. The ballasted roof membrane was in need of replacement. It was noted by maintenance the building has water penetration issues. Locations of unsecured roof membrane “popping” above the ballast revealing the edge of the membrane were observed. One particular seam was directly adjacent to a roof drain. It was noted the roof has been repaired several times (patch locations) in the past few years. Perimeter flashing looked newer, but locations have been replaced. All top of



Wall Repairs



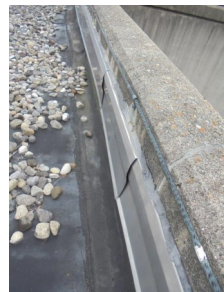
Degraded Wall Base Transition



Membrane “Popping” Above Ballast



Membrane Not Sealed at Lap Near Drain



Un-sealed Flashing

walls were exposed concrete as no top of wall copings were observed. Flashing locations did not align with or seal tight to adjacent flashing. Lightning protection was present around the perimeter of the roof.

The main pedestrian entry is located on the north side of the facility from sidewalk access from the parking. The entry provides access to a common hallway. The interior of the facility was divided into several offices, classrooms/conference rooms, and a large training room, all of which are served by the common hallway. The east side of the facility used an elevated floor system over the concrete floor, while the west side of the facility did not. No step in the finished floor was observed, so it is assumed there is a step in the concrete slab on grade system to accommodate the raised floor. Interior partitions were mostly gypsum board with a few demountable partition offices located adjacent to the large training room. Exposed concrete and CMU walls were in the mechanical, electrical, and storage rooms. Evidence of water leaking from the roof was noticed in the storage and mechanical rooms along the concrete walls. A small break area with plastic laminate cabinets and counter tops, and plug-in type appliances were observed. Notices regarding usage of water for cleaning only was posted. Mens and womens restrooms were present, however, neither restroom met accessibility requirements.



Facility Main Entry



Training Room



Water Stains on Interior of Wall

Facility Systems:

Plumbing:

Domestic hot water equipment was not observed. The water at the site is considered not potable. Owner should verify age and type of heaters installed.

There is a 40 horsepower fire pump serving the building fire sprinkler system; the age of this pump is also unable to be determined; however, it is presumably maintained by regular fire inspection and should be working order.



Fire Pump

FACILITIES | TRAINING CENTER

HVAC:

There is a large portion of this building not being used, and a great amount of mechanical equipment which is abandoned in place from the prior owners' use of the building. The portion which is currently being used is served by three packaged gas heat rooftop AC units. Each is within its life expectancy and appears in relatively good condition.

The various storage and garage areas in the building contain small, light commercial electric unit heaters. There is no nameplate information available for any of these units, but it is very likely they are beyond the 13-year life expectancy for such equipment.



Typ. Rooftop AC Unit



Typ. Electric Unit Heater

Electrical:

Most of the electrical equipment at this building has been abandoned in place from the prior owner’s use of the building. The service entrance for this building is a main service distribution switchboard located in the main electric room. The disconnect switch provides normal power to an automatic transfer switch (ATS), which has been bypassed as the Emergency/Standby power source is no longer available at the site.

The remaining power distribution system is comprised of (1) one power distribution panelboard and (5) five receptacle/lighting panelboards. These panelboards provide the branch circuits for all receptacles, light fixture, appliances, and HVAC equipment. All panelboards serving this building appear to be original to the building and have exceeded their life expectancy. The specific panelboard models have been discontinued and replacement components could be difficult to procure. It is recommended that all electrical equipment be replaced within the next 5 years.



Power Distribution
Panelboard



Panelboards

RECOMMENDATIONS

Architectural:

Based on the assessment of existing conditions of the facility, significant interior and exterior improvements to the facility would be required for continued use.

As described in the Government Campus Strategies, it is recommended to relocate the training function of this facility to the main government campus when the Joint Public-Safety facility is created. When the Training Center functions are relocated, this facility has the potential to be sold or renovated/retrofitted for future use by a separate tenant.

If the building remains with training functions, or is repurposed for alternate functions, the recommended repair and maintenance would include:

- Repair of the concrete wall system
- Re-painting of non-masonry materials and lintels at doors and new caulking will be required.
- New glazing system
- New roof system including wall copings
- Restrooms, regardless of overall facility function, would be required to be remodeled to meet current accessibility standards.
- Repair of the existing drive aisle and parking area, and re-striping for parking and the appropriate location, and designation of an accessible parking stall with access accessible path to the building entrance would be required.

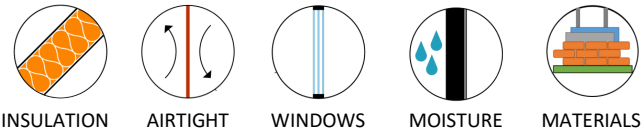
Facility Systems:

As a remodel to the facility is recommended, maintenance or replacement of the existing systems would be required. Electrical systems, which appear to be original to the building, and the addition of potable water are items that would need to be addressed first. If full interior remodel/renovation is completed, new systems are recommended are recommended at the time of renovation. If minor interior remodel is completed, refer to the equipment list attached in the Appendix for equipment condition and repairs.

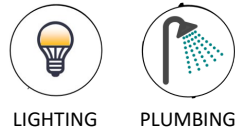
Stewardship and Resiliency:

To plan 30-year resiliency, it is recommended to perform the additional enhanced building performance verification methods found on page 68 prior to renovation. The results of these tests will inform the extent to which the Conservation, Efficiency, and Resiliency strategies can be implemented. The following strategies listed are recommended minimums specifically for this building. Additional strategies can be incorporated based on the outcome of the testing results.

CONSERVATION



EFFICIENCY



RESILIENCY



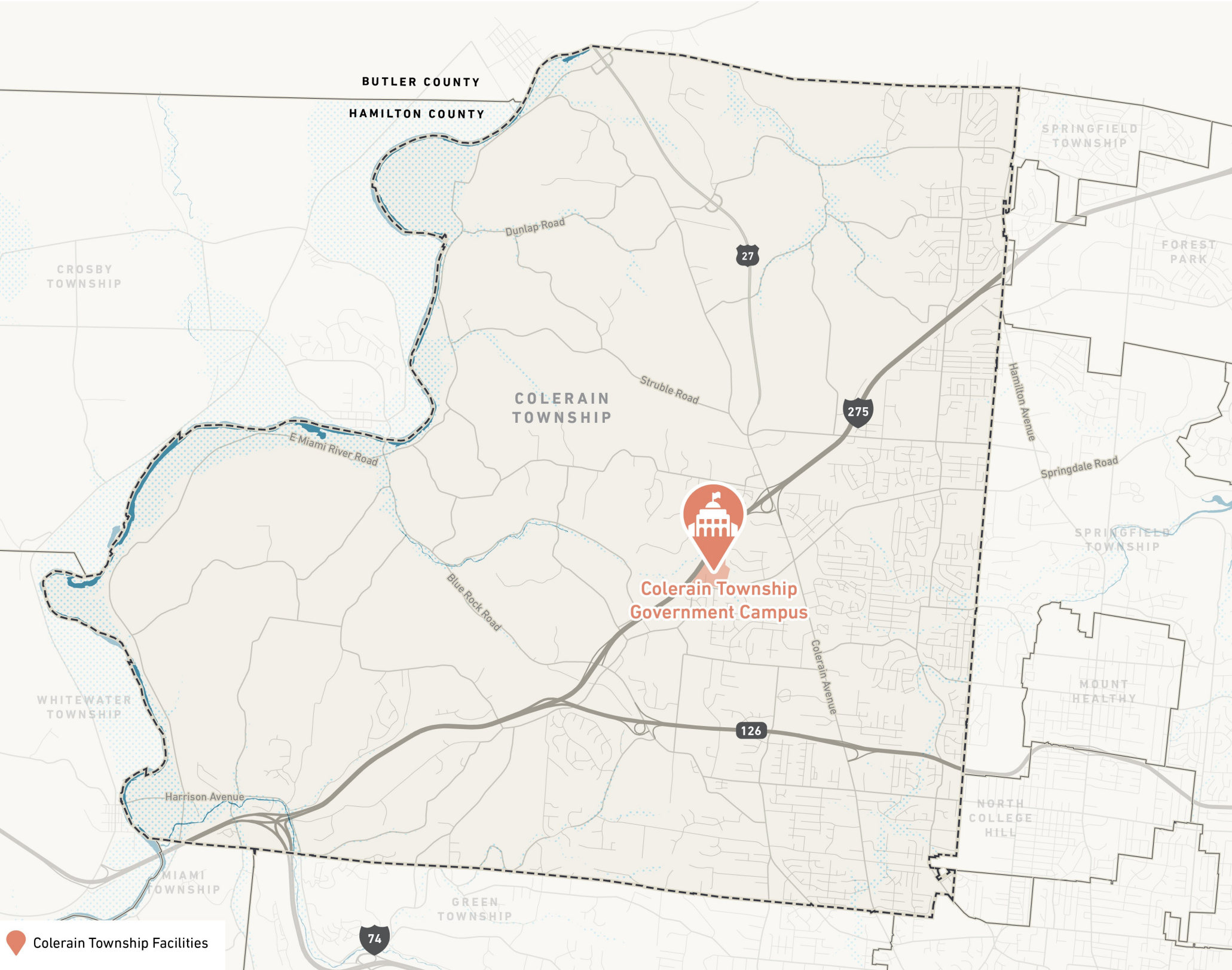
MAIN CAMPUS STRATEGIES | INTRODUCTION

OVERVIEW:

The following pages summarize options and recommendations for Colerain Township’s government campus, as illustrated in the accompanying map.

MAIN GOVERNMENT CAMPUS

Colerain Township’s government campus is the home for the Township’s Administration, Police Department Headquarters, Fire Department Headquarters, and Public Services Department. It is also the location for the Township’s Senior and Community Center. Based on the needs assessment for each department, the police department is in immediate need of additional space and functional layout improvements. Additionally, the police must be the first department addressed before decisions can be made for the other departments. As such, the following pages illustrate three potential strategies for modification to the police department. Those strategies are listed numerically. Subsequent options are then provided for the other departments, listed alphabetically. These options may or may not be applicable depending on what direction the Township elects to go for the location of the police department.



MAIN CAMPUS STRATEGIES | EVALUATION MATRIX

	Police Dept. Specific			Fire Dept. and Public Services			
Evaluation Criteria	Strategy: PD-1 Police Dept. Renovation	Strategy: PD-2 Police Dept. Relocation	Strategy: PD-3 Police Dept. New Build	Strategy: FD/PS-1 Fire Dept. and Public Services Renovation	Strategy: FD/PS-2 Fire Dept. Relo, Public Services Reno	Strategy: FD/PS-3 Fire Dept. Expansion Public Services Reno	Strategy: PSF-1 Combined Fire & Police Dept., Public Services Reno
Site							
Service Delivery; Operationally Desirable	Limited design options for operations due to existing building	Limited design options for operations due to existing building	Best opportunity for ideal operations	Could improve operations but may not be ideal	Better chance for improved operations	Better operations for Fire and PS	Better operations for all
Parking	Parking expanded and added secured parking	Added secured parking	Added secured parking	Parking currently not ideal for PS	Parking currently not ideal for PS	Parking numbers about the same, not ideal for PS	Parking currently not ideal for PS
Building							
Long Range Planning (Right sized/growth?)	More limited Options	Limited Options	Most Options	Adequate Options	More Options	Adequate Options	Adequate Options
Project Costs	Mid-Major Reno/Add \$\$	Mid-Major Reno/Add \$\$	New Cons \$\$\$	Minor Reno \$	Major Reno/Add \$\$\$	Reno \$\$	Major Reno/Add \$\$\$
Acquisition Costs	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Timeline/Schedule	9-12 Mos. (after move out)	10-14 Mos.	12-16 Mos	10-14 Mos.	12-16 Mos (after police)	10-14 Mos.	12-16 Mos
Temporary Facilities	During reno	No	No	During reno	Unlikely	For Fire	No
Impact to Community Services	Impacted during renovation	Impacted during renovation	Minimal impact	Impacted during renovation	Fire/PS remain operational during renovations	Fire impacted during reno	Minimal impact
Public Acceptance	Likely, adding to current layout	Likely	Likely	Likely	Likely	Likely	Likely
Potential for commercial development	No	Yes, but take com center out as development option	Yes	Depends on Police	Depends on Police	Depends on Police	Depends on new construction



STRATEGY: PD-1 | POLICE DEPT. RENOVATION

OVERVIEW:

Strategy PD-1 consists of a renovation and addition of the Government Center Building, specifically the space the Police Department currently occupies. An addition would be required to accommodate the space required by the Police Department, as provided through discussions with the Police Department and the Space Needs Assessment provided. Along with the addition, additional space in the administration wing basement is proposed for storage use and the Emergency Operations Center (EOC).

This strategy also incorporates the reconfiguration of the existing parking lot to accommodate the needed secure parking for the department's fleet. This secure parking area will provide a secure area for the department's officers while preparing their vehicles for, or returning from, their patrols.

This strategy would also include the potential for relocating the Impound Lot and Historical Society from its current location to the government's campus. A potential location is shown for the impound lot, but this could be located elsewhere on the site. Found Item Storage currently at the Impound Lot would be relocated to the addition.

BENEFITS

Reuse of the existing space with little to no effect on other departments.

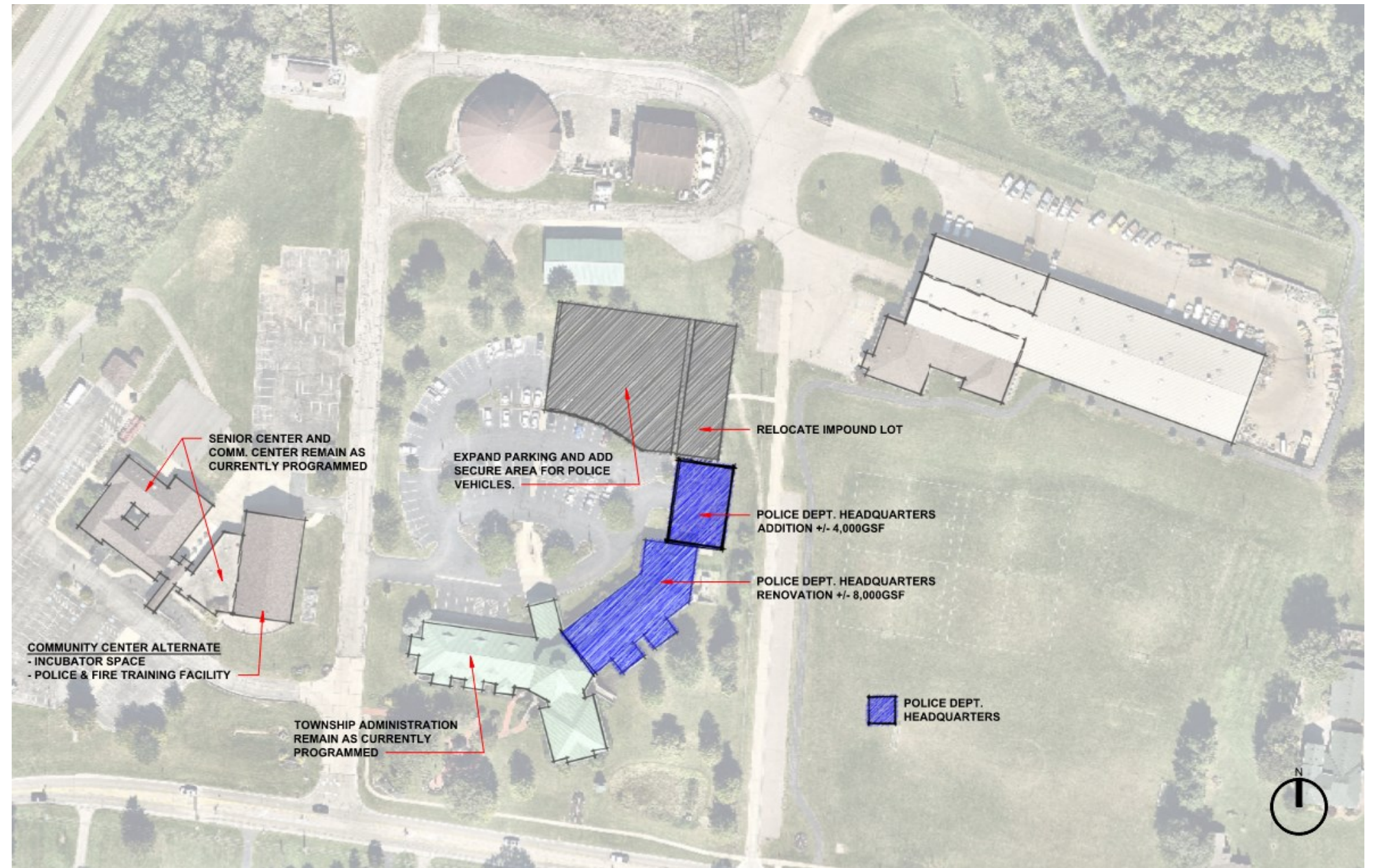
This also allows the opportunity for an alternate use of the under-utilized Community Center, such as leasable incubator space, Historical Society, or Fire & Police Department training.

DRAWBACKS

A significant downside to the renovation strategy would be the need for temporary facilities during the renovation. The temporary facility would require investment by the Township in a temporary space or potentially a temporary relocation to the underutilized community center space.

Renovation layout options could be limited due to existing building limitations.

Police Department functions planned for the basement level would be disconnected.



STRATEGY: PD-2 | POLICE DEPT. RELOCATION

OVERVIEW:

Strategy PD-2 consists of relocating the Police Department to the under-utilized Community Center's Hall 'A' space by renovation and addition. An addition would be required to accommodate the space required by the Police Department. The basement of the Community Center could be utilized for Township and/or Police Department storage.

This strategy also incorporates the use of the existing parking lot to the north of the Community Center to accommodate the needed secure parking for the department's fleet. Leaving the existing administration parking in its current configuration. This parking area will provide a secure area for the department's officers while preparing their vehicles for, or returning from, their patrols.

Relocation of the Police Department would open up usable square footage space in the administration building.

This strategy also includes the potential for relocating the Impound Lot and Historical Society from its current location to the government's campus.

BENEFITS

Reuse of the existing space with little to no effect on other departments.

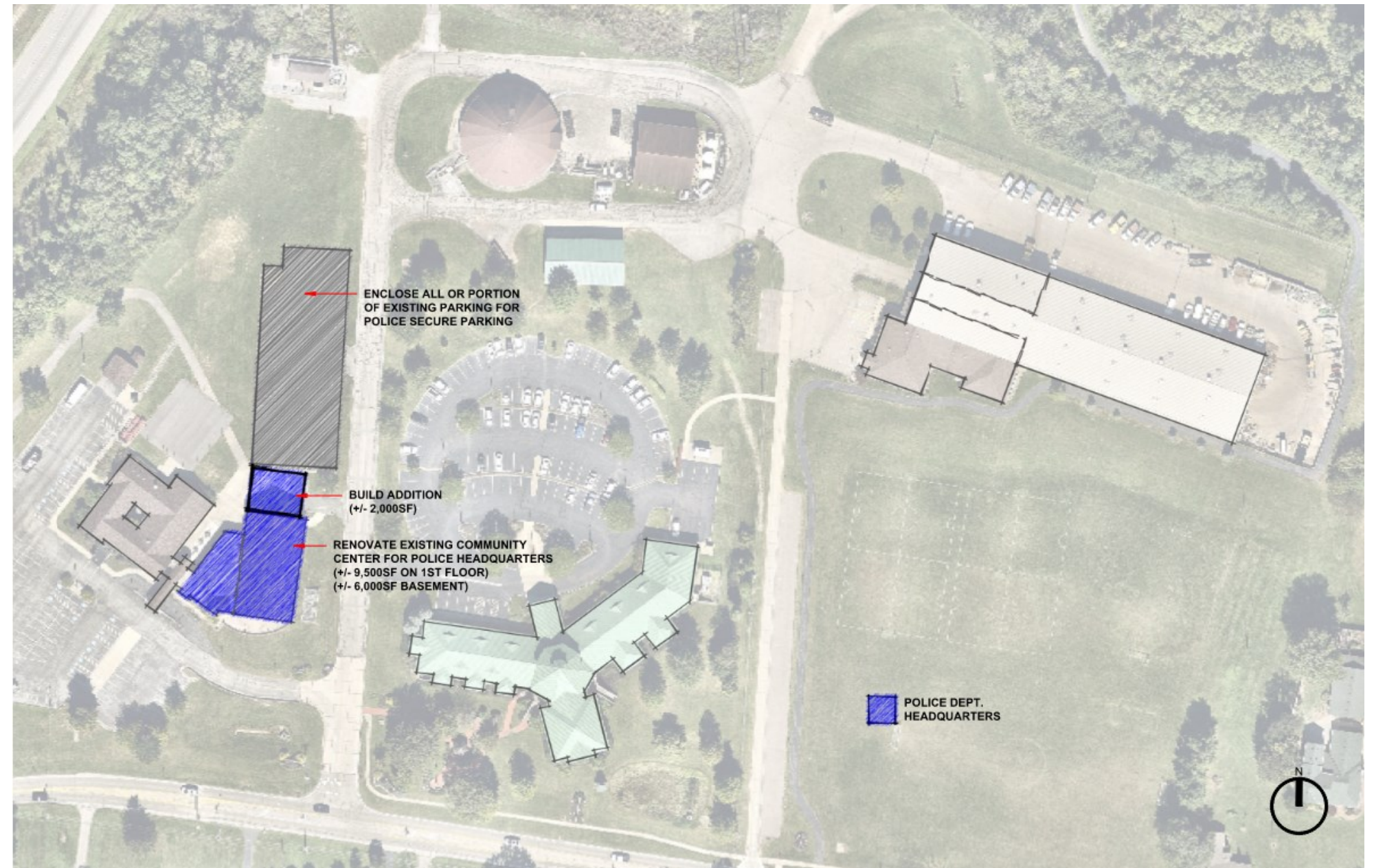
Additional usable square footage is available in the administration building that could be used for expansion of the administration department or potential development options such as leasable incubator spaces, the Historical Society, or Fire & Police Department training.

DRAWBACKS

Renovation options could be limited due to existing building size and shape.

No direct access from the main level to the basement level. Access to the basement would need to be provided by the addition of an interior stairwell or access will be solely from the exterior. If the space is utilized for more than a storage function, an elevator would be required for accessibility.

Police Department would share a building with the senior center. This co-location would warrant a hard separation between the two spaces.



STRATEGY: PD-3 | POLICE DEPT. NEW BUILD

OVERVIEW:

Strategy PD-3 consists of building a new facility for the Police Department at the site directly north of the Community Center. Providing a new structure guarantees the space requirements the department's current and future needs are met. The campus site does provide potential for additional locations of the new structure. Depending on location, this facility could be a single or multi-story facility.

This strategy also includes secure parking for the department's fleet. The secure parking lot would be directly adjacent to the new structure. Depending on the final location of the facility, the secure parking may require reconfiguration of the administration building's parking lot, similar to Strategy PD-1.

This strategy also includes the potential for relocating the Impound Lot and Historical Society from its current location to the government's campus.

This strategy could be expanded to include the relocation of the Fire Department headquarters and training classroom requirements to this new facility, thus creating a singular, shared, public safety building.

BENEFITS

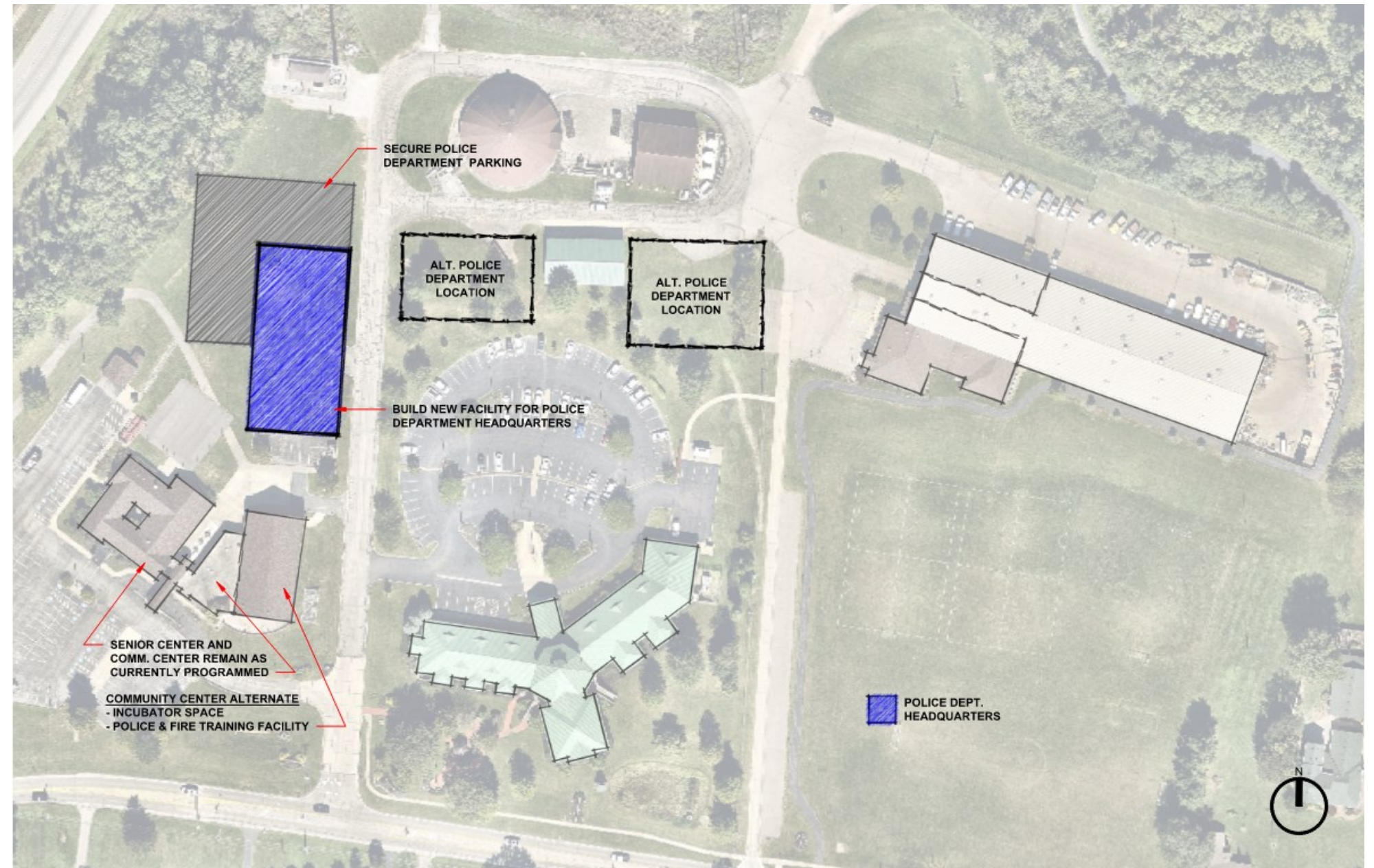
Additional usable square footage is available in the administration building that could be used for expansion of the administration department, or potential development options such as leasable incubator spaces.

This allows the opportunity for an alternate use of the under-utilized Community Center, such as leasable incubator space, the Historical Society, or Fire & Police Department training.

DRAWBACKS

New construction costs are market dependent and are typically higher than renovation.

Increase in total Colerain Township facilities leads to additional maintenance. Depending on other facility programming, these assets may become underutilized. Facilities such as the Community Center could be difficult to program if leasable space programs, such as incubator/startup spaces, are to move into the vacated police wing of the Township Government Center.



STRATEGY: FD/PS-1 | FIRE DEPT. AND PUBLIC SERVICES RENOVATION

OVERVIEW:

Strategy FD/PS-1 consists of a renovation and reconfiguration of space to the existing Fire Department Headquarters and Public Services Department. This strategy focuses on reallocation of the existing shared space in an effort to use the space as efficiently as possible, with the hopes to bring off-site public services document storage to the facility.

BENEFITS

Reuse of the existing space, with little to no effect on other departments.

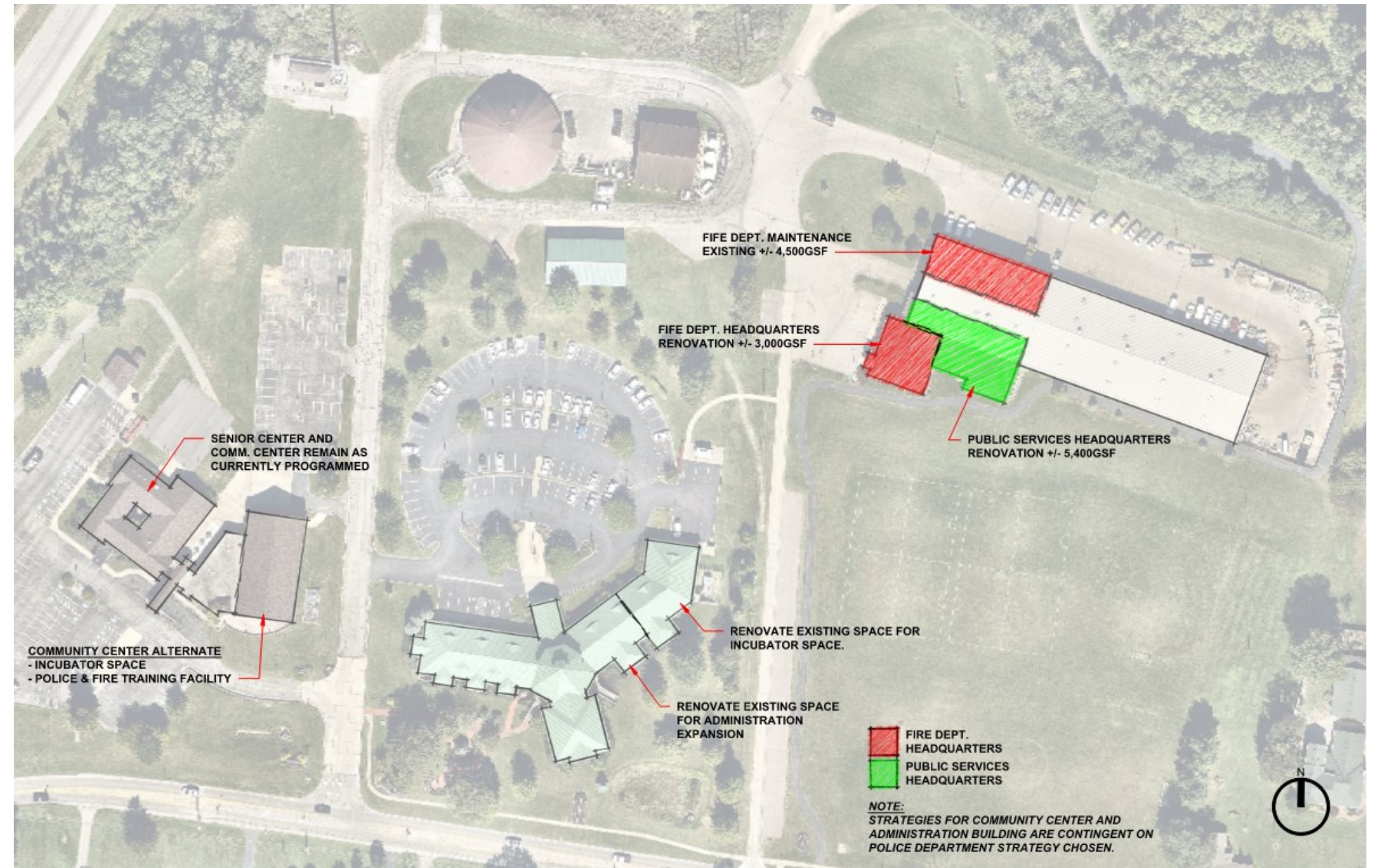
Depending on the strategy chosen for the Police Department, keeping Public Services and the Fire Department Headquarters in their current location could open up usable square footage for the administration department to expand, or potential commercial development for incubator spaces, the Historical Society, or Fire & Police Department training.

DRAWBACKS

This strategy does not address the additional equipment storage the Public Services Department would require.

This strategy does not address future space needs anticipated at the Fire Department.

Temporary Facilities would be required for both departments during the renovation.



STRATEGY: FD/PS-2 | FIRE DEPT. RELO AND PUBLIC SERVICES RENO

OVERVIEW:

Strategy FD/PS-2 consists of relocating the Fire Department Headquarters to the space currently occupied by the Police Department through renovation and addition. Based on the needs assessments for the Fire Department Headquarters, this space would be adequate for their current and future needs.

The addition proposed is for a fire department specific maintenance bay, which they currently share with Public Services. This addition is not a requirement for this strategy, however, keeping the maintenance bay close to headquarters is operationally desired.

BENEFITS

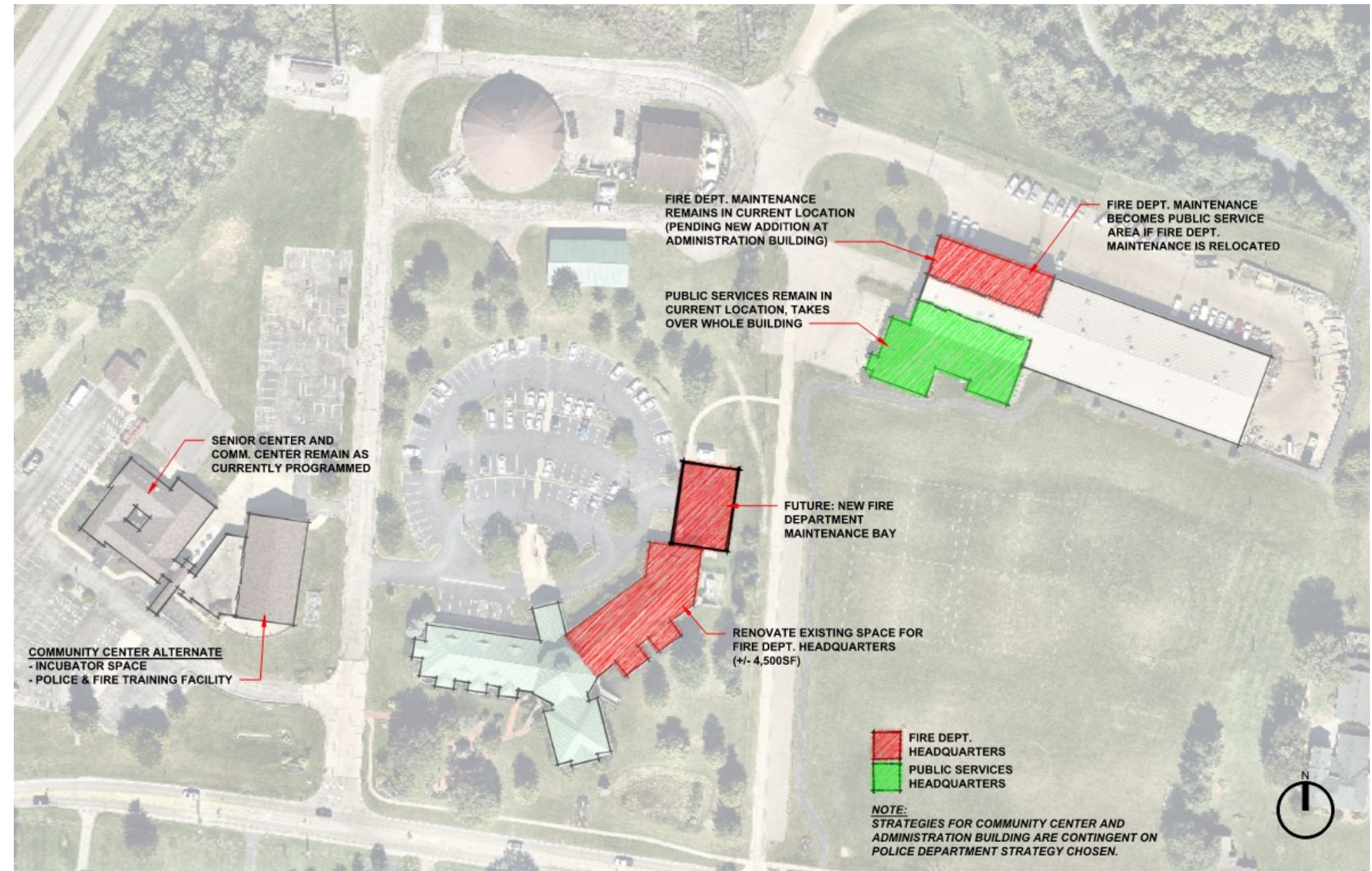
Reuse of the existing space, with little to no effect on other departments.

Depending on the strategy chosen for the Police Department, moving the Fire Department Headquarters to the administration building could provide additional usable square footage in the community center for potential development options such as leasable incubator spaces, the Historical Society, or Fire & Police Department training.

Relocating the fire department maintenance bays to the administration building would provide additional storage space in the maintenance garage by allowing Public Services maintenance to relocate to the vacated fire department maintenance space.

DRAWBACKS

Depending on construction phasing of the services garage, temporary facilities could be required for the Public Services department during the renovation.



STRATEGY: FD/PS-3 | FIRE DEPT. EXPANSION & PUBLIC SERVICES RENO

OVERVIEW:

Strategy FD/PS-3 consists of a renovation, addition, and reconfiguration of space to the existing Fire Department Headquarters and Public Services Department. Along with the addition to the facility, this strategy would focus on reallocation of the existing shared space to give both departments additional space.

BENEFITS

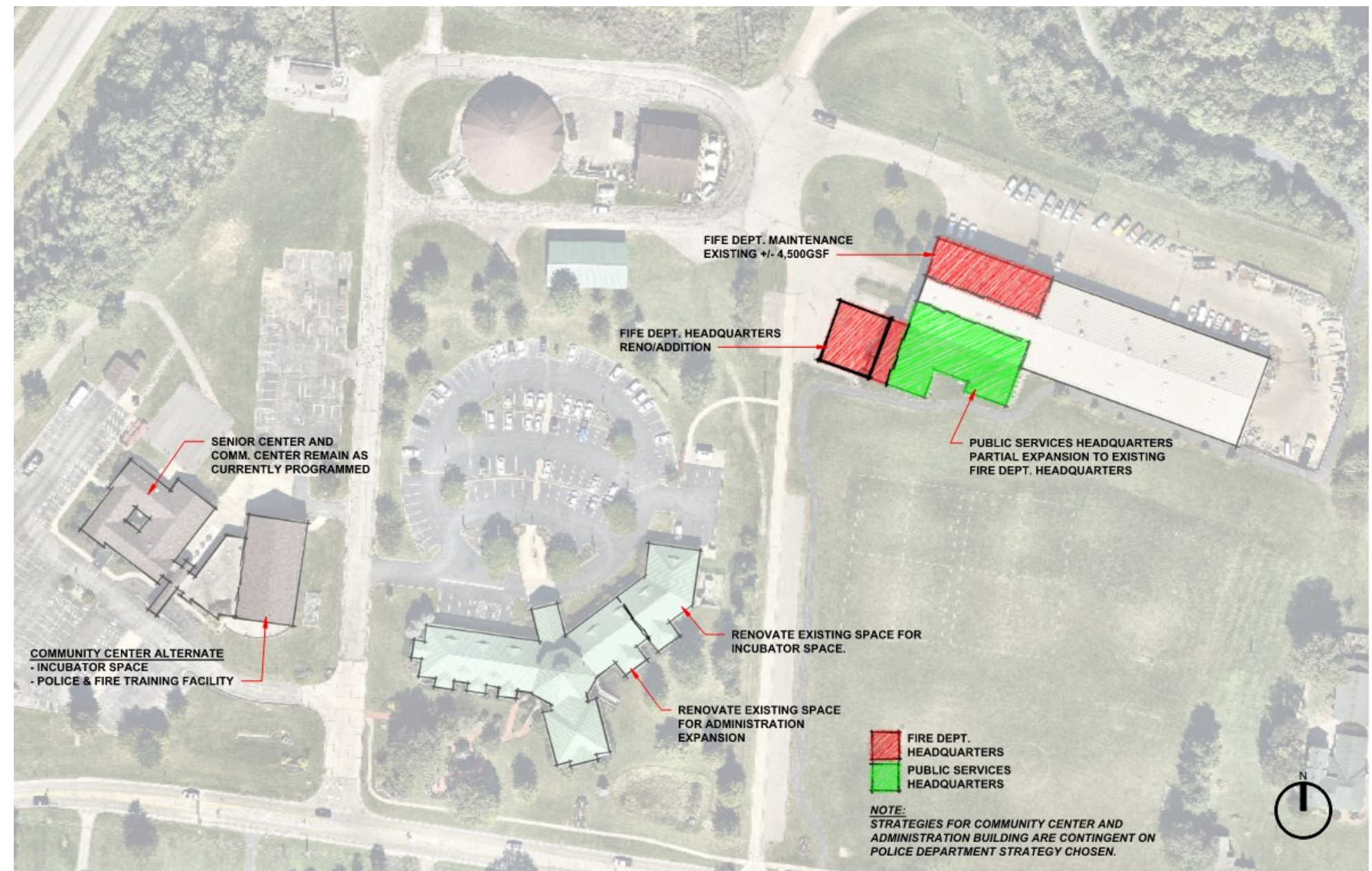
Reuse of the existing space, with little to no effect on other departments.

Depending on the strategy chosen for the Police Department, keeping Public Services and the Fire Department Headquarters in their current location could open up usable square footage for the administration department to expand, or potential commercial development for incubator spaces, Historical Society, or Fire & Police Department training.

DRAWBACKS

This strategy does not address the additional equipment storage the Public Services Department would require.

Temporary Facilities would be required for both departments during the renovation.



STRATEGY: PSF-1 | COMBINED EMERGENCY SERVICES RENO

OVERVIEW:

Strategy PSF-1 consists of a relocating both the Fire Department Headquarters and the Police Department to the Senior & Community Center building. This strategy creates a singular, shared, public safety facility. This strategy also includes the opportunity to provide shared training classrooms in the facility as well. This strategy would include renovation of the existing facility, a required addition for the Police Department to accommodate their space needs, and future additions for the Fire Department to accommodate future growth and relocation of their maintenance bay. Relocation of the Senior Center programming would be required.

This strategy also incorporates the use of the existing parking lot to the north of the Community Center to accommodate the needed secure parking for the department’s fleet, leaving the existing administration parking in its current configuration. This parking area will provide a secure area for the department’s officers while preparing their vehicles for, or returning from, patrols.

As a result of the Fire Department Headquarters relocation, Public Services has the opportunity for renovation and expansion in the existing building.

Relocation of the Police Department would open up usable square footage space in the administration building.

The strategy also includes the potential for relocating the Impound Lot and Historical Society from it’s current location to the government’s campus.

BENEFITS

Single public-safety facility.

Reuse of the existing space, with little to no effect on other departments.

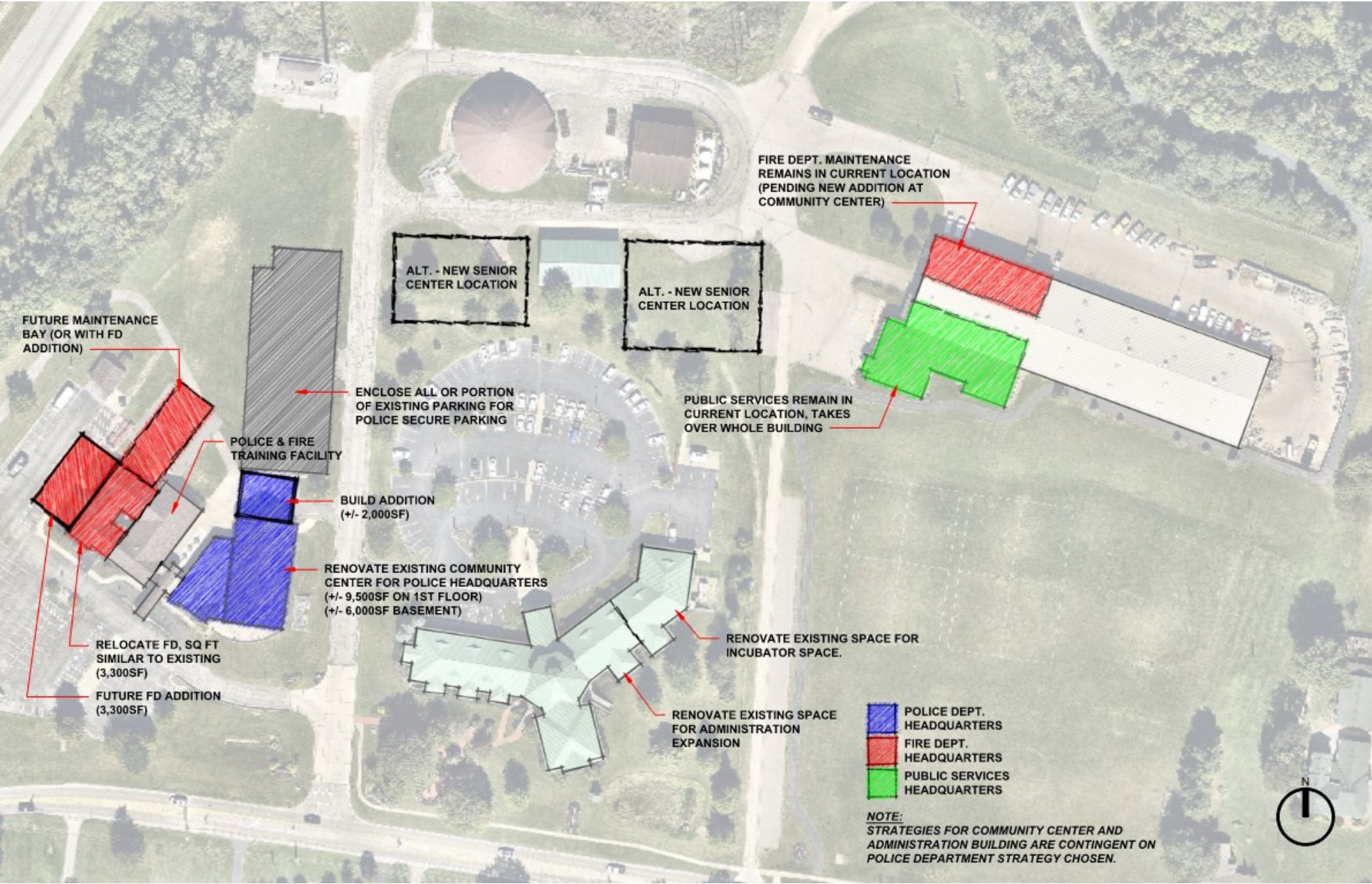
Future Fire Department additions can be properly planned.

DRAWBACKS

Senior Center programming would be affected and relocated.

Multiple additions may be needed to accommodate the future space needs for the Fire Department and their maintenance bay. Need for additional space is not anticipated for some time.

Temporary Facilities could be required for Public Services departments during the renovation if phasing is not possible.

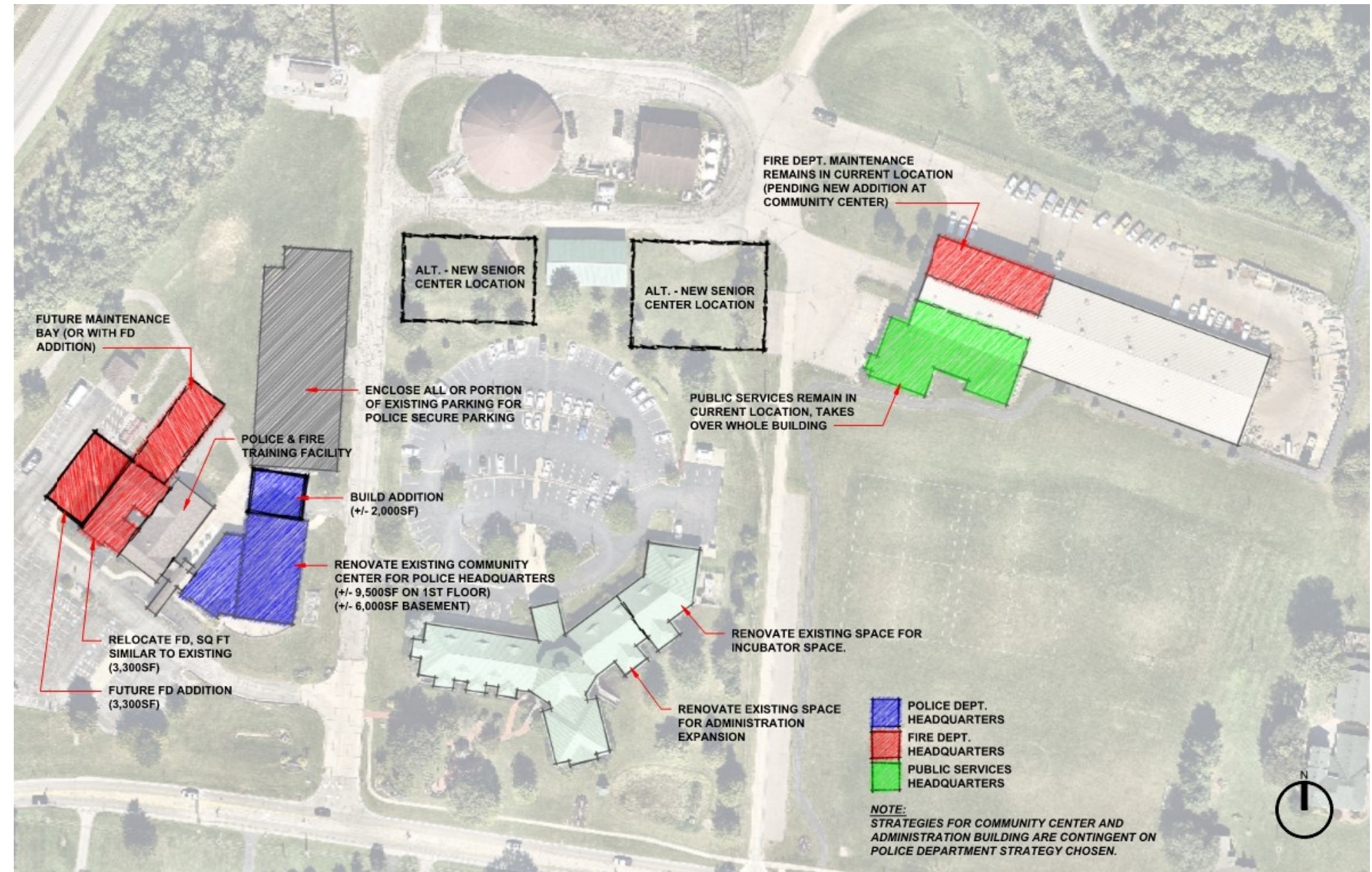


STRATEGY RECOMMENDATION | STRATEGY: PSF-1

RECOMMENDATION:

A main campus evaluation matrix is provided on the following page and includes details for the criteria evaluated for the various strategies. Based on the evaluation criteria and analysis, Strategy PSF-1 is the most optimal long-term advantage for the Township. Strategy PSF-1 incorporates Strategy PD-2 for the Police Department and provides the following benefits:

- Single public-safety facility.
- Adequate space for current and future needs of the Police Department.
- Reuse of an existing Township-owned asset, with little to no effect on other departments.
- Additions for Fire Department are not anticipated to be necessary in the near future. This option allows for future additions (if necessary) to be properly planned.
- Creates opportunity for appropriated sized shared training space, eliminating the need for the Fire Training Center located at 11865 Colerain Avenue. This shared training space also creates an ideal opportunity for a built-in hard-wired EOC. The Training Center site could be sold or leased providing additional revenue for the Township.
- The Senior Center could be relocated to the administration building or, if a leasable incubator is deemed more beneficial, a new center could be constructed on the site.



PARKS | INTRODUCTION

OVERVIEW

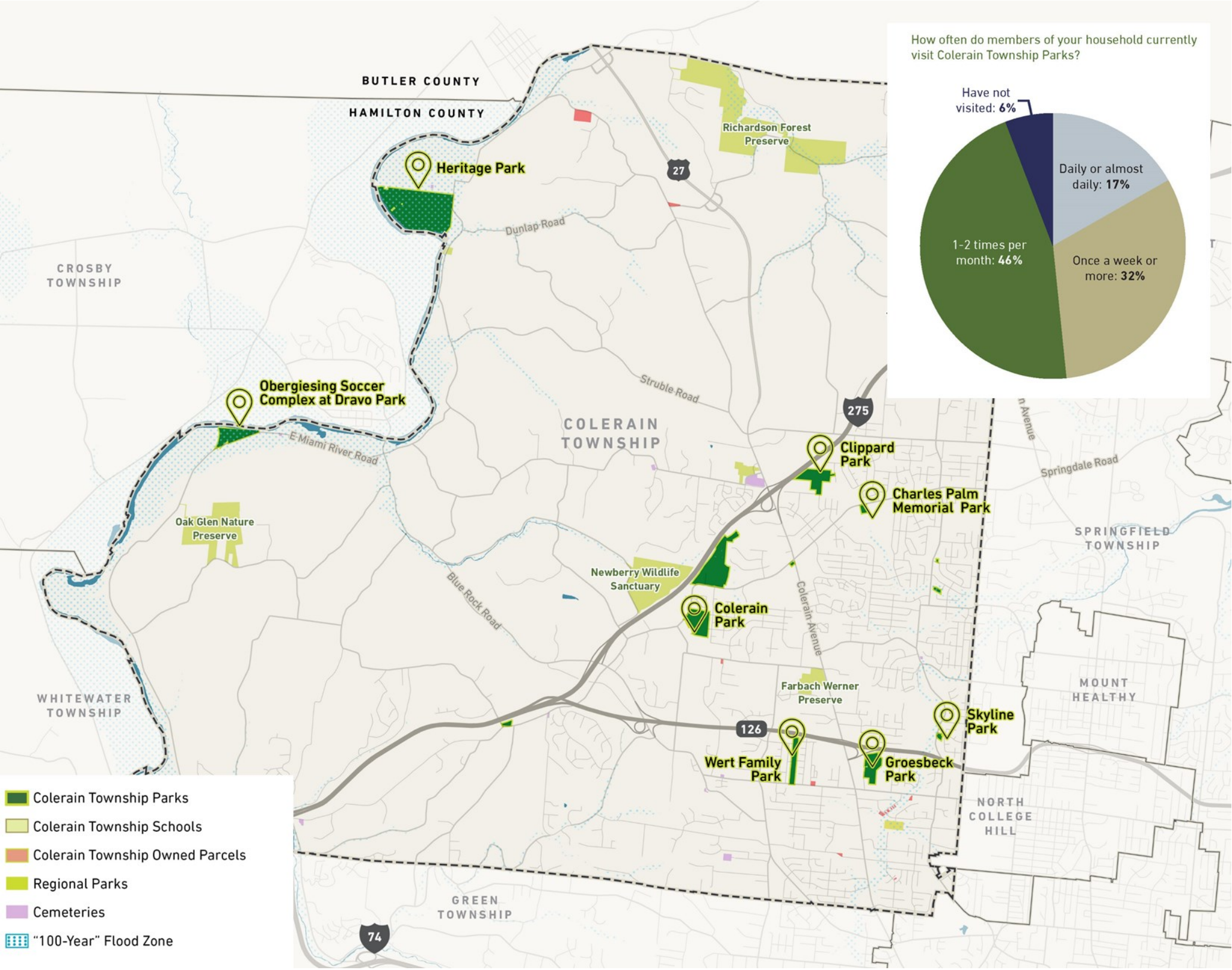
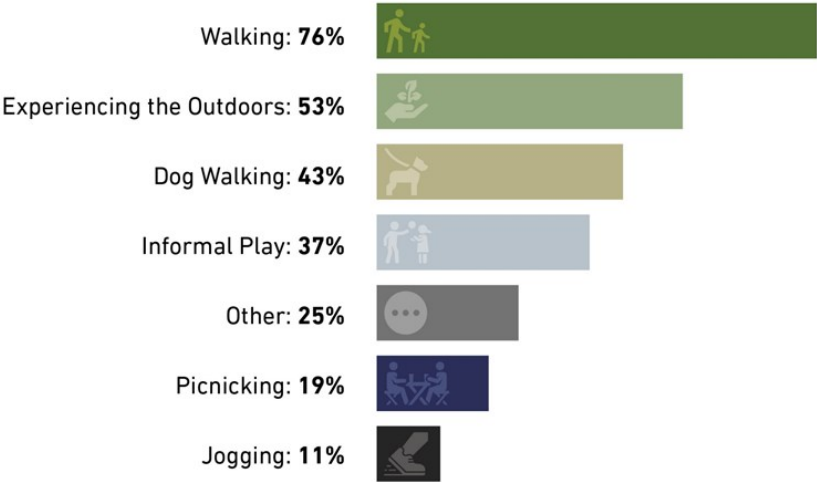
The following pages summarize existing conditions and opportunities for Colerain Township Parks, as illustrated in the accompanying map. For each park, a summary of its existing features and amenities is paired with our key take-aways from a community survey administered online in November of 2021.

WHAT WE HEARD

The online community survey was answered by 157 Colerain Township residents. With half of survey responses from households in the 45251 ZIP code, and the remainder from nearby areas within Colerain Township, the results help gauge community support for suggested improvements and provide context for existing condition observations. Though not a statistically-valid survey, this online questionnaire provided the planning team a rich understanding of how residents use parks, which parks are priorities for improvements, and what amenities are lacking or needing improvement. Main take-aways include:

- 76% of respondents visit Colerain Township Parks to walk along trails or paths.
- 49% of responses came from Park users who visit Colerain Township Parks daily or once a week. 46% of responses came from less-frequent users who visit parks one or twice a month.
- Responses signify a desire for additional programming within parks, such as concerts, movies, markets, and nighttime events that attract the entire family.
- Responses signify a desire for playground and amenity improvements focused on maintaining park facilities at a high level or expanding them to serve residents of all ages.

If your household has visited, how do you currently use the parks? Select all that apply.



PARKS | 10-MINUTE WALKSHED ACCESS

OVERVIEW

Walkable access to parks and open space is a well-established metric to a place’s livability. Through its ParkServe tool, the Trust for Public Land used a 10-minute walkshed to compare cities across the country in their ability to provide parks and open space within a walkable distance to where people live. The 10-minute timeframe roughly translates to a walking distance of a half mile, which is considered the national average most people are willing to walk to a park.

PARK ACCESS

A park access analysis determined how many Colerain residents are within a 10-minute walk from a Colerain Township Park. The results show that 7,600 residents (12% of residents) are within a walkable distance to a park, while 10,400 Colerain Residents are within a 10-minute walk of a park owned and operated by other municipalities or entities (“Partner Parks”). As a result, 30% of Colerain’s residents are within a walkable distance to a park, and 70% are outside this walkable zone. While proximity to a park is important, walking conditions also impact how walkable parks are to residential areas. For instance, lack of sidewalks or street crossings may lead to a resident to avoid walking to a nearby park.

FUTURE ACQUISITION FOR PARK SYSTEM EXPANSION

The areas outside the 10-minute walkshed, home to about 70% of Colerain’s population, provide a useful tool in identifying target areas for future parkland acquisition. Following this plan, implementing a land acquisition strategy will help support and guide Colerain Township to ensure new parkland is located in areas where there is a high need for additional parks and open space.

7,600 Colerain Residents

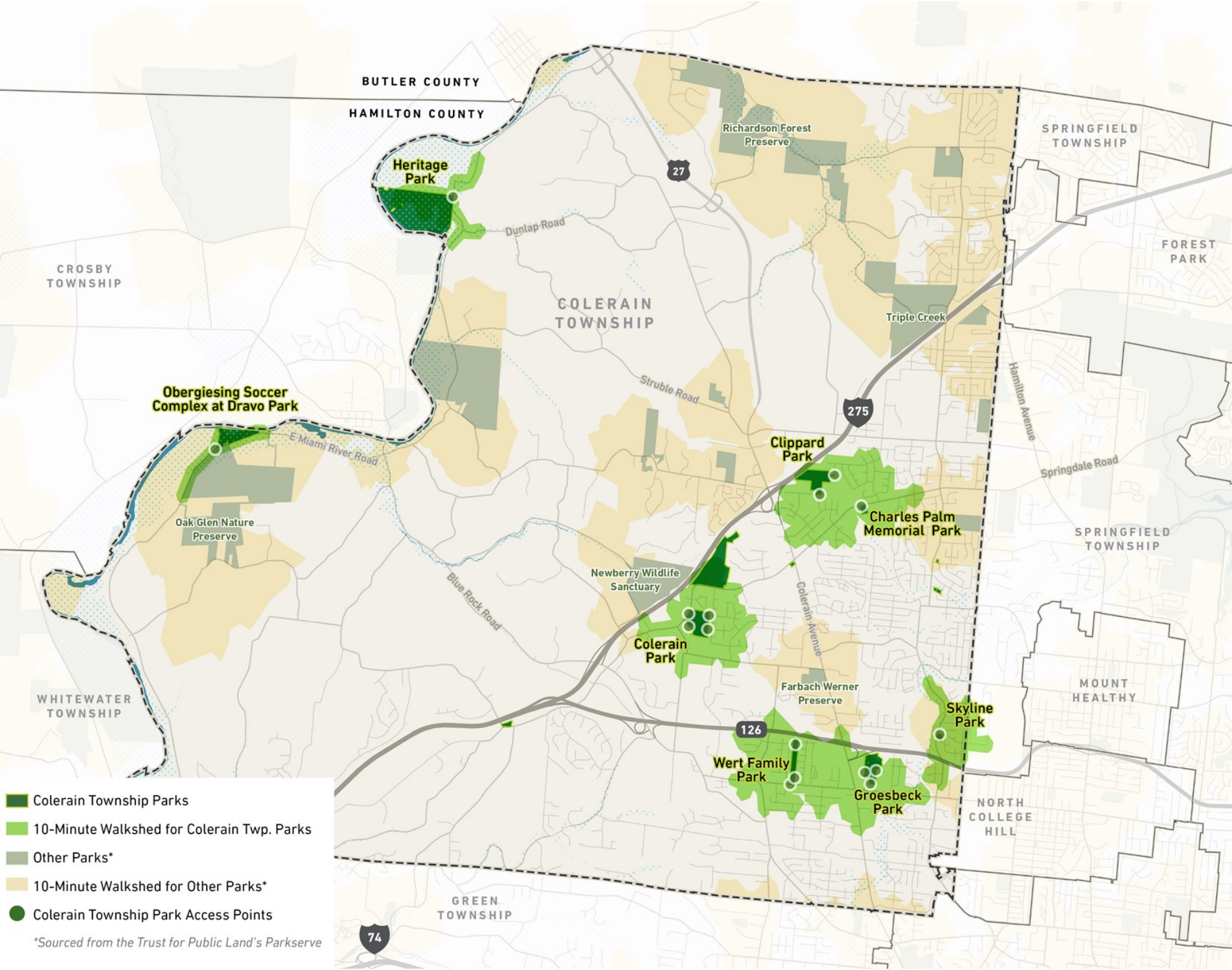
Within a 10-Minute walk of a Colerain Township Park (12.8% of Colerain’s 2020 Census Population)

10,400 Colerain Residents

Within a 10-Minute walk of a “Partner Park”

30% of Colerain Residents

Within a 10-Minute walk of a Colerain Township Park or “Partner Park”



PARKS | 10-MINUTE WALKSHED OPPORTUNITIES

FUTURE ACQUISITION FOR PARK SYSTEM EXPANSION

The areas outside the 10-minute walkshed, home to about 70% of Colerain’s population, provide a useful tool in identifying target areas for future parkland acquisition. Following this plan, implementing a land acquisition strategy will help support and guide Colerain Township to ensure new parkland is located in areas where there is a high need for additional parks and open space.

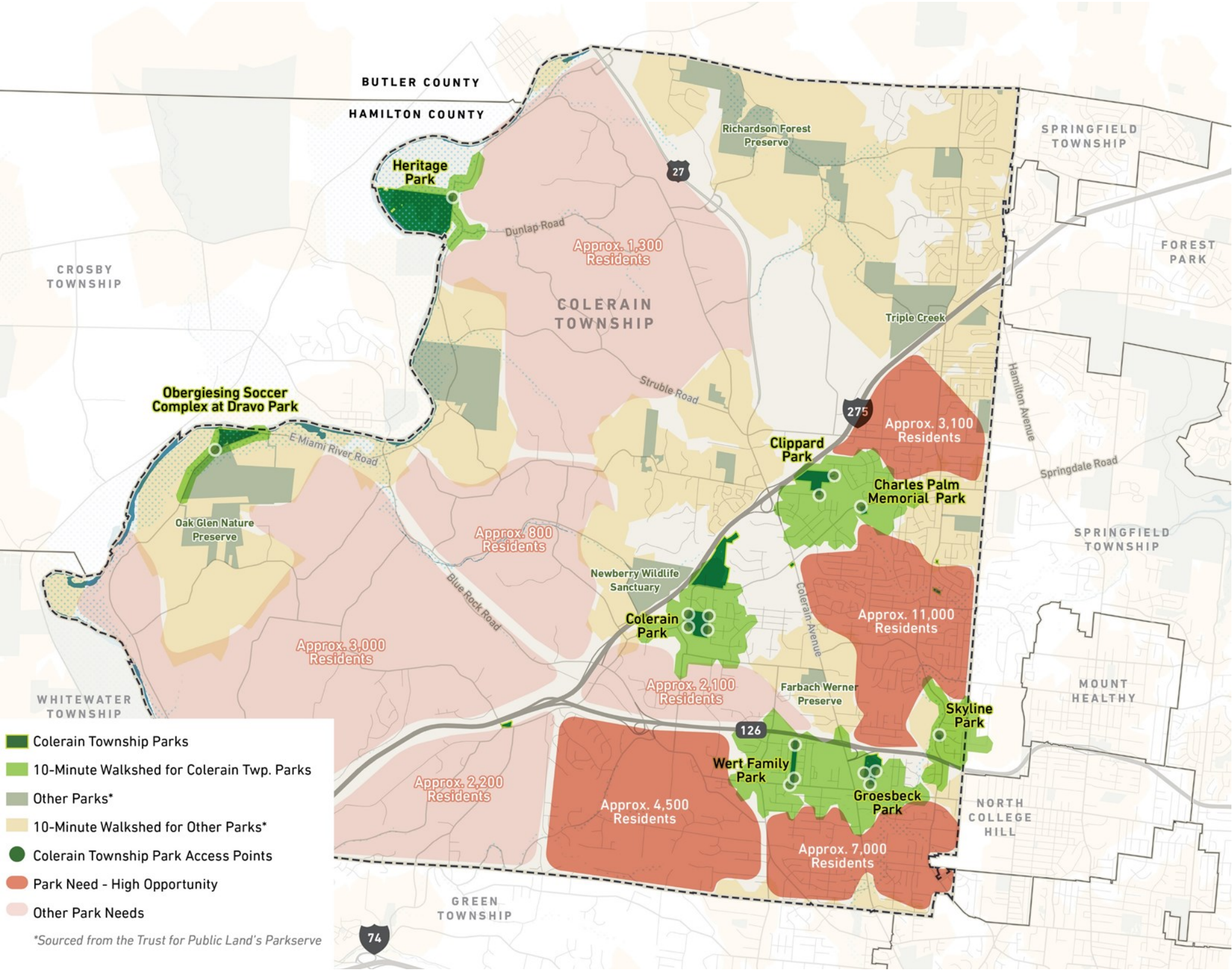
The map in this page illustrates these opportunity areas for future park expansions:

High Opportunity: Portions of Colerain Township with more densely populated residential communities, where a future park may serve more than approximately 2,000 to 3,500 residents currently not within a 10-minute walkshed of a park.

Other Opportunity: Portions of Colerain Township with less densely populated residential communities, where a future park will likely serve less than 2,000 Residents currently not within a 10-minute walkshed of a park.

25,600 Colerain Residents
Within a High Opportunity Areas (43% of Colerain’s 2020 Census Population)

9,400 Colerain Residents
Within Other Opportunity Areas



PARKS | EVALUATION MATRIX

The following matrix summarizes key findings identified by the planning team in the process of evaluating each of Colerain Township’s parks. These findings are grouped by overarching categories, such as vehicular circulation, playgrounds, and facilities/shelters. As shown below, for each park, an assessment is made on whether the park’s features are adequate or not adequate, represented using a color fill. These evaluations, shaped by in-person visits, conversations with Township staff, and existing conditions analysis, were used to develop recommendations for each park. These recommendations are outlined in the pages following this matrix.

Evaluation Criteria	Charles Palm Park	Clippard Park	Colerain Park	Dravo Park	Groesbeck Park	Heritage Park	Skyline Park	Wert Park
Vehicular Access + Circulation								
Parking Quantity	Limited parking behind fire station	Adequate	Parking for amphitheater not convenient (middle school)	Adequate	Adequate	Adequate	On street parking only. Neighborhood park, so parking not essential	Limited and unmarked spaces. A few additional spaces in adjacent church parking lot
Parking Quality	Parking surface needs resurfacing, potential drainage solution	Adequate	Adequate	Large impervious areas with no interior landscape for drainage	Large impervious areas with no interior landscape for drainage	Adequate	On-street parking only. Potential accessibility issues.	Gravel surface, limited accessibility
Entry / Exit	Enter through fire station entrance - potential conflict, improve entry signage	Blocked connectivity between Clippard Park Dr and Fairglen Drive	One primary entry and exit off Springdale. Secondary through middle school parking lot	Consider improved sight lines onto East Miami River Road, or potential for turning lanes	Non-direct access from Colerain Ave and Galbraith Road to Clara Ave	Adequate	No vehicular entry into park	Gravel entry drive, limit visibility from Galbraith Road, improve entry signage
Pedestrian Access + Circulation								
Neighborhood Connectivity	No connectivity to neighborhoods, no sidewalk along Springdale Road	Connectivity via sidewalks along Clippard Park Dr. No sidewalk along Fairglen Drive	Access from Thimbleglen Drive and Springrock Drive. Limited access along Springdale Road. Access to Elementary & Middle School	No adjacent neighborhoods	Limited to no connectivity. Access from Barthas Place, but no trail.	No adjacent neighborhoods	Connected via sidewalk on Neptune Drive, no sidewalk along Pippin Road	Primarily private access through backyards. Sidewalk along Galbraith Rd
Internal circulation	Limited circulation between parking and playground, and between playground and basketball court	Adequate	Connectivity to amphitheater from parking areas not convenient	Limited to parking lots. Consider loop path or circulation along riverbank	Internal circulation combined with vehicular circulation. Paths do not connect internally.	Multi-use Loop Trail. Consider improved connectivity to Great Miami River	Loop trail around perimeter, but no internal pathway connectivity for accessible circulation	Limited access. Gravel paths in park, and sidewalk connection to Church parking lot
Trails / Pathways	Only one pathway connecting basketball and playground	Adequate	Adequate - Confirm accessibility of primary pathways	No Trails / Paths	No Trails / Paths. Only sidewalks near baseball and football fields	Multi-use Loop Trail.	Perimeter Pathway only	No Trails / Paths
Seating / Benches	Limited seating for both playground and basketball	Consider additional seating throughout park	Adequate	Seating under shelter only	Seating limited to ball fields	Consider additional benches and picnic tables along trails	Limited seating next to playground	Limited benches near playground, and picnic tables in lawn behind shorage building

Adequate

Not Adequate

PARKS | EVALUATION MATRIX

Evaluation Criteria	Charles Palm Park	Clippard Park	Colerain Park	Dravo Park	Groesbeck Park	Heritage Park	Skyline Park	Wert Park
Bicycle Access + Circulation								
Neighborhood Connectivity	unsafe connectivity along Springdale roadway - no bike lanes	connectivity provide along Clippard Park and Fairglen Drives	Access from Thimbleglen Drive and Springrock Drive. Limited access along Springdale Road. Access to Elementary & Middle School	Same as vehicular access	no dedicated pathway for bicycle connectivity	Same as vehicular access. Consider separate access for cyclists	access to neighborhood from Neptune Drive, not indicated as sharrow	No paths or access
Internal circulation	no internal circulation due to small scale of park	multi-use pathway around perimeter of park	Adequate - along roads and trails. No dedicated bike paths	Parking lot only. No paths.	limited to streets and parking lots	Multiuse Trail throughout park	narrow pathway around perimeter for pedestrians	No internal circulation
Storage / facilities	No bike racks or facilities	bike racks available, restrooms in park, however no bicycle stations	Consider additional bike storage / racks and bike repair station	No bike racks or facilities	limited racks and no facilities	bikes rack exist, but no facilities	No bike racks or facilities	No bike racks or facilities
Ball Fields + Courts								
Quantity	1 basketball court	2 baseball - little league and teeball, 1 basketball, 1 skatepark	2 ballfields - little leage and tee ball, 1 full court basketball, 2 shuffleboard	large field formerly soccer, now cricket being played	1 football, 3 baseball/softball	3 ballfields, no courts, Need smaller fields for little kids	1 basketball, however not wide enough for full court	No fields or courts
Condition	former parking lot. Needs resurfacing	adequate	adequate	adequate; desire for fencing to allow for the use of a traditional leather ball	football needs improved accessibility/spectator conditions. Baseball facilities adequate condition	fields adequate, need lighting for adult softball leagues	adequate	NA
Storage	no storage, consider storage for school programs	adequate	adequate	no storage, however minimal demand	adequate	no storage	no storage, non desired or needed	NA
Restrooms / Concessions	no restrooms or concessions	consider restroom near skatepark	adequate	no restrooms or concessions	adequate	portolets provided, no concessions	portolet	no restrooms or concessions

Adequate

Not Adequate

Evaluation Criteria	Charles Palm Park	Clippard Park	Colerain Park	Dravo Park	Groesbeck Park	Heritage Park	Skyline Park	Wert Park
Playgrounds								
Condition / Age	adequate for scale of park	adequate	Adequate: New Playground Completed 2021	minimal play options: swings and slide, no accessible features or access	adequate	adequate	aging equipment: needs replacement in near-term	adequate
Location	access from neighborhoods or parking lot could be improved	adequate	Adequate: Between ballfields and park shelters - convenient accessibility	adequate with improved access	adequate: located near church and library	adequate	adequate: away from streets	access from church parking lot or gravel lot in park
Type of Play	limited standard play options. Potential for nature play addition.	adequate: variety of play options with addition of water play	2-5 and 5-12 age groups adventure play. Consider Nature Play area in northern section of park as play features age	limited age groups. Consider addition of 2-5 yr. features	limited age groups. Consider addition of 2-5 yr. features	combined age groups, consider separate 2-5 yr. area. Also consider nature play, possibly incorporate large rock feature	limited to swings and slides. Consider additional play and learning features.	adequate
Facilities / shelters								
Condition	2 small shelters near playground. Consider a larger shelter between play and basketball for school programming and general use	adequate	4 Shelters, adequate condition for newest three; consider eventual upgrade of oldest shelter to match current metal roof style	1 Shelter, adequate condition	1 general shelter, football storage/concessions, baseball storage/concessions. Consider additional shelters when additional trails added to park	1 shelter in park. Add additional. Maintenance facility inadequate.	No park shelter. Consider addition of one shelter for neighborhood use	No shelters. If park usage increases, consider addition of a shelter
Location	adjacent to playground	adequate: distributed evenly throughout park	adequate: evenly distributed throughout park. Need restroom behind amphitheater?	adjacent to parking lot, but no accessible route to shelter	distributed evenly per activity	existing shelter adjacent to parking lot for access. Maintenance building access from East Miami River Rd	NA	storage building location not ideal. Should be placed in more discrete location
Storage	No storage	unclear if existing restroom buildings have storage capacity?	increase storage areas for amphitheater and park maintenance	No storage	unclear if existing buildings have storage capacity?	limited storage at maintenance facility. Needs improvement.	No storage	adequate: storage in existing building
Miscellaneous								
Lighting	no lights other than adjacent fire station building light	lights at parking/ ballfield area, none at shelter or playground	parking lot lights; no pathway, play or sports area lights in use	no lights	one light on shelter building, no site lighting	lights along roadway, not parking lots; no playground area lights or ballfield lights	no lights	no lights
Water Access	no water access	access to water play features	limited access to creek	access to Great Miami. Consider improving accessibility	no water access	access to Great Miami. Consider improving accessibility	no water access	no water access

Adequate

Not Adequate

PARKS | PRIORITIZATION & ORDER OF MAGNITUDE COST MATRIX

The following matrix reflects prioritization for the recommendations included in the following pages, with a suggested timeframe in the next 10 years. In addition, an order of magnitude cost estimate is included for each recommendation, based on the planning team’s experience with best practices and comparable improvements. These costs reflect 2022 planning budget numbers and are meant to illustrate a best practice estimate, and not a detailed exploration.

Timeframe	Charles Palm Park		Clippard Park		Colerain Park		Dravo Park	
Near Term (0-2 Years)	•Improve park signage and wayfinding near its access drive along Springdale Road.	•\$15-\$20,000	•Improve accessible pedestrian connections into the park by adding a sidewalk at the Fairglen Drive access drive.	•\$30-\$40,000	•Improve pedestrian connectivity, with a focus on accessibility, between the Colerain Park Amphitheater and nearby parking lots.	•\$20-\$25,000	•Provide lighting in the parking area and boat ramp to help reduce vandalism to the boat ramp.	•\$35-\$55,000
	•Resurface the park’s parking lot and address drainage issues with internal landscaping.	•\$30-\$35,000	•Address perceived safety issues by adding lighting throughout the entire park, with a focus on the playground, sprayground, and skatepark areas.	•\$60-\$85,000	•Improve storage and maintenance spaces near the amphitheater, to better serve community events and park operations.	•\$15-\$20,000	•Better serve cyclists by providing bike racks in the parking lot area.	•\$5-\$10,000
	•Provide better buffer between basketball court and Springdale Road.	•\$10-\$15,000	•Consider additional seating throughout park, both along existing trails and near athletic facilities and amenities.	•\$20-\$25,000	•Simplify park access from Springdale Road through better signage and wayfinding.	•\$20-\$25,000		
	•Add bike racks or storage near the park entrance or in the parking lot.	•\$10-20,000	•Add a bike repair station located near existing bike racks.	•\$5-\$10,000	•Add more bike storage facilities, and a bike repair station.	•\$35-\$55,000		
Mid Term (2-5 Years)	•Improve bike connectivity to the park through bike facilities along Springdale Road, connected to other local amenities.	•N/A	•Address the existing connectivity gap by introducing traffic-calming measures along the park’s parking lot between Clippard Park Drive and Fairglen Drive or divide into two separate parking areas.	•\$20-\$35,000	•Provide conveniently located restrooms as an event amenity near the amphitheater. Restrooms may potentially include storage or green room space for performers/talent.	•\$80,000-\$110,000	•Improve accessibility to the Great Miami riverbank through a paved and fully connected multi-use path that can serve both walkers and cyclists, extending beyond park boundaries as a regional riverfront trail.	•\$110,000-\$165,000
	•Improve pedestrian trail connections between the playground and basketball court, locating seating areas near improved trails.	•\$15-\$20,000	•Add a restroom near the skate park.	•\$45-\$65,000			•Upgrade the existing parking lot through the addition of interior landscape to improve drainage and beautify the parks entry.	•\$55-80,000
	•Resurface the former parking lot now serving as a basketball court, removing the existing curb cut along Springdale Road.	•\$15-\$20,000					•Expand current play options for users with accessibility concerns.	•\$80,000-\$110,000
Long Term (5-10 Years)	•Add a nature play component to the existing playground.	•\$25-\$35,000			•Add lighting to existing baseball fields.	•\$110,000-\$160,000	•Add an internal walking path along the perimeter of the park with benches or seating opportunities, connecting to a riverfront trail.	•\$165,000-\$210,000
	•Consider the addition of a larger shelter between the basketball court and playground.	•\$35-\$40,000					•Consider the addition of fencing along the cricket field to allow for the use of a traditional leather ball.	•\$10-\$15,000
							•Support recreational fields by adding restrooms and a concessions stand (optional).	•\$80,000-\$110,000
							•Upgrade and improve the existing canoe ramp.	•\$25-\$35,000

PARKS | PRIORITIZATION & ORDER OF MAGNITUDE COST MATRIX

Timeframe	Groesbeck Park		Heritage Park		Skyline Park		Wert Park	
Near Term (0-2 Years)	•Support cyclists with the addition of bike racks near parking areas.	•\$5-\$10,000	•Add a bike repair station near the parking lot.	•\$5-\$10,000	•Consider the addition of one park shelter for neighborhood use.	•\$20-\$25,000	•Improve the park’s entry, signage, and access from Galbraith Road.	•\$20-\$30,000
	•Add seating options throughout the entirety of the park.	•\$15-\$30,000	•Add more benches and seating options near the park’s walking paths.	•\$25,000-\$40,000	•Consider the addition of sharrows or bike signage along Neptune Drive, to encourage a shared street with cyclists.	•\$15-\$20,000	•Add bike racks or facilities within the park’s entrance.	•\$20-\$35,000
	•Create a new loop path connecting various park spaces.	•\$150,000-\$200,000	•Add more lighting along the entirety of the park, including parking lots, baseball fields, and near the playground.	•\$110,000-\$165,000	•Create accessible entrances between the existing loop trail and the playground./exercise area and the basketball court.	•\$8-\$10,000	•Add lighting and seating, benches, or picnic tables near the existing playground.	•\$55-\$80,000
	•Expand the playground by adding features for 2-5-year-olds.	•\$80-\$110,000	•Improve the park’s maintenance facility through additional storage space.	•\$55-\$80,000	•Update aging playground equipment.	•\$55-\$80,000	•Create a continuous nature or paved trail through the park, with pedestrian connections to Chuckfield Drive and Oakmeadow Lane.	•\$100,000-\$135,000
					•Add grilling stations with picnic areas.	•\$30-\$40,000		
Mid Term (2-5 Years)	•Enhance parking areas with interior landscaping for better drainage.	•\$60-\$85,000	•Improve accessibility to the Great Miami riverbank through a paved and fully connected multi-use path that can serve both walkers and cyclists, extending beyond park boundaries as a regional riverfront trail.	•\$340,000-\$380,000	•Widen the basketball court to reach full court dimensions.	•\$20-\$35,000	•Consider enhancing and buffering the park’s gravel driveway and maintenance lot through landscaping, buffering or screening.	•\$55,000-\$80,000
	•Add a pedestrian access point at Barthas Place to encourage community use of the park’s facilities.	•\$25-\$55,000	•Consider improvements for cycling, such as a dedicated bike/trail access from East Miami River Road.	•\$10-\$15,000	•Add lighting and seating throughout the entirety of the park.	•\$55-\$80,000	•Improve the parking lot from gravel lot to paved surface.	•\$20-\$30,000
	•Improve the football field’s accessibility and spectator conditions.	•\$20-\$40,000	•Provide additional shelters near walking paths.	•\$80,000-\$110,000	•Add a sidewalk along the park-facing side of Pippin Road.	•\$15-\$20,000		
Long Term (5-10 Years)	•Add additional shelters as new paths/trails are added to the park.	•\$45-\$80,000					•Improve pedestrian connectivity between parking area, playground, and future nature trails in park.	•\$35-\$55,000
	•Consider restroom facility near existing playground and shelter area at south end of park.	•\$80-\$110,000					•Consider improvements to or replacement of the existing storage structure for usage in the park including restrooms and covered area for neighborhood events.	•\$80,000-\$165,000

PARKS | CHARLES PALM MEMORIAL PARK EXISTING CONDITIONS

OVERVIEW

Named after late Lieutenant Charles Palm, a Colerain fire fighter, Charles Palm Memorial Park is a small community space located directly adjacent to Colerain Fire Station 25 on Springdale Road.



EXISTING CONDITIONS

Accessed from Springdale Road, this small park is largely within the boundaries of the Colerain Fire Station property. The intimate park features a basketball court and playground, in addition to the following:

- 2 small shade structures
- Basketball courts
- A covered picnic table
- A playground



PARKS | CHARLES PALM MEMORIAL PARK RECOMMENDATIONS

WHAT WE HEARD

From the community survey responses, the following key take-aways were documented for Charles Palm Memorial Park:

- 23% would like to see additional park amenities.
- 20% would support free Wi-Fi at this location.

RECOMMENDATIONS

Though small in its footprint, Charles Palm Memorial Park provides meaningful neighborhood-serving amenities, such as a playground and basketball court. However, the park lacks adequate visibility from Springdale Road and suffers from inadequate surface conditions at some of its facilities. As such, the opportunities for this park include:

- Improve park signage and wayfinding near its access drive along Springdale Road.
- Resurface the park's parking lot and address drainage issues with internal landscaping.
- Improve bike connectivity to the park through bike facilities along Springdale Road, connected to other local amenities.
- Resurface the former parking lot now serving as a basketball court, removing the existing curb cut along Springdale Road.
- Provide better buffer between basketball court and Springdale Road.
- Add a nature play component to the existing playground.
- Improve pedestrian trail connections between the playground and basketball court, locating seating areas near improved trails.
- Consider the addition of a larger shelter between the basketball court and playground.
- Add bike racks or storage near the park entrance or in the parking lot.



Legend - Opportunities

- | | |
|-----------------------------------|-------------------------|
| ● Vehicular Access + Circulation | ● Ball Fields + Courts |
| ● Pedestrian Access + Circulation | ● Playgrounds |
| ● Bicycle Access + Circulation | ● Facilities / Shelters |

PARKS | CLIPPARD PARK EXISTING CONDITIONS

OVERVIEW

At 21 acres, Clippard Park provides neighborhood and community serving amenities nestled within a residential context. Accessed from both Bevis Lane and Dewhill Drive, the park features a walking path loop and an expansive playground and sprayground.



EXISTING CONDITIONS

Clippard Park includes high-quality amenities attracting a wide spectrum of Colerain Township residents. With a 10,000 square playground, a sprayground with motion-activated features, and a skate park for skateboards and BMX bikes, the park's amenities are unique in Colerain Township. In addition to these facilities, Clippard Park also includes the following:

- Playground
- 3 picnic shelters
- 2 baseball fields
- 2 Basketball half-courts
- Natural walking trail
- Paved walking trail



PARKS | CLIPPARD PARK RECOMMENDATIONS

WHAT WE HEARD

From the community survey responses, the following key take-aways were documented for Clippard Park:

- 66% agree that vehicular and circulation access needs improvements through improved signage, parking, and accessibility.
- 24% would like to see improvements along existing trails to accommodate cyclists.
- 30% indicated support for additional park amenities, such as improvements to the existing splash pad.
- 22% would like to see a playground expansion that includes a nature play option, or better seating/shade for parents.
- 21% believe safety is a concern in the park and support improved lighting as a strategy to address this issue.
- 21% indicated that they would like to see a free Wi-Fi option.
- The barricade in the parking lot intended to slow cut-through traffic impedes parking access and circulation.

RECOMMENDATIONS

As a community park with regional amenities, such as a skate park and a sprayground, Clippard Park is uniquely situated at the edge of a residential community. The park’s main challenge is a barricade at the driveway between Clippard Park Drive and Fairglen Drive, intended to discourage cut-through traffic. In addition, other opportunities include:

- Address the existing connectivity gap by introducing traffic-calming measures along the park’s parking lot between Clippard Park Drive and Fairglen Drive, or divide into two separate parking areas.
- Improve accessible pedestrian connections into the park by adding a sidewalk at the Fairglen Drive access drive.
- Address perceived safety issues by adding lighting throughout the entire park, with a focus on the playground, sprayground, and skatepark areas.
- Consider additional seating throughout park, both along existing trails and near athletic facilities and amenities.
- Add a restroom near the skate park.
- Add a bike repair station located near existing bike racks.



Legend - Opportunities

- Vehicular Access + Circulation
- Pedestrian Access + Circulation
- Bicycle Access + Circulation
- Playgrounds
- Facilities / Shelters

PARKS | COLERAIN PARK EXISTING CONDITIONS

OVERVIEW

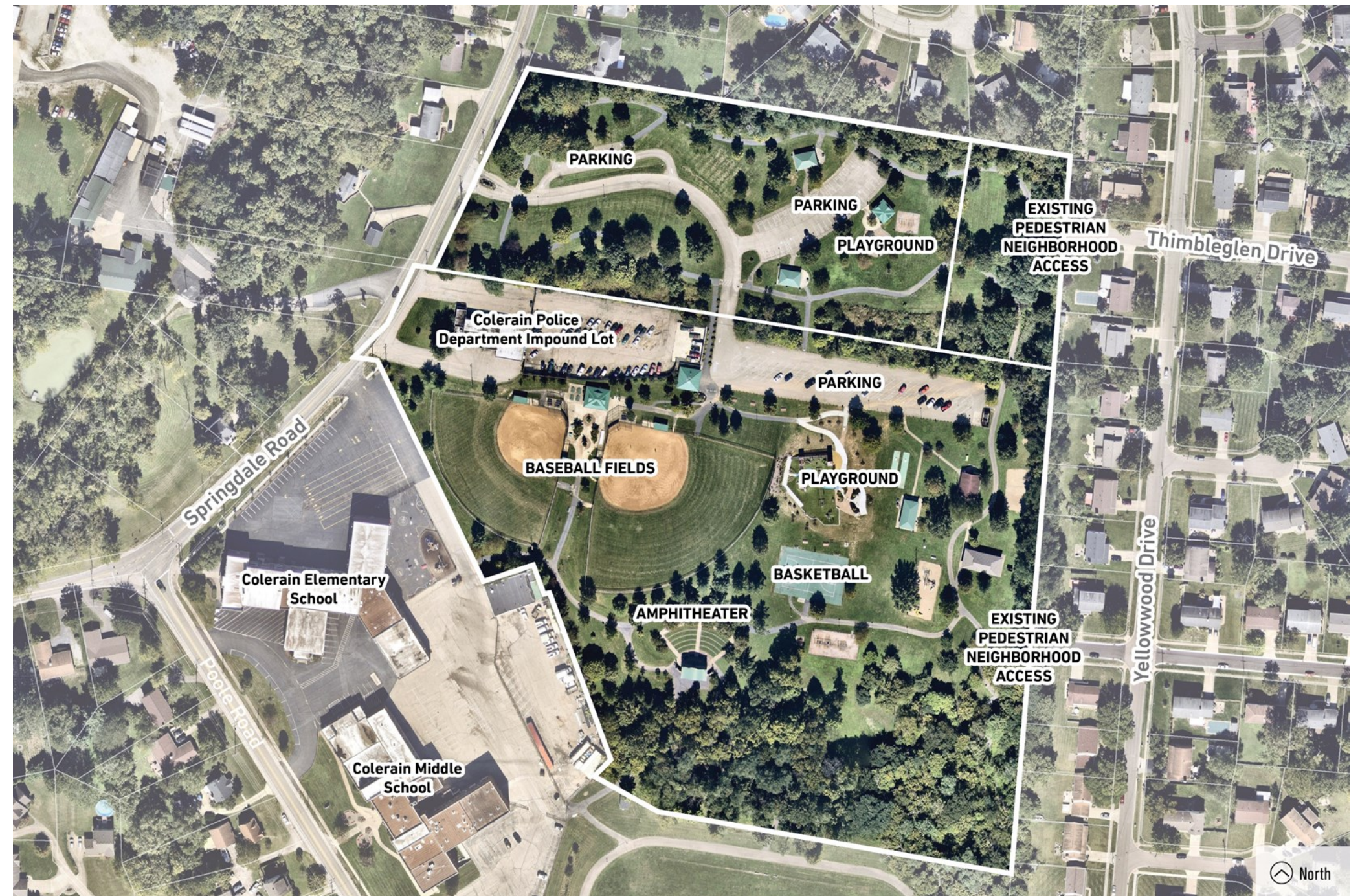
At 29 acres, Colerain Park has both passive and active recreational opportunities for people of all ages. This park is in the heart of Colerain Township and is mainly accessed through Springdale Road, though it has multiple pedestrian connections to nearby residential streets.



EXISTING CONDITIONS

Colerain Park includes the amenities and facilities listed below. As a community park, these facilities attract families, passive users, and can accommodate events and sports leagues. The park's main features are a three-quarter-mile walking loop, an outdoor amphitheater, and two baseball fields. The outdoor amphitheater hosts events in the summer, such as the Sizzling Summer Entertainment Series, which features free movies and concerts.

- 4 park shelters
- 2 baseball fields
- Basketball court
- Picnic Areas and shelters
- Playgrounds (Playground by baseball fields opened in 2021)
- Horseshoe pits
- Nature areas
- Outdoor amphitheater
- Restrooms, including tornado shelter restrooms
- Sand volleyball court
- Walking trails and loop



PARKS | COLERAIN PARK RECOMMENDATIONS

WHAT WE HEARD

From the community survey responses, the following key take-aways were documented for Colerain Park:

- 35% would like to see improvements to existing amenities, such as addressing drainage issues in baseball fields that impact the nearby walking path.
- 28% would like to see the addition of a splashpad
- 27% would like to see bike facility improvements, such as widening paths within the park to better accommodate both pedestrians and cyclists
- The park would benefit from shade trees near the playground

RECOMMENDATIONS

Colerain Park provides a wide array of amenities that serve both nearby residents and the larger Colerain Township community. Well connected to its surrounding community with ample pedestrian entry points, the park's recommendations focus on improving internal connections and facilities:

- Improve pedestrian connectivity, with a focus on accessibility, between the Colerain Park Amphitheater and nearby parking lots.
- Improve storage and maintenance spaces near the amphitheater, to better serve community events and park operations.
- Provide conveniently located restrooms as an event amenity near the amphitheater. Restrooms may potentially include storage or green room space for performers/talent.
- Simplify park access from Springdale Road through better signage and wayfinding.
- Add more bike storage facilities, and a bike repair station.
- Add lighting to existing baseball fields.



Legend - Opportunities

- | | |
|---------------------------------|-----------------------|
| Vehicular Access + Circulation | Ball Fields + Courts |
| Pedestrian Access + Circulation | Facilities / Shelters |
| Bicycle Access + Circulation | |

PARKS | DRAVO PARK EXISTING CONDITIONS

OVERVIEW

Named after Colerain's sister city of Obergiesing, Germany and in recognition of a shared love for soccer, Obergiesing Soccer Complex at Dravo Park continues to be an international bridge for Colerain Township. The soccer fields in this park are now home to a cricket field largely used by the local Bhutanese community.



EXISTING CONDITIONS

Largely composed of athletic fields historically used for soccer, Dravo Park has recently transitioned to serving Cricket players of Colerain's vibrant international community. In addition to this field, the park includes a canoe ramp to the Great Miami River connected to a parking lot, however current conditions, such as lack of lighting, make this area subject to vandalism and graffiti. Park access and parking areas are within a parcel owned by Welch Sand & Gravel Inc. Dravo Park also includes the following amenities:

- Canoe Ramp
- Grill and Picnic Shelters/Tables
- Soccer/Cricket Field
- Swings



PARKS | DRAVO PARK RECOMMENDATIONS

WHAT WE HEARD

From the community survey responses, the following key take-aways were documented for the Obergiesing Soccer Complex at Dravo Park :

- 29% would like to see pedestrian circulation improvements
- 27% support the addition of restrooms
- Improve the canoe ramp and shorten the distance between the parking lot and ramp access.

RECOMMENDATIONS

Serving a diverse population and following a rich history of Colerain Township’s international bonds, Dravo Park has the opportunity to become a regional destination for cricket players. Nonetheless, various improvements are needed to transform this riverfront space into a regional attractor. These include:

- Improve accessibility to the Great Miami riverbank through a paved and fully connected multi-use path that can serve both walkers and cyclists, extending beyond park boundaries as a regional riverfront trail.
- Improve site access and visibility from East Miami River Road, through improved signage, better landscaping to improve sight lines, or the addition of turn lanes at the park entrance.
- Upgrade the existing parking lot through the addition of interior landscape to improve drainage and beautify the parks entry.
- Provide lighting in the parking area and boat ramp to help reduce vandalism to the boat ramp.
- Better serve cyclists by providing bike racks in the parking lot area.
- Add an internal walking path along the perimeter of the park with benches or seating opportunities, connecting to a riverfront trail.
- Expand current play options for users with accessibility concerns.
- Support recreational fields by adding restrooms and a concessions stand.
- Consider the addition of a concrete cricket pitch as use deems necessary.
- Upgrade and improve the existing canoe ramp.



PARKS | GROESBECK PARK EXISTING CONDITIONS

OVERVIEW

Nestled behind the Groesbeck Branch of the Hamilton County Library and St. Ann's Church on Galbraith Road is Groesbeck Park, a 16.8-acre facility largely composed of recreational fields with expansive parking.



EXISTING CONDITIONS

Accessed through Galbraith Road, Groesbeck Park is located behind businesses and institutions. The park provides recreational facilities, such as 3 baseball fields, a football field, and restrooms and concessions. The park includes multiple connections to its neighboring institutions, such as an access road to St. Anne's Church, and a playground near the Hamilton County Library. This park also includes the following facilities and amenities:

- Baseball / Softball
- Concession Stand
- Football Field
- Parking
- Picnic Shelters
- Playground
- Press Box
- Restrooms



PARKS | GROESBECK PARK RECOMMENDATIONS

WHAT WE HEARD

From the community survey responses, the following key take-aways were documented for Groesbeck Park:

- 66% agree that vehicular and circulation access needs improvements, through improved signage, parking, and accessibility.
- 22% would like to see additional trails or sidewalks.
- 20% support playground improvements, such as a nature play component.
- The park feels hidden behind the library and lacks visibility from nearby roads.
- The park has potential to be a top-notch park to meet the needs of the family-oriented community of Groesbeck

RECOMMENDATIONS

Though providing active recreational opportunities, such as athletic fields and a playground, Groesbeck Park feels hidden from view and lacks a sense of entry. Access from Galbraith Road has minimal wayfinding, whereas access from Colerain Avenue runs through the parking lots of nearby businesses and can be confusing for many. Nonetheless, the park was recognized in the online survey as having opportunity to better serve its surrounding community, through the following improvements:

- Improve and enhance the park’s visibility from Galbraith Road through better wayfinding and landscaping.
- Enhance parking areas with interior landscaping for better drainage.
- Support cyclists with the addition of bike racks near parking areas.
- Add seating options throughout the entirety of the park.
- Create a new loop path connecting various park spaces.
- Add a pedestrian access point at Barthas Place to encourage community use of the park’s facilities.
- Improve the football field’s accessibility and spectator conditions.
- Add additional shelters as new paths/trails are added to the park.
- Expand the playground by adding features for 2-5-year-olds.
- Consider restroom facility near existing playground and shelter area at south end of park.



Legend - Opportunities

- | | |
|---------------------------------|-----------------------|
| Vehicular Access + Circulation | Ball Fields + Courts |
| Pedestrian Access + Circulation | Playgrounds |
| Bicycle Access + Circulation | Facilities / Shelters |

PARKS | HERITAGE PARK EXISTING CONDITIONS

OVERVIEW

With over a mile of riverfront access, Heritage Park provides a high-quality opportunity for residents to engage and experience the beauty of the Great Miami River. Once the site of Fort Colerain in the 1790s, this natural landscape is now home to trails, baseball fields, and an 18-hole disc golf course.



EXISTING CONDITIONS

As Colerain Township’s premiere riverfront experience, Heritage Park provides a riparian park experience in addition to active recreational opportunities. With a loop trail, 4 NCAA regulation baseball fields, and an ecolab, Heritage Park offers the following amenities and features:

- 3 baseball fields
- 18-hole disc golf course
- 1.2 miles of walking trails
- Canoe access ramp
- Dog park
- Ecolab
- Picnic shelter
- Playground
- Rain garden



PARKS | HERITAGE PARK RECOMMENDATIONS

WHAT WE HEARD

From the community survey responses, the following key take-aways were documented for Heritage Park:

- 66% feel that there is no need for any vehicular access and circulation improvements.
- 29% would like to see additional seating near pedestrian paths.
- 32% support the addition of restrooms and 33% would like to see more park amenities.
- 23% would like to include a nature play option near the existing playground
- Heritage Park would benefit from a larger trail system along the riverbank.
- The current riverbank trail should be improved to be a paved and fully accessible path.
- Consider a canoe rental vendor space to operate near the canoe launch.
- Improve and upgrade the canoe access ramp to both have better access from the parking lot and accommodate recreational boat users.

RECOMMENDATIONS

As Colerain Township’s premiere riverfront park experience, Heritage Park creates a meaningful connection to the riparian environment of the Great Miami River. Nonetheless, survey responses noted that this access has potential for improvements, as do existing recreational facilities. The park’s key opportunities include:

- Improve accessibility to the Great Miami riverbank through a paved and fully connected multi-use path that can serve both walkers and cyclists, extending beyond park boundaries as a regional riverfront trail.
- Consider improvements for cycling, such as a dedicated bike/trail access from East Miami River Road, and a bike repair station near the parking lot.
- Add more benches and seating options near the park’s walking paths.
- Add more lighting along the entirety of the park, including parking lots, baseball fields, and near the playground.
- Provide additional shelters near walking paths.
- Improve the park’s maintenance facility through additional storage space.



Legend - Opportunities

- Vehicular Access + Circulation
- Pedestrian Access + Circulation
- Bicycle Access + Circulation

- Ball Fields + Courts
- Playgrounds
- Facilities / Shelters

- Water Access

PARKS | SKYLINE PARK EXISTING CONDITIONS

OVERVIEW

A small 1.5-acre park with a basketball court and playground, Skyline Park is located at the entry of a residential community. With an expansive lawn, this park space offers flexibility for neighborhood use.



EXISTING CONDITIONS

Skyline Park largely serves the residential community located within walking distance from this greenspace. The park design allows for flexible use, and includes the following features:

- Basketball
- Exercise Station
- Playground
- Walking Track



PARKS | SKYLINE PARK RECOMMENDATIONS

WHAT WE HEARD

From the community survey responses, the following key take-aways were documented for Skyline Park:

- 22% would like to see the addition of restrooms.
- 19% would support a splashpad or water play component.

RECOMMENDATIONS

As a small neighborhood park intended for nearby residents within walking or biking distance, Skyline Park does not have a parking lot or dedicated parking. A walking loop connected to a sidewalk along Neptune Drive, though Pippin Road lacks a sidewalk connection. The opportunities for Skyline Park identified include:

- Add a sidewalk along the park-facing side of Pippin Road.
- Consider the addition of sharrows or bike signage along Neptune Drive, to encourage a shared street with cyclists.
- Create accessible entrances between the existing loop trail and the playground/exercise area and the basketball court.
- Widen the basketball court to reach full court dimensions.
- Update aging playground equipment.
- Add lighting and seating throughout the entirety of the park.
- Add grilling stations with picnic areas.
- Consider the addition of one park shelter for neighborhood use.



Legend - Opportunities

- | | |
|---------------------------------|-----------------------|
| Vehicular Access + Circulation | Ball Fields + Courts |
| Pedestrian Access + Circulation | Playgrounds |
| Bicycle Access + Circulation | Facilities / Shelters |

PARKS | WERT FAMILY PARK EXISTING CONDITIONS

OVERVIEW

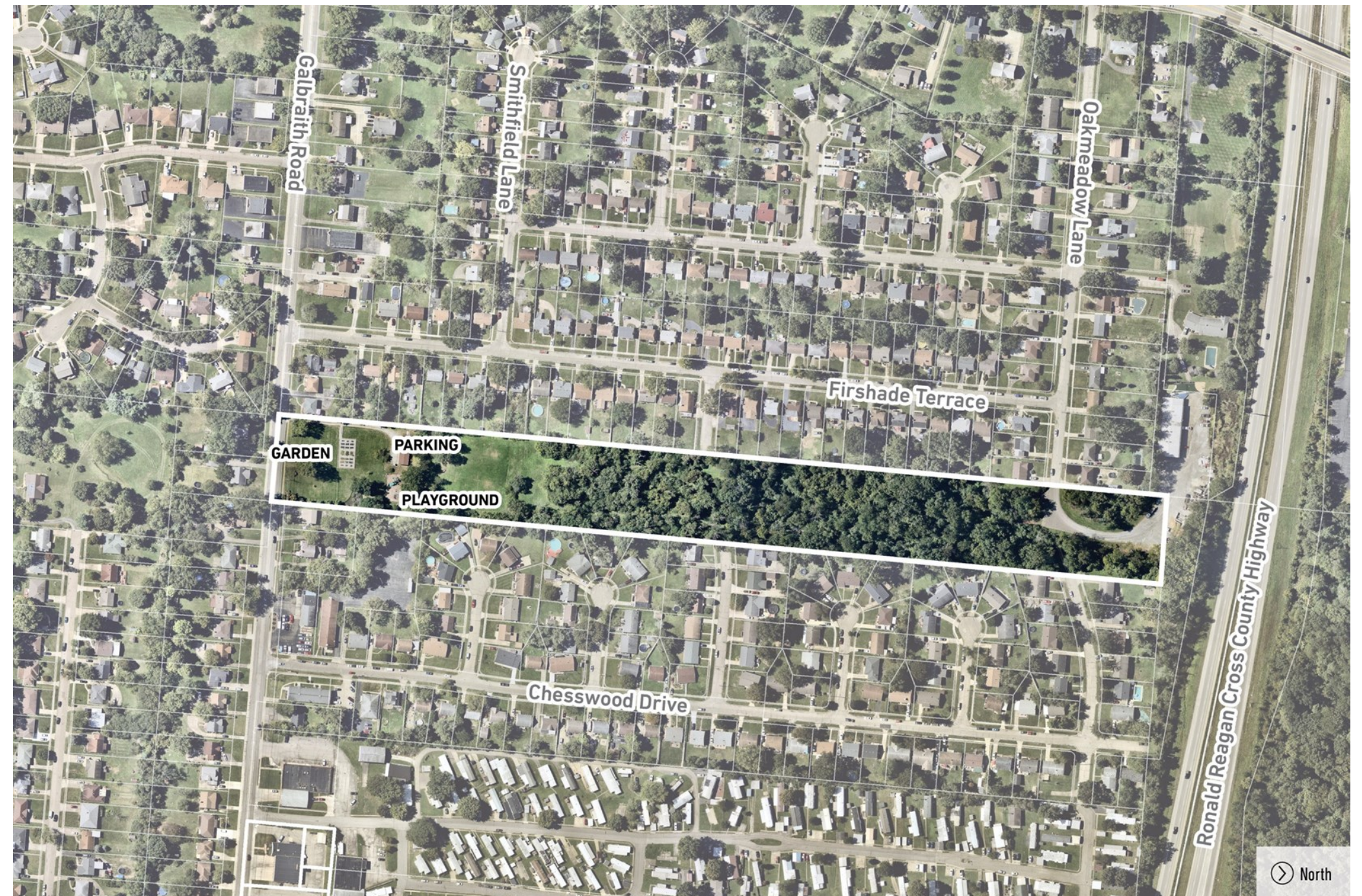
With land donated by Bob Wert and family, the 10-acre Wert Family Park is a mostly wooded neighborhood park surrounded by the back yards of homes.



EXISTING CONDITIONS

Developed in 2011, Wert Family Park includes a small developed area facing Galbraith Road that includes a community garden, playground, and storage/maintenance. The playground was installed with the support from a grant from KaBoom! and the Dr Pepper Snapple Group. Most of the the park's acreage is wooded area with a mown path featuring tree identification markers. The park features the following facilities:

- Community Garden
- Playground
- Nature trail
- Wooded Area



PARKS | WERT FAMILY PARK RECOMMENDATIONS

WHAT WE HEARD

From the community survey responses, the following key take-aways were documented for Wert Family Park:

- 24% would like to see additional sidewalks or trails added.
- The park has various accessibility issues, such as a lack of a paved entrance or paved trails.
- Parking is very limited and is currently served by a narrow gravel driveway.
- Raised beds at the community garden area are largely underutilized.

RECOMMENDATIONS

As a small and intimate neighborhood park, Wert Park provides a natural respite from its residential surroundings. Nonetheless, the park lacks adequate access to its neighboring residents. The developed portion of the site along Galbraith Road lacks a direct paved entrance, whereas much of the park is inaccessible at potential pedestrian entrances. As such, the opportunities for this park include:

- Improve the park’s entry, signage, and access from Galbraith Road.
- Consider enhancing and buffering the park’s gravel driveway and maintenance lot through landscaping, buffering, or screening.
- Improve the parking lot from gravel lot to paved surface.
- Add bike racks or facilities within the park’s entrance.
- Add lighting and seating, benches, or picnic tables near the existing playground.
- Create a continuous nature or paved trail through the park, with pedestrian connections to Chuckfield Drive and Oakmeadow Lane.
- Consider improvements to, or replacement of, the existing storage structure for usage in the park, including restrooms and covered area for neighborhood events.
- Improve pedestrian connectivity between parking area, playground, and future nature trails in park.



PARKS | VACANT PARCELS ON AMARILLO COURT

EXISTING CONDITIONS

The parcels on Amarillo Court are located along a flood-prone area where five homes used to stand. After the homes were demolished in 2004, the land has sat as an underutilized mowed lawn for more than 15 years, maintained by the Township. This presents a challenging maintenance issue that does not address the underlying flooding issues of the nearby creek.

RECOMMENDATIONS

A naturalized approach to landscaping can both address stormwater and flooding mitigation, while reducing the need for mowing and regular maintenance. As a small open space, this has the opportunity to provide a passive recreational experience by providing a naturalized edge. The example below is an example of restoring a riparian edge near residential areas, located outside Indianapolis, IN.

Case Study: Nash Trucksess Drainage | Hendricks County, IN



Legend - Opportunities
📍 Flooding/Stormwater

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RESILIENCY & STEWARDSHIP

IMAGINE IF...

Imagine a community planned on resiliency and environmental stewardship. Imagine a government complex providing shelter and resources for neighbors in need. What would this complex look like? How would it function during public emergencies? What is the potential for a re-imagined Colerain Government Center?

- Should a public safety facility provide protection for vulnerable residents during natural hazards such as extreme heat, flooding, or tornadoes?
- Could a hillside build community vibrancy and foster food security?
- Should a government center be immune to power disruptions during a community-wide emergency event?
- Can a Township save money, reduce waste, develop a passive funding stream, and become self-sufficient for vehicle fuel through public-private partnerships?

The following pages provide an approach and strategy to answer “yes” to each of the above questions to create a resilient government and public safety campus.

YOUR GOVERNMENT AND PUBLIC SAFETY COMPLEX CAN ...

The following recommendations and strategies are based upon the assumptions that the Fire Department HQ is relocated to the Senior Center Location; the Police Department is relocated to the Community Center; and the Senior Center relocates to the Police Department Wing of the Administration building.

These assumptions lead to the following enhancements and benefits the Township can experience. The location of the Police Station in the Community Center allows the secure parking lot to the North to be covered with a solar canopy. This canopy not only produces energy to offset operational energy costs, but it also provides shade for the police cruisers and personal vehicles within the secure parking lot.

The solar canopies in the public parking lots of the Public Safety Building and Administration Building expand the renewable energy capacity and provide protection to the vehicles and electric vehicle charging stations. These charging stations and the solar arrays across the entire complex are connected into a resilient microgrid connecting the entire Government and Public Safety Complex. Used as a resiliency measure during emergencies, the microgrid can disconnect from the main grid during power outages allowing critical infrastructure to stay operational. Should the need arise, electric vehicles can be plugged into the charging stations to provide an additional vehicle-to-grid battery backup solution.

Within the Administration Building, it is highly recommended for the Senior Center wing to stay operational as an Emergency Extreme Heat / Cooling Shelter to prevent heat-related illnesses during heat waves. This gives a space for vulnerable residents within the neighborhood to gather within their community versus traveling 8 miles beyond of the Township to the closest cooling center at the McKie Recreation Center.

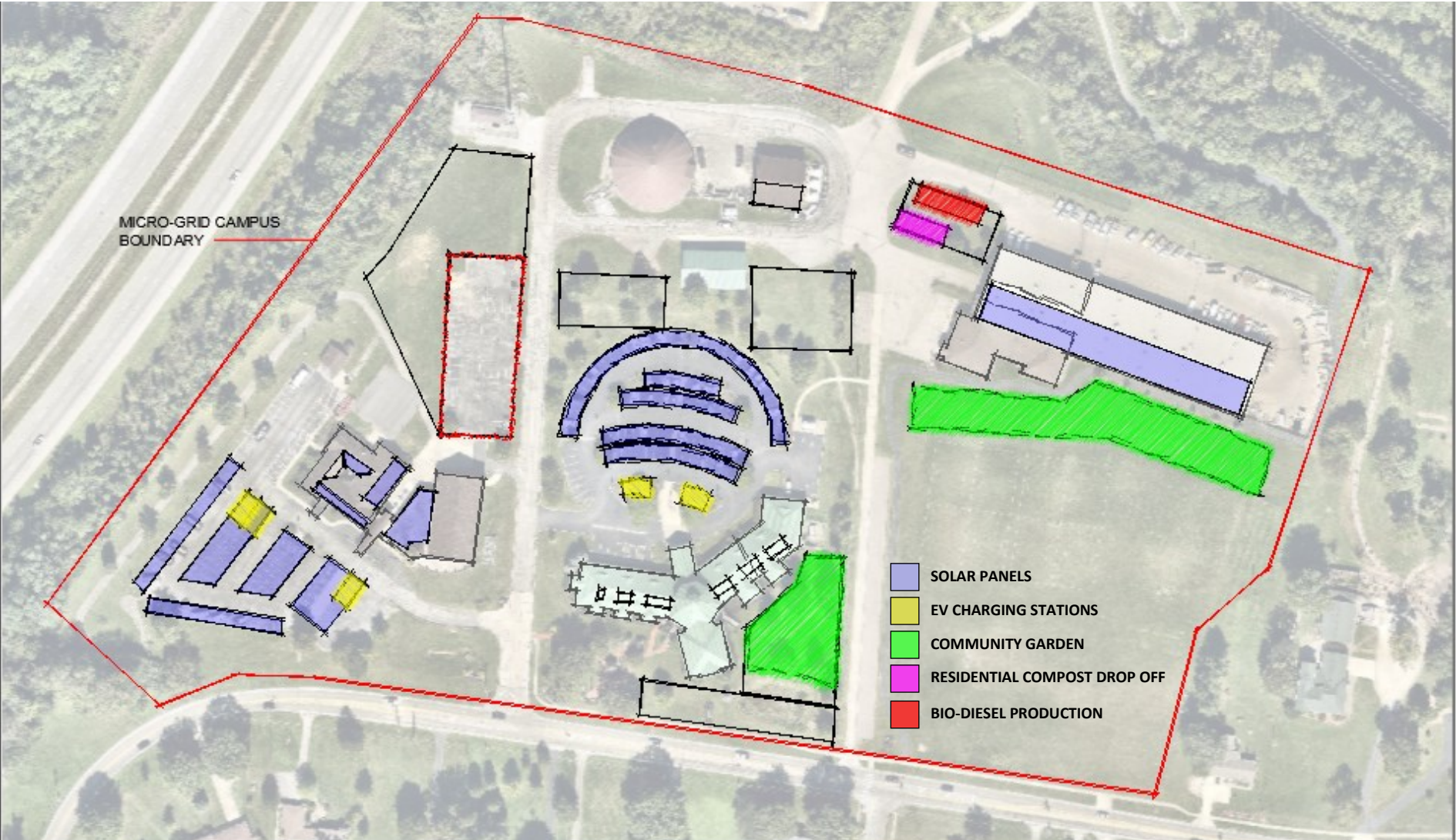
The Senior Center can utilize the existing sally port and lot as an area to organize a

local farmer’s market to foster community engagement. Fresh produce can be grown and sold onsite by gardeners using permaculture principles to establish growing beds on the hillside along the south face of the Public Services Maintenance Building. The development of these garden beds helps reduce flooding of the soccer fields and provides vital nutrients to the plants. Rainwater for irrigation can be captured off the Maintenance building to reduce potable water costs.

Partnerships with the restaurants along the Colerain Connector can provide the Township with a useful resource for bio-fuel. Instead of sending used cooking oil from restaurants to the landfill for disposal, the Township can use this “waste” product as the raw materials for an on-site micro-biorefinery. The biorefinery can clean the cooking oil to produce a usable bio-diesel for the township’s diesel-driven vehicle fleet.



It is through the following innovations and recommendations, that we welcome you to a Resilient re-Imagined Colerain Township.



RESILIENCY & STEWARDSHIP

CONSERVATION

As the basis upon which all other environmental stewardship principles are built, conservation is the foundation for high performance buildings. It follows the natural order of sustainability by prioritizing passive design elements to harness and capture “free” environmental benefits within a building. One of the most important and urgent conservation challenges impacting our communities today is to affordably retrofit the existing building stock. Too much of our current building stock wastes energy and are uncomfortable to occupy.

In existing buildings, a key strategy towards meeting this challenge is to develop comprehensive retrofit plans. This plan identifies a measurable performance outcome as an end goal and informs planning decisions as building structures start to require replacement. Depending on capital funding availability, retrofit plans can be accomplished through step-by-step improvements over multiple years, or through deep energy retrofits which achieve much larger energy cost savings.

Sometimes, retrofitting existing buildings is not the best solution and a new building needs to be constructed. In the case of new construction, it is vital to understand how much the design can take advantage of environmental benefits such as daylight, orientation, and rainfall. Designing with passive building strategies in mind and using physics-based analysis tools new buildings should achieve much higher levels of energy conservation than current building codes require. If we can remove a watt of energy and still achieve the same usability and livability standards required, we can invest those dollars in better and smarter ways.

Examples of conservation strategies include insulation, air barriers, properly oriented and sized high performance windows, and much more.

EFFICIENCY

The next step along our environmental stewardship pathway is efficiency. Energy conservation will only bring us so far before mechanical systems, lighting systems, and plumbing systems need to be introduced to create a comfortable space. In this step, each of these systems should be selected and designed to be the most energy efficient.

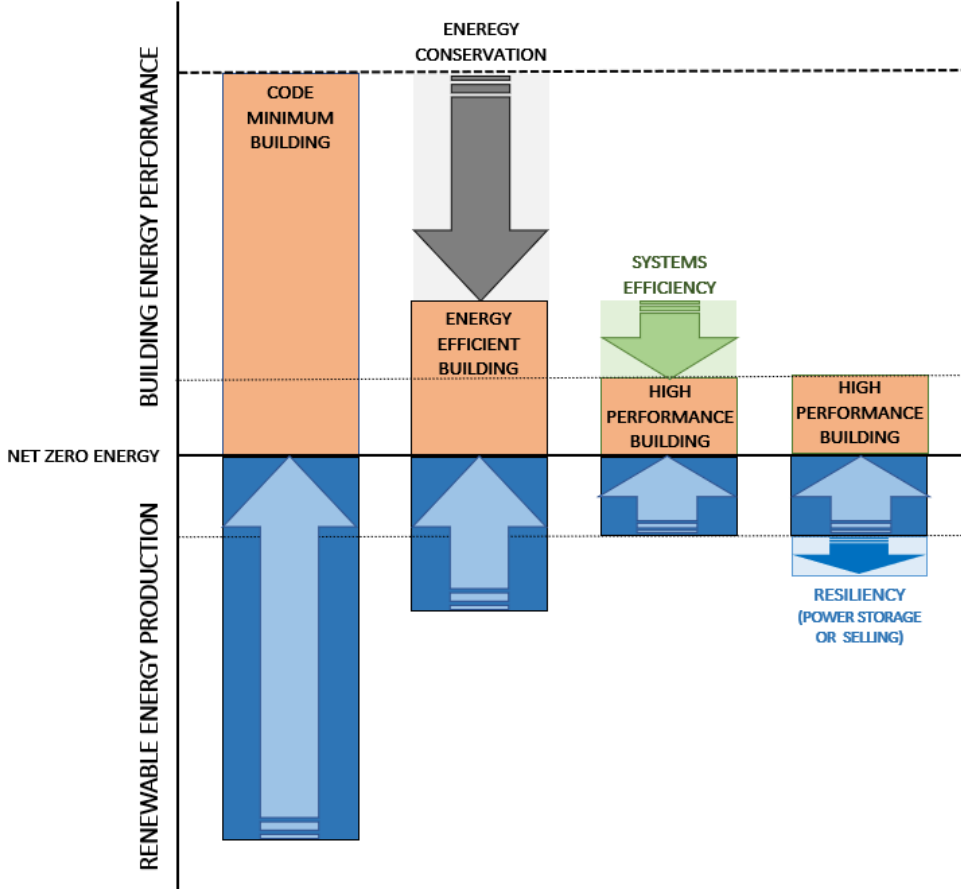
Strategies to achieve this include: high efficiency energy recovery ventilation units, shorter duct and plumbing pipe runs, geothermal loops, and LED lighting fixtures.

Going one step further beyond efficiency is energy sufficiency. This recognizes the boundaries within which we have to live, but supports progress towards greater wellbeing. To move towards energy sufficiency, we need to think about both the quantity and the quality of energy we demand. A great example of this is using a smaller refrigerator in a break room that still fits all the food required to be stored.

RESILIENCY

At the end of our stewardship journey is resiliency. Now that the energy consumption has been reduced, is efficiently used, and is sufficient for the application required; we can generate a resilient back-up system to maintain consistency in usage even during emergency situations such as power outages. The benefit all these steps along the way provide translates to considerably smaller resiliency strategies that become more affordable.

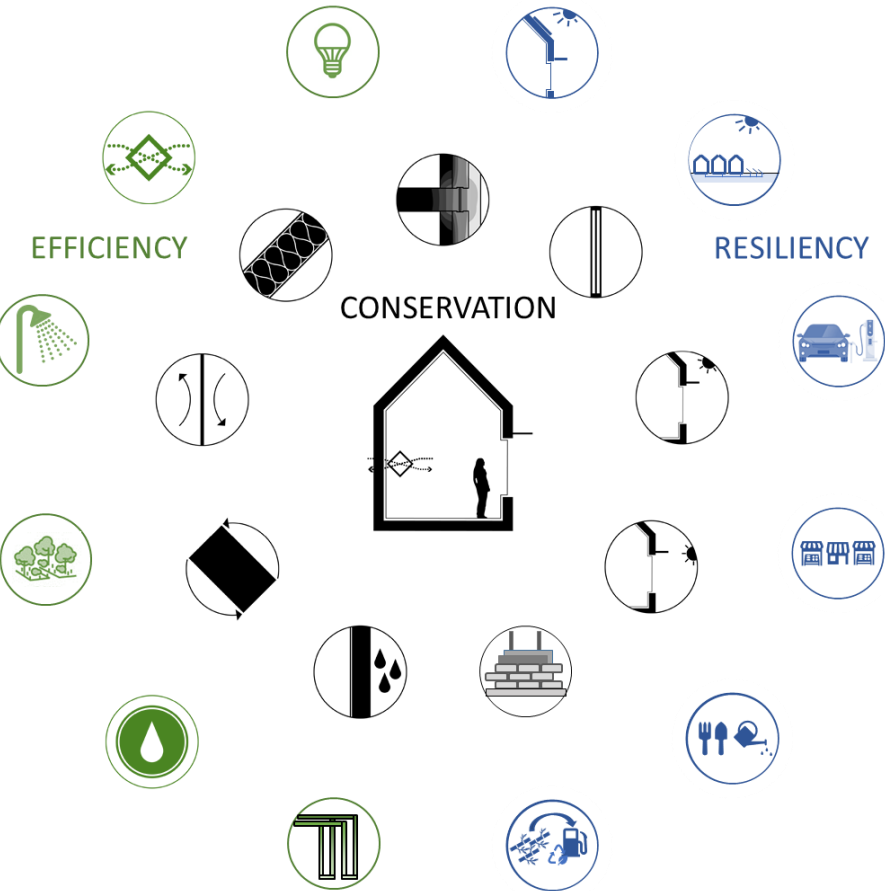
Resiliency strategies include on-site solar power, bio-fuel generation, and microgrid stability.



STRATEGY SUMMARIES

The following pages provide a summary on various environmental stewardship strategies to consider when planning for step-by-step retrofits, deep energy retrofits, or new construction. Each strategy includes several benefits identifiable by the following icons.

-  Thermal Transfer: This icon identifies areas where thermal comfort is impacted.
-  Moisture: This icon identifies areas where water is impacted.
-  Air: This icon identifies impacts to air quality and air movement.
-  Sunlight: This icon identifies daylighting impacts.
-  Health: This icon identifies areas where occupant health is impacted.
-  Renovation: This icon identifies renovation-specific strategies.
-  New Build: This icon identifies new construction-specific strategies.



BUILDING PERFORMANCE | VERIFICATION METHODS

The following building performance verification methods can be used on new buildings or renovation projects to capture detailed information and prioritize dollars towards high impact areas.



THERMAL IMAGING INSPECTION is a method of verifying locations within a building’s façade system where heat is escaping. An infrared camera allows an inspector to identify areas where insulation may have fallen down or been compressed, areas where water or moisture is collecting inside walls, or areas where ducts are losing heat instead of delivering warm air to rooms. Infrared cameras are frequently used during HVAC inspections, to find roof leaks, and identify structural defects.



AIR QUALITY TESTING is a great way to understand point-in-time or continuous air quality within a space. Air quality testing typically measures five minimum parameters including temperature, humidity, total volatile organic compounds (tVOCs), carbon dioxide levels, and particulate matter at 2.5 microns in diameter. Due to constant fluctuations in air quality, point-in-time measurements are typically taken over a one hour period. Continuous monitoring systems can be installed either as part of construction or post construction. These systems are typically less precise than moment-in-time measurements, but they provide a more comprehensive understanding of air quality changes throughout time.



WATER QUALITY TESTING is typically performed only on drinking water dispensers to verify the absence of chemicals, organics, and pesticides. Some of the frequently tested compounds include arsenic, lead, mercury, benzene, vinyl chloride, and coliforms. Because chemical compositions of drinking water changes from city to city, testing water conditions, even in buildings with excellent water treatment plants, is a good practice to limit contaminants picked up during the water distribution.



ACOUSTIC TESTING and design is a common practice for concert halls and entertainment venues, but is starting to be incorporated into higher performing and healthier buildings. It has only been in recent years that studies have identified extended exposure to noise sources, such as traffic and transportation, can hinder the health and well-being of people. Acoustic testing provides a detailed report of how sound is infiltrating a space such that targeted mitigation strategies can be taken.



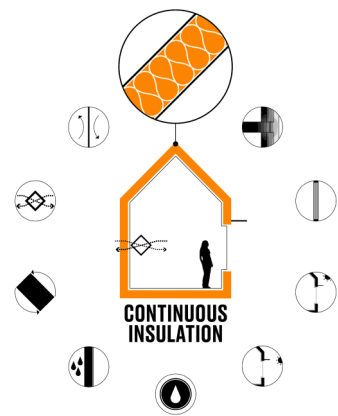
LIGHT QUALITY TESTING helps designers and electrical engineers understand how much natural light is coming into the building. This allows them to strategically place more energy –efficient lighting during an interior retrofit. Because our biological systems are intrinsically tied to our circadian rhythm and the amount of light exposure directly impacts our mood and productivity, verifying interior light levels vital to prevent depression and other metabolic disorders.



OCCUPANT FEEDBACK is a simple way to gain insightful information about employee comfort and satisfaction. Occupant feedback can come in a variety of ways: surveys, small focus groups, or observation. Surveys can expand beyond typical thermal comfort questions to include wellness policies and personal well-being.

CONSERVATION STRATEGIES | BUILDING

Each of the design principles can be applied to different building types and are focused to provide energy savings, enhanced thermal comfort, and excellent indoor air quality.



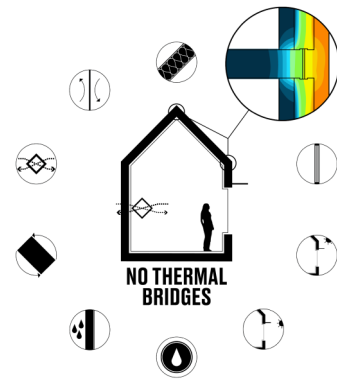
A continuous layer of insulation keeps buildings warm in the winter and cool in the summer. Architects and designers also harness this insulative layer to prevent condensation inside the building and its assemblies.

Thermal Transfer: Because the insulation layer is continuous, it is free of weak spots that allow thermal transfer across the building envelope. Heat stays in during the winter and cool stays in during the summer.

Moisture: Architects and designers design building assemblies so that their vapor profiles are appropriate for the climate, their drying potential is maximized, and they are protected from any moisture buildup. The insulation layer also keeps the inside face of exterior walls warm, preventing condensation on the interior surfaces of those walls during the winter.

Renovation: In renovation projects, blowing dense-packed cellulose or fiberglass into exterior wall cavities can greatly enhance the thermal resistance to temperature changes. It is a popular and time-proven method of retrofitting insulation and is a common practice in low-income weatherization programs. It is recommended to install cellulose to a density required to achieve the project-specific R-value as determined by the EUI target. Quality control is often done with an infrared camera to make sure no cavities are missed. It is important to recognize dense-packed cellulose is not recommended for roofs. In these instances, rigid board insulation is recommended.

New Build: In new construction, it is recommended to plan for continuous insulation around the entire building including under the slab. Special care should be taken to detail the connection points between different insulation types correctly to maintain a continuous thermal barrier and minimize thermal bridges.



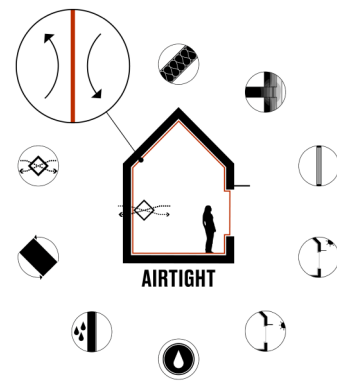
A thermal bridge is any building element that allows heat or cool to bypass a building's thermal barrier and undermines performance and durability. Introducing thermal breaks into assemblies such as gaps or insulative elements stop the flow of thermal energy through an assembly.

Thermal Transfer: Thermal bridge-free design is critical to energy efficiency, thermal performance, and comfort. Not only do thermal bridges rob energy, they can also change interior surface temperatures, cause draft-inducing convection, and decrease occupant comfort.

Moisture: A thermal bridge will increase thermal transmittance through an otherwise insulated layer that it penetrates, risking dangerous condensation that can result in rot, corrosion, and mold. Thermal bridge-free design avoids this moisture risk and makes buildings more durable.

Health: Reducing thermal bridging helps building mechanical systems regulate a consistent temperature and prevent drafts. Thermal comfort studies have shown the up to 41% of office workers have expressed dissatisfaction with their thermal environment. This level of dissatisfaction may be detrimental not only to the individual, but to the business as a whole. Research from BioMed Central has found employees perform on average 15% poorer in hot conditions and on average 14% poorer in cold conditions. Office workers who are satisfied with their thermal environment can be more productive in the workplace.

New Build: During planning of new construction, it is critical to prevent thermal bridging to achieve building performance. Connections and joints shall be detailed to minimize thermal bridging in areas such as structural penetrations (including floors and beams), window flashing, cladding attachments, and corner conditions.



A building's airtight layer is like a windbreaker, stopping air from penetrating inside. Establishing an unbroken air barrier is critical to high performance and durable buildings. Airtightness is verified with a blower door test, a key measure of performance and construction quality.

Thermal Transfer: By stopping the movement of air across the building envelope, the air barrier seals warm air inside in winter and cool air inside in summer. This is key to achieving ultra-low energy use, as air leakage represents wasted energy. Airtightness also boosts the efficacy of mechanical ventilation with heat recovery.

Moisture: Airtight construction protects building assemblies from dangerous moisture intrusion by preventing bulk water from driving in or airborne vapor from being carried in.

Air: Combined with filtered, mechanical ventilation of buildings, airtight construction improves indoor air quality, even during periods of intense outdoor air pollution. The air barrier stops polluted air from seeping through walls and ensures that all incoming air passes through the ventilation system where it is filtered before entering the building. This is particularly important in urban settings and in areas close to vehicle pollution sources.

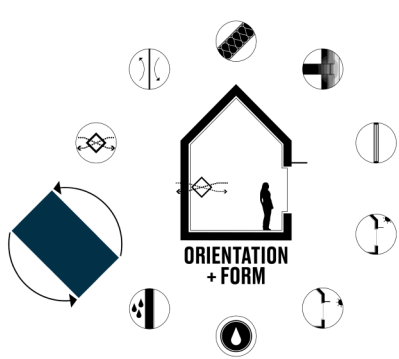
Health: The airtight layer of a building stops not only air from getting in, but also prevents noise, dust, and bugs from entering the building. This leads to spaces with reduced sound transmission from noisy surroundings such as urban noise, highway traffic, or heavy construction. Dust infiltrating through building assemblies is mitigated reducing asthma and respiratory disease. And bugs or other critters are stopped in their tracks.

Renovation: Each renovation project will require a case by case analysis of the best solution to achieve airtightness levels. Strategies can range from minimally invasive solutions such as sealing behind penetrations to more extensive renovations with the addition of a complete air barrier membrane. Complete air barrier techniques include fluid-applied or sheet applied membranes, sealing existing walls behind new furred out service cavities or using new technologies such as waterborne acrylic sealing mists.

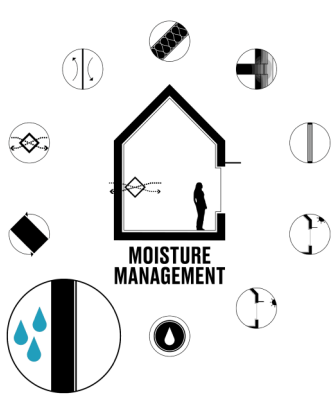
New Build: In new construction, the design team and contractor have the best opportunity to ensure a continuous air barrier is achieved. Quality control should be conducted using a blower door test.

CONSERVATION STRATEGIES | BUILDING

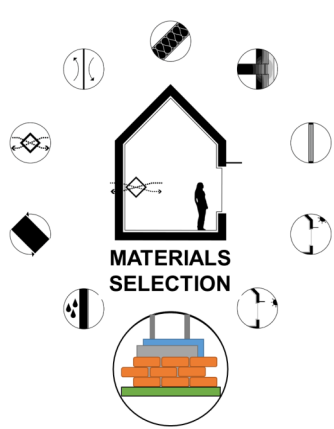
Each of the design principles can be applied to different building types and are focused to provide energy savings, enhanced thermal comfort, and excellent indoor air quality.



Building orientation and form are fundamental design decisions that set the stage for how easy or difficult it will be for a building to achieve high performance. Consider orientation and form at the start of a new building.



To ensure building durability, designers study how heat and moisture will behave in building assemblies in a given climate, and create designs to manage that behavior to avoid condensation risk and bulk water intrusion.



Hundreds, if not thousands of different building materials get used to construct a building. Each of these materials have different uses and benefits but come with their own hazards. Architects and designers work diligently to select materials that are durable, long lasting, and meet the necessary requirements of the job.

Thermal Transfer: When the site allows, architects and designers orient the main axis of the building to optimize solar gains in a way appropriate for the climate and building typology of the project. The key is to orient the building in a way that will maximize that particular building's energy performance. The simpler the building form, the easier it is to achieve high performance levels. The more corners a building has, the more potential there is to introduce thermal bridges. More corners also introduces more surface area which requires more and more insulation to counteract the extra thermal transmittance.

Air: A simple building form simplifies the air barrier, which makes airtightness easier to achieve.

Sunlight: We set the orientation of the building to optimize daylighting and solar gains appropriate for the climate and building typology.

New Build: Conducting orientation and massing studies during the schematic design planning stage of a new building offers the best opportunity to impact the energy performance, daylighting capabilities, and solar capture for a project.

Moisture: The dual goals of moisture management are to (1) prevent bulk water intrusion into and (2) avoid condensation where it can harm building assemblies. Lots of components impact how heat and moisture flow through a wall assembly: the weather resistive barrier, the air barrier, vapor control layers, the structure, window openings, and more. Architects and designers draw upon hundreds of precedents and go-to assembly solutions to manage these variables. They also perform thermal and hygrothermal analyses using modeling software to confirm safe and durable performance and to guide design.

Health: Mitigating moisture from entering the building prevents wall assemblies from becoming hot spots for dangerous mold and mildew. The health risks of mold and other biological pests can increase the risk respiratory infections and asthma for those within the building. The National Center for Biotechnology Information estimates that one fifth of asthma cases in the U.S. are caused by excess moisture and dampness in buildings.

Renovation: Each renovation project will require a case by case analysis of the best solution to appropriately manage moisture levels. Observe for sign of visible exterior water intrusion to identify locations where items such as flashing, roofing repairs, and appropriate exterior cladding drainage are required to prevent bulk water. Through diagnostic testing, locations of condensation risk can be determined to help inform the appropriate strategies to mitigate the issue. These strategies consist of proper placement of water, air, vapor, and thermal control layers.

New Build: In new construction, it is important for the designer to detail drainage planes that shed bulk water out and away from the exterior wall. Maintaining continuity of the drainage plane through lapping materials or taping and sealing material joints are two highly effective approaches.

Thermal Transfer: Different materials have different thermal properties making the selection of materials critical to ensure their durability. An important thermal measure to understand is emissivity, which is the ratio of energy radiated from a material's surface. The emissivity of a material impacts the warmth of the area surrounding the material radiating energy. We often feel this as radiant heat. Material selections are also important to eliminate thermal bridging and prevent heating and cooling losses.

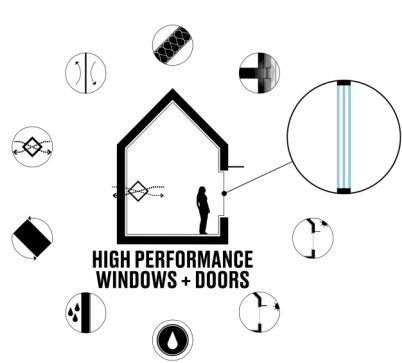
Moisture: Materials are a critical component to moisture management to prevent bulk water intrusion. The durability of materials to prevent water and condensation are critical to preventing mold, mildew, and other bacterial growth.

Air: Building materials are made of a cocktail of chemicals which contain volatile organic compounds (VOCs). These compounds off-gas into the air which can impact air quality and be detrimental to our health. It is important to select materials with reduced VOC content and emissions.

Health: Materials used in construction can often contain toxic chemicals to ensure the structural integrity needed for durable buildings. Manufacturers are starting to become more transparent in the chemical makeups of their products allowing designers to make better decisions on reducing hazards to occupant health. These material ingredient transparency documents often look similar to nutrition labels used for food.

CONSERVATION STRATEGIES | BUILDING

Each of the design principles can be applied to different building types and are focused to provide energy savings, enhanced thermal comfort, and excellent indoor air quality.



The performance of window and doors are critical to maintain the integrity of the building envelope. Each window or door is an opening in the advanced wall assembly's airtight, weather-resistant and insulative layers.

Thermal Transfer: Thermally-broken insulated frames, warm edge spacers, triple glazing, coatings, and superior construction of high performance windows means their thermal resistance can easily best conventional windows by 3x. Given a wall is only as good as its weakest link, this window performance is critical to a building's overall thermal performance.

Moisture: Well-installed high performance windows and doors repel wind-driven rain and facilitate safe outward drainage of any moisture. In the winter, high performance glazing units also ensure interior glass surfaces stay warm, preventing condensation from forming inside.

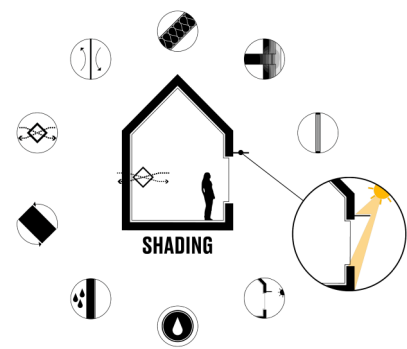
Air: High performance windows are built to be airtight, so integrating them into airtight wall assemblies becomes an extension of the continuous air barrier.

Sunlight: Each window and door performance is dialed in to optimize solar gains appropriate for the climate and building typology. Capturing solar gains when they are needed and shielding the building from solar gains when they are not needed reduce the amount of energy is needed to run the building.

Health: Window characteristics have been shown to impact student performance in schools. Students have been shown to perform better when they have access to windows that can be opened. In the winter, warm interior glass surfaces help maintain a comfortable and draft-free indoor environment.

Renovation: Window replacement or interior/exterior storm windows can be strategies to enhance the performance buildings for renovation projects. For window replacement, it is important to place the window within the insulation layer of the wall assembly and to connect the window frame into the air and water barrier layers. Storm windows should be placed and sealed to the air barrier layer of the wall assembly. The location of the air barrier can determine if the storm window is interior or exterior of the existing window.

New Build: In new construction, the design team and contractor have the best opportunity to ensure a continuous air barrier is achieved. Quality control should be conducted using a blower door test.



Good shading is a way to manage the “free” heat from solar gains to avoid too much heat gain during warm seasons. Architectural elements like overhangs, window shades, and screens are methods to manage this heat gain.

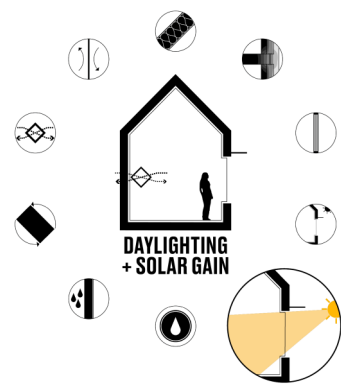
Thermal Transfer: Shading manages heat gain from the sun, allowing designers to maximize the gain when the building needs it and minimize when it doesn't.

Sunlight: Properly designed shading will not impede natural daylighting and can help prevent unwanted glare.

Health: Building overhangs help occupants from overheating. Shading through window shades and screens are great strategies to control glare to prevent headaches and migraines.

Renovation: Shading can be provided through interior or exterior strategies. Interior strategies can be as simple as installing window shades or blinds. Exterior shading strategies can include planting trees and vegetation that provide shade during summer months and allow sunlight in the winter.

New Build: In new construction similar strategies can be included as identified in the Renovation strategies. Additionally, proper orientation and massing can allow the building to self-shade or window overhangs can be installed for a more permanent solution.



Natural daylighting and passive solar heat gain can provide energy “freebies” to buildings.

Thermal Transfer: For many buildings, solar heat gain—the heat energy captured in a building when sunlight shines through windows—can be an invaluable “free” resource in building design. For other buildings, particularly ones that already have significant internal heat gains, big solar heat gains can be a liability. Architects and designers need to optimize this based on climate and building typology through building orientation, shading, high performance window selection, and layout.

Sunlight: Natural daylighting reduces energy use for artificial lighting.

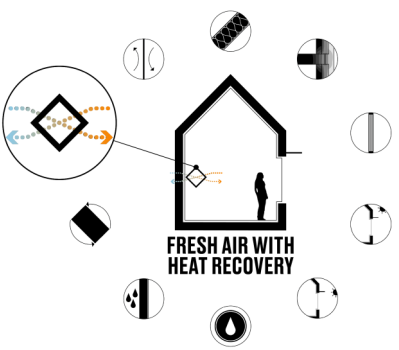
Health: Exposure to daylight has been proven to have substantial impacts on mood, circadian health and productivity. Studies associated with lack of exposure to daylight showed a disruption in circadian rhythms of humans and a decrease in quality of sleep. Studies also show strong links between quality of views in office environments and performance of employees. Indoor spaces with daylight exposure have been shown to have fewer bacteria, compared to spaces without any light exposure.

Renovation: Providing new access to natural daylight for renovations is trickier because it includes punching new windows into the building's façade. Alternatively, skylights or solar tubes can be installed to bring daylight deeper into the building floorplate.

New Build: The best strategy to provide access to daylight is to determine what percentage of the building floorplate should have access. Consider future uses as well when making planning decisions.

EFFICIENCY STRATEGIES | SYSTEMS

Each of the mechanical and electrical strategies can be applied to different building types and are focused to provide energy or water savings, enhanced thermal comfort, and excellent indoor air quality.



The delivery of filtered fresh air with heat recovery make buildings havens of clean air and energy efficiency. HRVs (heat recovery ventilators) and ERVs (energy recovery ventilators) are ventilation components that supply a fresh air to spaces while simultaneously extracting stale air, odors, and indoor pollutants.

Thermal Transfer: High performance HRVs and ERVs are extremely efficient at recovering heat, hovering around 90% efficiency for the best units. This is a key strategy in maintaining ultra-low heating and cooling energy.

Moisture: Energy Recovery Ventilators (ERVs) unlike Heat Recovery Ventilators (HRVs) can transfer moisture between the exhaust airstream and incoming airstream. In humid climates, moisture in the outside air can be removed (transferred to the exhaust airstream) by the ERV before it enters the building. In dry climates, some of the indoor relative humidity can be preserved.

Air: Properly filtered mechanical ventilation with heat recovery ensures good indoor air quality, regardless of the weather or air pollution conditions outside. Good airtight construction supports HRV and ERV efficacy by ensuring air exchanges between inside and outside go through the device rather than seeping through leaks in the walls.

Health: Forcing air to enter through the mechanical system means dust and pollution particles can be captured through filter systems thereby reducing harmful particulates from being inhaled by occupants.

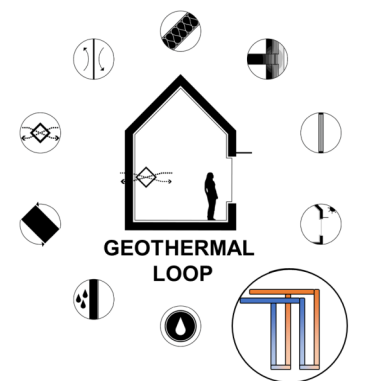


Because high performance buildings dramatically reduce heating energy use, domestic hot water becomes a larger part of overall energy consumption. Energy-efficient water heating combined with efficient water distribution reduces this slice of the energy consumption pie.

Thermal Transfer: Starting with a super-efficient water heater, distribution lines can be smaller in diameter allowing them to be better insulated. Consolidating plumbing locations near water heating devices minimizes pipe lengths between the water heater and the fixture. On-demand recirculating lines also conserve water.

Renovation: In renovations, consolidation of water fixtures may be difficult to achieve. In these instances consider using instant hot water heaters to reduce hot water loss in water distribution lines.

New Build: In new construction, try to consolidate water heaters near water fixtures to minimize distribution lines. Consider using smaller diameter plumbing lines to high efficient water fixtures.



A geothermal loop is a series of pipes buried underground at a depth where temperatures stay consistent year-round. It serves as a critical link allowing geothermal heat pumps to use the earth as a heat source or heat sink, depending on if heating or cooling is required.

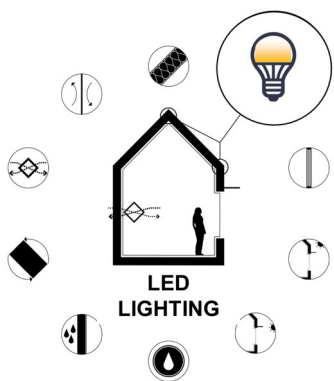
Thermal Transfer: Just a few feet below the ground’s surface, the earth maintains a steady 50-55 degrees no matter what the temperature of the outside air. This difference in temperature allows the earth to act as a heat source in winter and a heat sink in summer. A geothermal heat pump (located inside the building) captures this energy by circulating thermally conductive fluid through the buried ground loop.

Renovation: Adding geothermal heat pumps to existing building’s mechanical system can be easily achieved. It is important however to provide enough area for the vertical boreholes to be drilled as well as providing enough utility room space for all the components of the system.

New Build: For new construction it is beneficial to plan ahead when installing a geothermal system. Consideration should be taken for in-floor radiant zones.

EFFICIENCY STRATEGIES | SYSTEMS

Each of the mechanical and electrical strategies can be applied to different building types and are focused to provide energy or water savings, enhanced thermal comfort, and excellent indoor air quality.



LED fixtures produce light up to 90% more efficiently than incandescent light bulbs. As a directional light source, LED lighting is more efficient, versatile, and long-lasting than other light sources. New advances in medical research and technology allow LED lighting impact circadian rhythms.

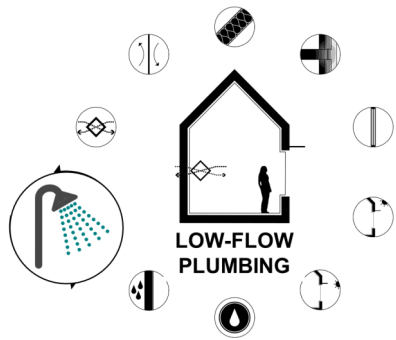
Thermal Transfer: LEDs use heat sinks to absorb the heat produced by the LED and dissipate it into the surrounding environment. This keeps LEDs from overheating and burning out. Thermal management is generally the single most important factor in the successful performance of an LED over its lifetime.

LED products use a variety of unique heat sink designs and configurations to manage heat. Advancements in materials have allowed manufacturers to design LED bulbs that match the shapes and sizes of traditional incandescent bulbs. All LED products that have earned the ENERGY STAR certification have been tested to ensure they properly manage the heat so light output is properly maintained through the end of its rated life.

Health: Advances in technology along with new research in the medical industry have combined to create lighting fixtures beneficial to circadian rhythms. This allows areas in a building with little to no access to natural light to still enhance occupant health. Disruption of circadian rhythm has been linked with obesity, diabetes, depression, and metabolic disorders.

Renovation: Lighting retrofits are a common first-step strategy for building energy upgrades. New developments in the LED lighting industry allows LED boards to be installed in existing fluorescent fixtures to minimize an extensive overhaul of lighting.

New Build: New construction should plan for LED lighting. Consideration should be taken to select fixtures which enhance occupant health and stimulate circadian rhythm.



Low-flow fixtures are a strategy to reduce the amount of water used within buildings. Fixtures such as showers and kitchen sinks use a lot of water to run.

Moisture: Low-flow fixtures are designed to use less water to save energy and water costs. Products with a WaterSense label are generally 20 percent more water-efficient than similar products in the marketplace. These labels help identify high-performing, water-efficient products and are supported by the U.S. Environmental Protection Agency (EPA).

Health: Low-flow fixtures reduce the amount of water being used which extends the time water is stored in the pipes. This allows chemicals from the pipes to leach into the water and allows the growth of waterborne pathogens. A common pathogen that can grow is legionella pneumophila, which can cause Legionnaires disease. Maintaining a legionella management plan and monitoring water quality in conjunction with low-flow fixtures can reduce potential health risks.

Renovation: Consider installing aerators on existing fixtures to reduce the amount of water used.

New Build: In new construction, try to consolidate low-flow fixtures together to minimize distribution lines. Low-flow fixtures also provide the opportunity for smaller diameter distribution lines.



Stormwater management comes in a wide variety of strategies ranging from combined sewer systems to rain gardens. Efficient low impact infrastructure (LID) and green infrastructure (GI) can manage stormwater through strategies such as bioretention areas, riparian buffers, constructed wetlands, permeable pavement, and vegetated or dry swales. These low impact development strategies help protect natural hydrologic cycles through site grading, vegetation, soils and natural processes that absorb and filter stormwater onsite.

Thermal Transfer: LID and GI reduce the urban heat island effect which occurs when built-up urban areas become warmer than nearby areas due to the amount of “hard surfaces” such as buildings, roads, and parking lots. This increased heat is a particular concern in the summer when higher surface air temperatures and solar radiation heat surfaces. This can increase electricity demand, air pollution, and heat related mortality and illness.

Low impact development provides vegetation around buildings and within communities increasing the shade and evapotranspiration capacity leading to lower surface temperatures and cooler ambient temperatures.

Moisture: Low-impact development can be a low-cost preventative measure to decrease the risk of flooding and flood damage within communities. Installing green roofs, disconnecting roof downspouts from impervious surfaces (driveways and streets), and incorporating bioretention areas to capture on-site runoff saves money by eliminating the need for costly runoff detention basins and pipe delivery systems.

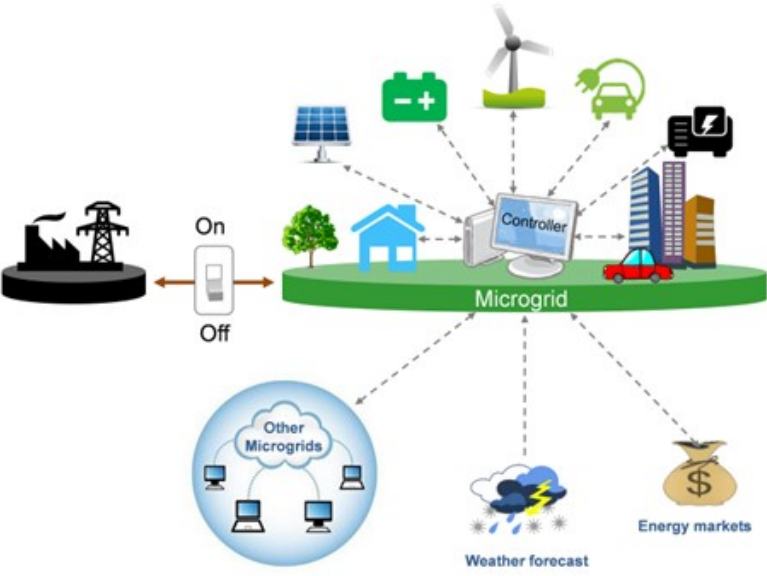
Air: LID and GI improve air quality by incorporating vegetated areas that absorb pollutants such as ozone, nitrogen dioxide, and intercept airborne particulates, like dust, smoke and pollen. Trees also help offset carbon dioxide emissions by removing pollutants.

Health: Green infrastructure add park-like elements to yards and neighborhoods providing habitats for bees, birds, and butterflies. These green spaces also calm street traffic and improve public safety. Increasing exposure to plants and natural elements helps decrease levels of blood pressure, depression and anxiety while improving morale. Additionally, LID strategies reduce severe health risks including diarrhea, respiratory infections, and dysentery which are commonly tied with raw sewage backflow from combined sewer overflow (CSO) events.

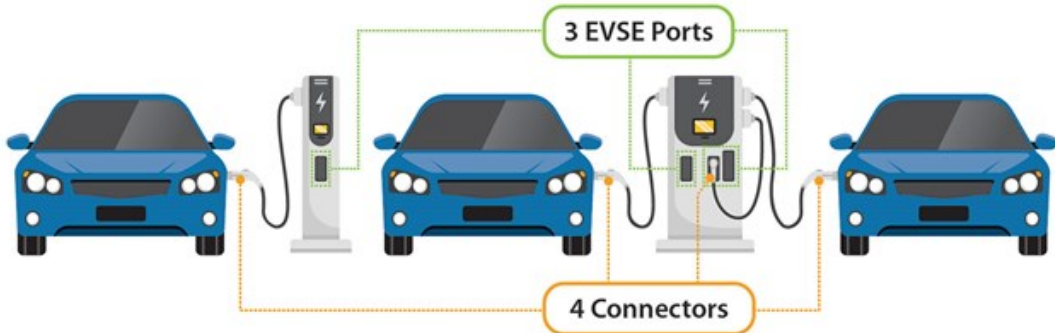
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RESILIENCY STRATEGIES | APPLICABLE TOWNSHIP WIDE

Each of the resiliency strategies can be applied to one or multiple municipal buildings. Refer to the SUSTAINABILITY section under each facility assessment summary for a recommended resiliency strategy.



MICROGRID



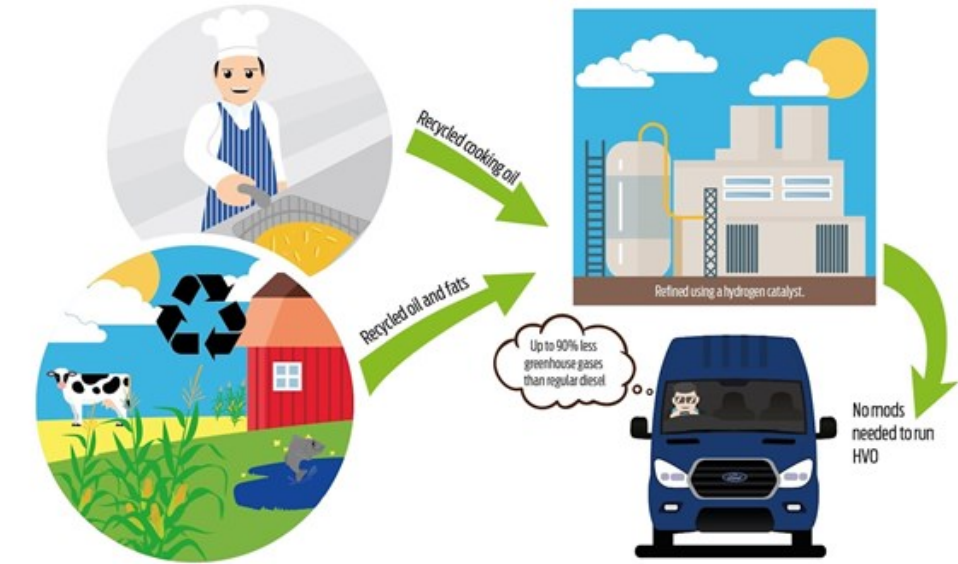
ELECTRIC VEHICLE CHARGING



FARMER'S MARKET



SOLAR POWER



BIO-FUEL MICRO-REFINERY



COMMUNITY GARDENING

RESILIENCY STRATEGIES | MICROGRID

Colerain Township has the opportunity to re-imagine the land use of the Government and Public Safety Complex to educate residents on strategies to reduce wasted energy, improve the resiliency of energy systems, meet future demands for energy, and improve access to, and use of, renewable and cleaner sources of energy. The Energy Element of the Imagine Colerain plan identifies the goal for Colerain Township to be a local and regional leader in implementing cost effective strategies for energy production and consumption. The following strategies and recommendations are areas in which the Government and Public Safety Complex can showcase pilot projects while building out resilient energy infrastructure.

MICROGRID

Microgrids are small geographic specific grids (typically sized for a complex, campus, or neighborhood) that can disconnect from traditional grids to operate independently. Because they can operate in an islanding capacity if the main grid is down, microgrids strengthen grid resilience and mitigate grid disturbances. During normal operations, microgrids remain connected to the central grid in a symbiotic relationship. Additionally, microgrids localize energy production avoiding the transmission power losses from central power grid distribution lines further increasing efficiency of the electric delivery system.

Resilient microgrids consist of one or more kinds of distributed energy resources that produce a geographic footprint’s power needs. This distributed approach supports flexibility to expand the system as future energy demands are met. Newer microgrids incorporate energy storage for emergency backup and electric charging stations for the accelerating adoption of electric vehicles.

It is our recommendation for the Township to place the Government and Public Safety Complex on a resilient microgrid to power critical assets such as the Public Safety building, Emergency Response Management Center, and an Extreme Heat / Cooling Emergency Shelter.

FUNDING OPPORTUNITY

The Federal Emergency Management Agency (FEMA) has funded microgrids under the Hazard Mitigation Grant Program and is an eligible project for funding in the Building Resilient Infrastructure and Communities (BRIC) program. In order to be eligible all Hazard Mitigation Assistance program requirements must be met, including Mitigation Planning, Technical Feasibility and Effectiveness, Cost-Effectiveness, and Environmental Planning and Historic Preservation (EHP) considerations. Funding amounts vary based on project size and scope.

The Ohio Air Quality Development Authority (OAQDA) established a Green Bond framework to provide funding for projects meeting the Clean Air Improvement Program (CAIP). Eligible projects may include those that address renewable energy, energy efficiency, recycling and waste disposal, mitigation of harmful air pollution, and electric vehicle or alternative fuel infrastructure. Financing is issued through a Green Bond framework in which bond investors provide initial capital to the borrower and is repaid in project revenue after the completion of the project.

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Ohio Air Quality Development Authority Clean Air Improvement Program:
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A 10 MW, 40 MWh storage project connected to a community microgrid - *Clean Coalition*



Ameren microgrid in Champaign, Illinois. - *Microgrid Knowledge*



Solar microgrid. - *PV Magazine*

RESILIENCY STRATEGIES | ON-SITE ENERGY PRODUCTION

SOLAR GENERATION

One of the most common renewable energy sources is solar. With the prices of solar panels decreasing and the efficiency increasing, solar panels are becoming readily available. The findings from Imagine Colerain indicate the public is generally on board with small residential solar panel installations.

According to the Imagine Colerain plan, the township will lead in the implementation of cost-effective best practices for energy production and consumption. As this leader, Colerain Township can look to other local organizations who have installed solar arrays to understand the cost benefit of these initiatives.

PRODUCTION

To maintain emergency operations for the full Government Complex with solar as the only on-site renewable energy resource, we analyzed four scenarios, each with a growing amount of integration of deep energy retrofits for the existing buildings.

FUNDING OPPORTUNITY

A common funding vehicle for large scale solar projects are Power Purchase Agreements (PPAs). These allow the organization to save all upfront capital costs toward the actual construction of a solar project. Instead, a third-party developer installs, owns, and operates an energy system on the customer’s property. The customer then purchases the system’s electric output for a predetermined period. A PPA allows the customer to receive stable low-cost electricity while the owner of the system can take advantage of tax credits and receive income from the sale of electricity.



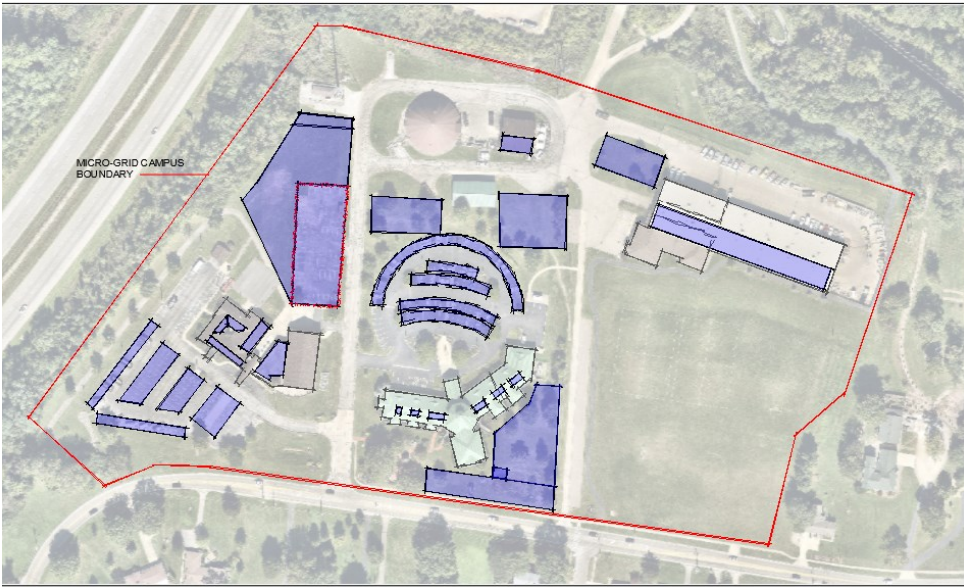
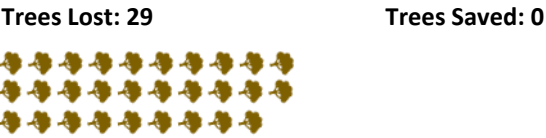
Cincinnati Zoo Parking Solar Canopy - Cincinnati Zoo

Scenario 1: Solar Overlay with no Building Energy Conservation or Efficiency

This scenario assumes no conservation or efficiency strategies will be implemented within the existing buildings on the complex. On-site solar is the only resiliency strategy used to provide backup power for the campus. The assumption includes the need for all buildings to stay operational during a situation.

Solar Area Required: 142,000 sf Estimated Solar Cost: \$2.3 million (2022 dollars)

Undeveloped Land Used: 1.7 acres (74,300 sf)



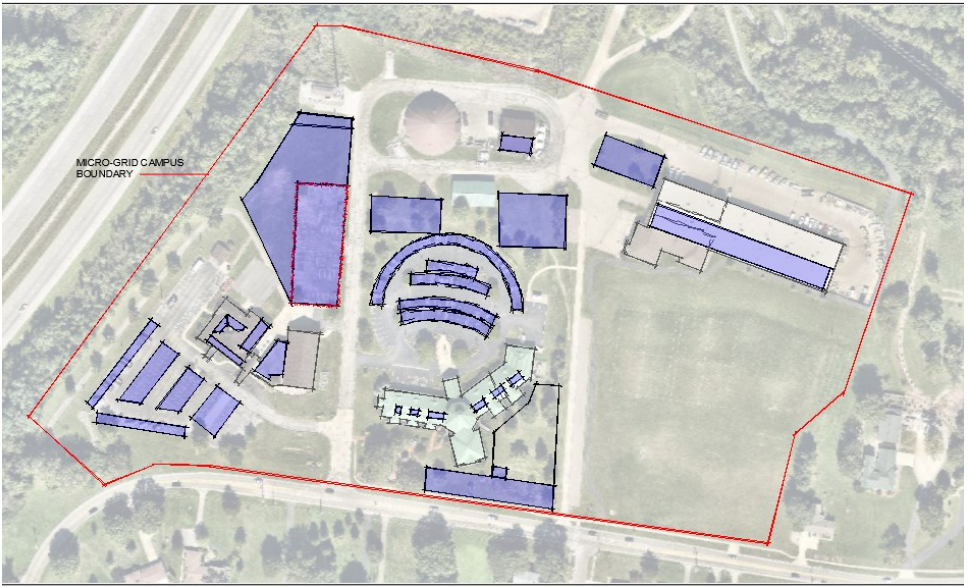
All areas around the campus are utilized to support on-site solar arrays. This includes a combination of rooftop, ground mounted, and canopy structures.

Scenario 2: 10% Building Energy Efficiency + Solar Overlay

This scenario assumes each existing building has a 10% energy reduction through energy efficiency upgrades (such as LED lighting retrofits). Solar is provided to maintain building operations during emergency situations. The assumption includes the need for all buildings to stay operational during a situation.

Solar Area Required: 128,000 sf Estimated Solar Cost: \$2.0 million (2022 dollars)

Undeveloped Land Used: 1.38 acres (60,200 sf)



A combination of rooftop, ground mounted, and canopy structures is still utilized. This scenario recovers the largest amount of trees by eliminating the ground mounted solar to the Southeast of the Administration Building.

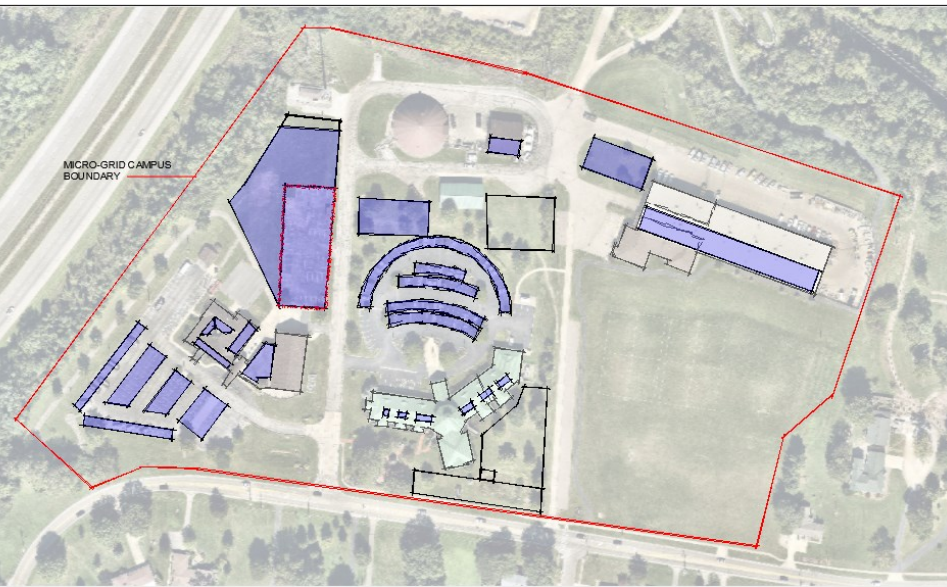
RESILIENCY STRATEGIES | ON-SITE ENERGY PRODUCTION

Scenario 3: 25% Building Energy Efficiency + Solar Overlay

This scenario assumes each existing building has a 25% energy reduction through energy efficiency upgrades. Solar is provided to maintain building operations during emergency situations. The assumption includes the need for all buildings to stay operational during a situation.

Solar Area Required: 106,000 sf Estimated Solar Cost: \$1.7 million (2022 dollars)

Undeveloped Land Used: 0.87 acres (38300 sf)



A combination of rooftop, ground mounted, and canopy structures is still utilized. This scenario eliminates all solar South of the Administration building, a section Northeast of the Administration parking lot, and a sliver in the field North of the Community Center. This scenario saves an additional 10 trees.

Scenario 4: Net Zero Ready + Solar Overlay

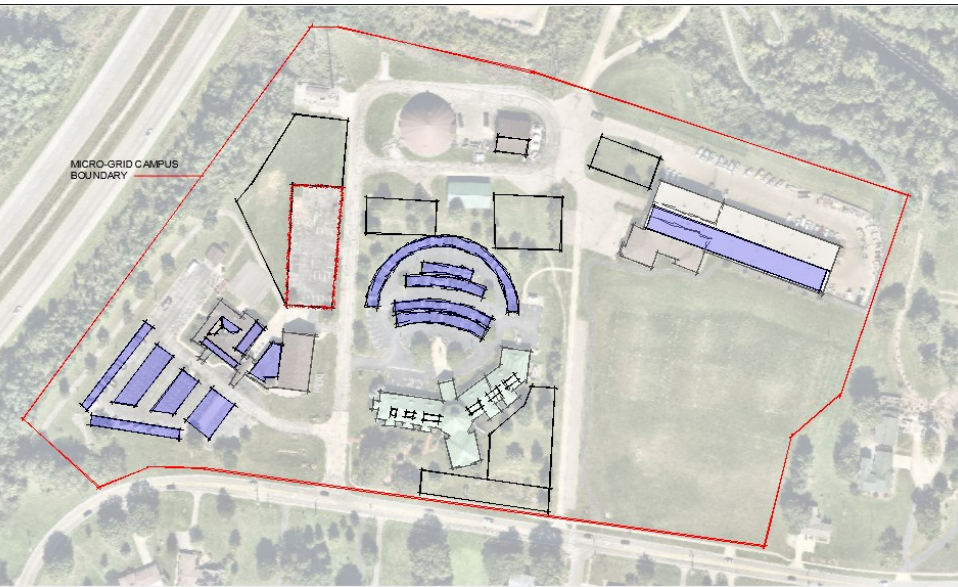
This scenario assumes each existing building undergoes deep energy retrofits to bring the energy consumption down to around 30 kBTU/SF/YR.

Administration building: 80% reduction

Fire HQ and Parks Maintenance Garage: 45% reduction

Solar Area Required: 48,000 sf Estimated Solar Cost: \$800,000 (2022 dollars)

Undeveloped Land Used: 0.00 acres (0 sf)



This scenario only uses parking canopy structures and rooftop solar to achieve a net-zero energy resilient campus. This version saves all 29 potentially impacted trees and frees up space for future development.

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Fifth Third Bank powers company with 120-MWdc solar array. - Solar Power World

RESILIENCY STRATEGIES | ALTERNATIVE FUEL

BIOREFINERY – ON-SITE BIODIESEL PRODUCTION

How can a Township save money, develop a passive funding stream, and become self-sufficient for vehicle fuel through public-private partnerships?

As a municipality, Colerain Township runs several diesel-fuel vehicles as part of the Parks and Road services. Current exploration of bio-diesel as an alternative fuel source is being explored by the Township through a current pilot study. If proven successful, the opportunity to operate a micro-biorefinery is incentivized by the US Department of Agriculture to advance the use of biofuels. An on-site biorefinery provides the diesel-fleet vehicles with a steady stream of biofuel without the reliance or impact of fluctuations in diesel prices.

The ideal location of a micro-biorefinery would be at the Fire HQ and Parks Service building for several reasons. First, this facility houses and maintains the vehicle fleet. Second, this location has the space available to set up a micro-biorefinery to include a drop-off / tanking area. Third, the building is in a prime location for collecting used cooking oil with over 30 fast food places and the Colerain High School within a 1-mile radius.

Partnerships with the nearby restaurants and the high school would allow the reuse of waste cooking oil as an ingredient to biofuel production for the Parks and Service fleet. Benefits include reduced cost of used cooking oil disposal for the restaurants, free or low cost of used cooking oil materials for the micro-biorefinery, and lower consistent costs biodiesel fuel for the vehicle fleet. Additional benefits include lower maintenance costs for vehicle fleet due to better lubrication of engine parts, lower carbon emissions, and cleaner burning of fuel. Excess biodiesel can be sold to other municipal departments or to the public providing an alternative financing option to support Parks and Roads services.

PRODUCT

Propose to use Springboard Biodiesel BioPro 380 EX Biodiesel Processor. Springboard ROI Calculator indicates system will have paid for itself within 6-12 months depending on amount of fuel used per month. Case study from Bagram Air Base in Afghanistan achieved a return on investment of 16 days for a similar system.

FUNDING OPPORTUNITY

The US Department of Agriculture is offering a Federal Loan as a financial incentive to guarantee up to \$250 million to assist in the development, construction and retrofitting of new and emerging technologies around advanced biofuels, renewable chemicals, and biobased products. The total amount of federal participation must not exceed 80% of the total eligible project costs. Applications for this federal loan guarantee must be completed between October 1 and April 1 of each year. The application consists of a two phase process. Phase 1, which is the initial application submission, provides Lender, Borrower and project eligibility; preliminary economic and technical feasibility; and the priority score of the application. Phase 2 includes the

environmental report, technical report, financial model, and the lender’s credit evaluation.

The Ohio Air Quality Development Authority (OAQDA) established a Green Bond framework to provide funding for projects meeting the Clean Air Improvement Program (CAIP). Eligible projects may include those that address renewable energy, energy efficiency, recycling and waste disposal, mitigation of harmful air pollution, and electric vehicle or alternative fuel infrastructure. Financing is issued through a Green Bond framework in which bond investors provide initial capital to the borrower and is repaid in project revenue after the completion of the project.

REFERENCES

Bagram Biodiesel Case Study:
https://issuu.com/ibuildmagazines/docs/biobaseddiesel0521_issuu

DSIRE Program:
<https://programs.dsireusa.org/system/program/detail/5313/usda-biorefinery-renewable-chemical-and-biobased-product-manufacturing-assistance-program>

Ohio Air Quality Development Authority Clean Air Improvement Program:
<https://ohioairquality.ohio.gov/Our-Services/Green-Bonds>

Springboard Biodiesel:
<http://www.springboardbiodiesel.com/biopro380/biopro380>

Springboard Biodiesel Case Study:
<https://advancedbiofuelsusa.info/springboard-biodiesel-enables-us-military-base-to-save-nearly-5-million-in-fuel-costs-and-mitigate-4875-tons-of-co2e/>

US Department of Agriculture Program:
<https://www.rd.usda.gov/programs-services/energy-programs/biorefinery-renewable-chemical-and-biobased-product-manufacturing>



Springboard Biodiesel - *Biobased Diesel Daily*



Alpha Biofuels - *Thermaco*

RESILIENCY STRATEGIES | ELECTRIC VEHICLE (EV) CHARGING

ELECTRIC VEHICLE CHARGING STATIONS

In 2020, the Clean Fuels Ohio (CFO) and East Tennessee Clean Fuels (ETCF) staff wondered, “*what if we could get a significant number of largely flyover states together to share in developing plans for building effective Drive Electric programs in all of our states?*” That question led the US Department of Energy to fund the Drive Electric USA program. The project is set to run from October of 2020 through December 2023 with the goal of raising awareness and adoption of EVs across the United States. Priority areas of the initiative include consumer and government education, EV charging infrastructure planning, and fleet management and EV adoption.

As a “connector” region, Colerain Township is strategically poised to service the two major interstates and one cross-country highway as an electric vehicle charging hub. The longer charging periods of electric vehicles compared to regular vehicle refueling provides an economic benefit to local businesses as EV owners spend time within the community waiting for their vehicles to charge. Smart planning of EV charging locations could revitalize the vitality of smaller neighborhood business districts and parks as identified in the Economic Development Element of the Imagine Colerain plan.

The development of EV charging stations has led to some challenges and surprising benefits. First, the expansion of EV charging station networks puts greater stress on the already overloaded energy grid. More electric vehicles and charging stations will exacerbate this issue. However, development of clean energy microgrids is a method of alleviating the strain on the energy grid. A benefit of increasing and maintaining an electric vehicle fleet is the link between energy storage and electric cars. – aka “batteries on wheels”. As electric vehicles gain storage capacity, EV charging stations could work in reverse through a vehicle-to-grid transfer enabling Colerain township fleet vehicles to be used as an emergency backup during supply shortages.

FUNDING OPPORTUNITY

The Ohio Environmental Protection Agency is providing funding grants from Ohio’s allocations from the Volkswagen Mitigation Trust Fund. All 2021 funding has been allocated and the Ohio EPA is developing an Amendment to the Ohio plan proposing how to allocate any remaining funds. Grants under the Diesel Mitigation Trust Fund program offered funding for 100% of project costs for Level 2 Charging stations on Government Owned Property. Charging stations are required to operate chargers for a minimum of 5 years.

The Ohio Air Quality Development Authority (OAQDA) established a Green Bond framework to provide funding for projects meeting the Clean Air Improvement Program (CAIP). Eligible projects include those that address renewable energy, energy efficiency, recycling and waste disposal, mitigation of harmful air pollution, and electric vehicle or alternative fuel infrastructure. Financing is issued through a Green Bond framework in which bond investors provide initial capital to the borrower and are repaid in project revenue after project completion.

REFERENCES

Clean Fuels Ohio:
<https://cleanfuelsohio.org/>

Drive Electric USA:
<https://www.driveelectricusa.org/>

Imagine Colerain Energy Element:
<https://www.imaginecolerain.com/energy>

Ohio Air Quality Development Authority Clean Air Improvement Program:
<https://ohioairquality.ohio.gov/Our-Services/Green-Bonds>

Ohio EPA Diesel Mitigation Trust Fund – DC Fast Charging Stations:
<https://programs.dsireusa.org/system/program/detail/22216/ohio-vw-mitigation-grants>



CVG Airport Electric Vehicle Charging Stations - CVG Airport



Cincinnati Zoo adds solar-powered EV Chargers to parking lot - Soapbox Cincinnati

LAND USE | COMMUNITY GARDENS & FLOOD MANAGEMENT

Colerain Township has the opportunity to re-imagine the land use of the Government and Public Safety Complex to enhance community character, educate residents on conservation and preservation of natural systems, and provide access to healthy foods to improve the quality of life for all residents. The following recommendation integrates the Community Character, Land Use, Natural Systems, and Public Health Elements of the Imagine Colerain plan together to create a holistic solution to enhance the quality of life and resiliency of Colerain Township.

COMMUNITY GARDENING

Community gardens are a method of building community vitality while simultaneously increasing food security. The hillside adjacent to the Public Services Maintenance facility provides great south-facing exposure to encourage healthy growth of fruits and vegetables throughout the growing seasons. The location is within proximity to the relocated senior center, providing opportunities for gardening classes, environmental stewardship classes, and increased usage of the community garden.

This garden would be based upon the principles of permaculture to ensure strategic use of resources, such as rainwater harvested from the Public Services Maintenance facility. This fiscally responsible approach to water management ensures the Township utilizes free natural resources as a priority over costly irrigation methods.

The location of this community garden next to the Senior Center and Administrative building encourages the development of a weekly farmer’s market at the Senior Center. Local gardeners can harvest their crops from the beds and walk them directly to the farmer’s market booths to sell. Parents of children playing soccer at the park can wander through the farmer’s market buying produce or garden their beds during soccer games.

FLOOD MANAGEMENT

During our interviews it was recognized that the Drew Campbell Memorial Park experiences frequent flooding during heavy rainstorms. After the rain events subside, the soccer fields stay flooded due to limited drainage capability. Runoff from the Public Works building down the embankment increases the amount of water captured in the soccer fields. Implementing a community garden on the hillside based on permaculture principles provides an engineered nature-based solution to slow down and reuse water efficiently while mitigating flood concerns.

FUNDING OPPORTUNITY

Colerain Township already supports community gardening at the Wert Family Park Community Garden. That park has 21 raised beds available for rent at \$25 per bed. Using this same cost per bed and the area taken up by the Wert Family Community Garden, the proposed area along the Public Services Maintenance facility has the potential to bring in close to \$5,000 annually with almost 190 beds. Additional revenue could be gained from paid gardening or permaculture classes given at the Senior Center to support the gardening efforts.

REFERENCES

Cincinnati Permaculture Institute:
<https://cincinnati-permaculture-institute.org/>

Colerain Township Community Gardens:
<https://www.colerain.org/292/Community-Gardens>

Imagine Colerain Community Character Element:
<https://www.imaginecolerain.com/community-character>

Imagine Colerain Land Use Element:
<https://www.imaginecolerain.com/landuse>

Imagine Colerain Natural Systems Element:
<https://www.imaginecolerain.com/the-plan>

JMIR Publications – Community Gardening as a Way to Build Cross-Cultural Community Resilience:
<https://www.researchprotocols.org/2020/10/e21218/>

Resilience.org – Permaculture as Philosophy:
<https://www.resilience.org/stories/2020-01-30/permaculture-as-philosophy/>

Resilience.org – The Case for Community Gardens:
<https://www.resilience.org/stories/2018-08-21/the-case-for-community-gardens/>

Science Direct – How community gardens may contribute to community resilience following an earthquake:
<https://www.sciencedirect.com/science/article/pii/S161886671830222X>



Madisonville Community Garden - Cincinnati Civic Garden Center



Community Garden Plots in Colerain Township Parks - Colerain Township



Community Gardens at the Cincinnati Zoo & Botanical Gardens - Cincinnati Zoo

WASTE

C & D WASTE MANAGEMENT

According to the U.S. Environmental Protection Agency, 600 million tons of Construction and Demolition materials were generated in 2018 alone. This is more than twice the rate of municipal waste generated within the same year. Nationally, Construction and Demolition waste accounts for over 60% of waste in landfills with the majority coming from the demolition of condemned buildings. Buildings are typically demolished mechanically resulting in waste that is not separated, leading to reusable and recyclable materials such as bricks, lumber, shingles, and tile, to be transported to the landfill. This comingled collection of demolition waste creates challenges to properly dispose hazardous materials from recyclable and reusable materials. The inclusion of hazardous materials within regular landfill waste results in health and environmental concerns.

Rumpke Landfill, located in Colerain Township, is one such landfill which accepts Construction and Demolition waste. With anticipated growth of landfill waste over the next 10 years, it is within the best interest of the Township and its residents to ensure demolition materials are reused as often as possible and recycled as much as possible while hazardous materials are disposed of properly.

Deconstruction provides an alternative to standard demolition practices and refers to systematically disassembling the whole or parts of a structure to recover maximum economic and public good through reuse and recycling. Deconstruction not only addresses the issue of uninhabitable structures in neighborhoods, but does so in a way that reduces waste, improves public health outcomes, and provides economic benefit to communities.

Within the “Imagine Colerain,” plan, Colerain Township recognizes the need to improve the health and safety of its residents along with eliminating waste. By reducing Construction and Demolition waste, the Township minimizes airborne pollutants such as lead and asbestos while conserving precious environmental resources held dear to the community. The remediation of blight is also proven to decrease stress, blood pressure, and risk of heart disease for neighbors living around it.

It is our recommendation the Township lead in deconstruction efforts by piloting deconstruction on Township-owned condemned properties.

It is our recommendation for the Township to create a deconstruction policy as an opportunity to create family-sustaining jobs, foster the expansion of a green economy, advance an equitable investment in improving quality of life in low-income communities, and divert reusable materials from filling up landfills. The Township can replicate deconstruction policies developed in municipalities around the country and provide economic investment through startup incubation spaces centered around circular economics and waste management.

DECONSTRUCTION GUIDES, REFERENCES, AND TEMPLATES

On the Road to Reuse: Residential Demolition Bid Specification Development Tool Report & Factsheet. (2013). US Environmental Protection Agency.
<https://www.epa.gov/large-scale-residential-demolition/road-reuse-residential-demolition-bid-specification-development>

A Guide to Deconstruction. (2000). US Department of Housing and Urban Development. <https://www.huduser.gov/publications/pdf/decon.pdf>

Responsible Demolition: A Baltimore Case Study with National Implications. (2016). The Annie E. Casey Foundation.
<https://www.aecf.org/resources/responsible-demolition-a-baltimore-case-study-with-national-implications/>

Lauer, A. (2019). Lead-Safe Demolition: Working Group Report. Institute of Politics, University of Pittsburgh.
https://iop.pitt.edu/sites/default/files/Reports/Issue_Briefs/IOP%20-%20Lead%20Safe%20Demolition%20Report.pdf

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<https://www.buil dreuse.org/2019-conference>

Construction & Demolition Waste Manual. (2003). NYC Department of Design & Construction.
<https://www.nyc.gov/html/ddc/downloads/pdf/waste.pdf>

Guy, B., & Gibeau, E. M. (2003). A Guide to Deconstruction. F. D. o. E. Protection. Deconstruction Institute.
<https://www.fairmontwv.gov/DocumentCenter/View/1394/A-Guide-to-Deconstruction?bidId>

Deconstruction and Building Materials Reuse - Innovations and Opportunities. (2018). [Video]. US Environmental Protection Agency.
<https://www.youtube.com/watch?v=abhrW2b9P6E>

Best Management Practices: Chicago’s Guide to Construction & Demolition Cleanliness & Recycling. (2004). City of Chicago.
https://www.chicago.gov/content/dam/city/depts/doe/general/RecyclingAndWasteMgmt_PDFs/CandDrecycling/ConstBestMgmtPractices2.pdf

Deconstruction and Materials Reuse - An International Overview. (2005). International Council for Research and Innovation in Building Construction.
<https://www.irbnet.de/daten/iconda/CIB1287.pdf>

Deconstruction Rapid Assessment Tool. (June 26, 2020). United States Environmental Protection Agency.

<https://www.epa.gov/large-scale-residential-demolition/deconstruction-rapid-assessment-tool>

A Homeowner’s Guide to Reuse and Recycling. City of Evanston.
<https://www.cityofevanston.org/home/showdocument?id=48153>

A Homeowner’s Guide to Salvage + Reuse. Office of Historic Preservation, City of San Antonio.
<https://www.sanantonio.gov/Portals/0/Files/HistoricPreservation/Deconstruction/A%20Homeowner's%20Guide%20to%20Salvage%20and%20Reuse.pdf?ver=2019-11-07-114505-223>

Elliott, K., Locatelli, E., & Xu, C. (2020). The Business Case for Deconstruction. Vancouver Economic Commission.
<https://www.vancouvereconomic.com/research/the-business-case-for-deconstruction/>

Wu, S., & Kim, Y. (2020). A Case Study of Construction & Demolition Waste: Examining New York City’s Zero Waste Goals Within the Context of the Green New Deal [Poster]. Dresden Nexus Conference, Dresden, Germany.
https://2020.dresden-nexus-conference.org/custom/media/DNC_2020/Posters/09_Wu_S.pdf

Sparandara, L., Werner, M., Kaminsky, A., Finch, L., & Douglas, K. (2019). Accelerating the circular economy through commercial deconstruction and reuse. Ellen MacArthur Foundation.
<https://www.ellenmacarthurfoundation.org/assets/downloads/google-deconstruction-and-reuse.pdf>



Residential deconstruction / salvage project - ReBuilding Center



APPENDIX | MEP ASSESSMENT SPREADSHEET

Facility: Public Services/Fire HQ										
Address: 4160 Springdale Road										
MEP ITEMS										
Item	Description	Item	MAKE	MODEL	SERIAL	Year	Age	Life Exp.	Replacement Date	Comments /Conditions
1	Split System furnace with DX Cooling Coil	AC-1	Lennox	NA	NA	2003	18	15	PAST DATE	Horizontal in ceiling. Has i-Wave BPI purifier, installed 2020
2	Split System furnace with DX Cooling Coil	AC-2	Lennox	NA	NA	2003	18	15	PAST DATE	Horizontal in ceiling. Has i-Wave BPI purifier, installed 2020
3	Split System furnace with DX Cooling Coil	AC-3	Lennox	NA	NA	2003	18	15	PAST DATE	Horizontal in ceiling. Has i-Wave BPI purifier, installed 2020
4	Split System furnace with DX Cooling Coil	AC-4	Lennox	NA	NA	2003	18	15	PAST DATE	Horizontal in ceiling. Has i-Wave BPI purifier, installed 2020
5	Split System furnace with DX Cooling Coil	AC-5	Lennox	NA	NA	2003	18	15	PAST DATE	Veritical upflow. Has i-Wave BPI purifier, installed 2020.
6	Split System furnace with DX Cooling Coil	AC-6	Lennox	G61MP-36B-070-01	5803M18471	2003	18	15	PAST DATE	Veritical upflow. Has i-Wave BPI purifier, installed 2020.
7	Condensing Unit - Outside Grade	CU-1	Lennox	13ACC-060-230-1	5803L54186	2003	18	15	PAST DATE	R-22 UNIT
8	Condensing Unit - Outside Grade	CU-2	Lennox	13ACC-047-230-1	5803K26487	2003	18	15	PAST DATE	R-22 UNIT
9	Condensing Unit - Outside Grade	CU-3	Lennox	13ACC-060-230-1	5803L54246	2003	18	15	PAST DATE	R-22 UNIT
10	Condensing Unit - Outside Grade	CU-4	Lennox	13ACC-036-230-1	5803M16983	2003	18	15	PAST DATE	R-22 UNIT
11	Condensing Unit - Outside Grade	CU-5	Lennox	13ACC-047-230-1	5803K26485	2003	18	15	PAST DATE	R-22 UNIT
12	Condensing Unit - Outside Grade	CU-6	Lennox	13ACC-024-230-1	5803K63653	2003	18	15	PAST DATE	R-22 UNIT
13	Ductless Mini Split System Heat Pump	HP-1	Mitsubishi	MUZ-HE15NA	4000437T	2014	7	15	2029	R-410
14	Ductless Mini Split System AC Unit	-	Mitsubishi	MSZ-HE15NA	4000805T	2014	7	15	2029	R-410
15	Infrared Gas-Fired Tube Heater	-	Co-Ray-Vac	CRV-B9	NA	2003	18	13	PAST DATE	13 burners, 90 MBH each
16	Infrared Gas-Fired Tube Heater	-	Co-Ray-Vac	CRV-B9	NA	2003	18	13	PAST DATE	13 burners, 90 MBH each
17	Infrared Gas-Fired Tube Heater	-	Co-Ray-Vac	CRV-B9	NA	2003	18	13	PAST DATE	13 burners, 90 MBH each
18	Infrared Gas-Fired Tube Heater	-	Co-Ray-Vac	CRV-B9	NA	2003	18	13	PAST DATE	13 burners, 90 MBH each
19	Infrared Gas-Fired Tube Heater	-	Co-Ray-Vac	CRV-B9	NA	2003	18	13	PAST DATE	13 burners, 90 MBH each
20	Vacuum Pump for Infrared Heaters	-	Roberts-Gordon	EP 301	NA	2003	18	10	PAST DATE	1.5 HP
21	Door Blower Unit over Garage Door	-	Berner	NA	NA	2003	18	20	2023	6 fans
22	Door Blower Unit over Garage Door	-	Berner	NA	NA	2003	18	20	2023	6 fans
23	Rooftop Exhaust Fan - Office Area	NA	NA	NA	NA	2003	18	20	2023	
24	5 Rooftop Exhaust Fans - Garage ventilation	EF-8,11,12,13,14	NA	NA	NA	2003	18	20	2023	
25	Vehicle exhaust extraction system	NA	NA	NA	NA	2003	18	20	2023	
26	Vehicle exhaust extraction system	NA	NA	NA	NA	2003	18	20	2023	
27	Air Compressor	-	Ingersoll-Rand	2545K10	0409030048	2004	17	20	2024	120 Gal tank, max pressure 175 PSIG
28	Air dryer	-	Champion	CRN35A1C1	GD35A1150406196	2004	17	20	2024	R-134A, 115/1/60, max pressure 250 PSIG
29	Water Heater - Gas-Fired	-	AO Smith	BTH 199 970	MF040008323	2004	17	20	2024	100 Gal tank, 199.9 MBH Input, 227.8 GPH recovery, 115/1/60
30	Potable Water Expansion Tank	-	Pro Flex 2	PH 12	NA	2016	5	10	2026	4.8 Gal tank, 40 PSIG precharge, MWP 150 PSIG at 200F
31	DHW recirc pump #5	-	Bell & Gossett	NBF-12U/LW 103261 F20	NA	2003	18	10	PAST DATE	115/1/60, 55W
32	DHW recirc pump #7	-	Bell & Gossett	NBF-12U/LW 103261 L20	NA	2003	18	10	PAST DATE	115/1/60, 55W
33	Main Service Disconnect Switch, 800A/240V	-	Sqaure D	H327	NA	2004	17	35	2039	
34	Automatic Transfer Switch		Kohler Power Systems		NA	2004	17	30	2034	
35	Main Service Panelboard 800A/208V	MS1	Sqaure D	HCM I-LINE	NA	2004	17	30	2034	
36	Panelboard, 225A/208V	CP1	Sqaure D	NQOD	NA	2004	17	30	2034	
37	Panelboard, 100A/208V	L1	Sqaure D	NQOD	NA	2004	17	30	2034	
38	Panelboard, 225A/208V	P1	Sqaure D	NQOD	NA	2004	17	30	2034	
39	Panelboard, 225A/208V	P2	Sqaure D	NQOD	NA	2004	17	30	2034	
40	Panelboard, 200A/208V	P4	Sqaure D	NQOD	NA	2004	17	30	2034	

Facility: PD/Admin/Zoning										
Address: 4200 Springdale Road										
MEP ITEMS										
Item	Description	Item	MAKE	MODEL	SERIAL	Year	Age	Life Exp.	Replacement Date	Comments /Conditions
1	Air Cooled, Split-System Chiller	CH-1	Trane	RAUJC80EPB1320D001C	C18J07103	2018	3	23	2041	R-410A, INDOOR HX REPLACED
2	Chilled Water Pump	CHW-1	Armstrong	NA	NA	2018	3	20	2038	7.5 HP
3	Chilled Water Pump	CHW-2	Armstrong	NA	NA	2018	3	20	2038	7.5 HP
4	Natural Gas Boiler	B-1	Lochinvar	KBN 701	E13H10261162	2013	8	22	2035	
5	Natural Gas Boiler	B-2	Lochinvar	KBN 701	I14H10318977	2014	7	22	2036	
6	Hot Water Pump	HW-1	Bell & Gossett	1510	185011 LF	NA	NA	20	NA	5 HP
7	Hot Water Pump	HW-2	Grundfos/Paco	NA	NA	NA	NA	20	NA	5 HP
8	Modular Air Handler	AHU-1	Trane	MCCA017	K97K18379-87A	1997	24	15	PAST DATE	
9	Modular Air Handler	AHU-2	Trane	MCCA025	K97K18453-60A	1997	24	15	PAST DATE	
10	Modular Air Handler	AHU-2	Trane	MCCA010	K97K19462-69A	1997	24	15	PAST DATE	
11	Modular Air Handler	AHU-4	Trane	MCCA012	K97K19015-23A	1997	24	15	PAST DATE	
12	Ductless Split System Air Handler	AC-1	Fujitsu	ASU30RLX	JPA 13224	NA	NA	15	NA	
13	Condensing Unit - Outside Grade	CU-1	Fujitsu	AOU30RLX	NA	NA	NA	15	NA	
14	Exhaust Fan - Inline	EF-1	Greenheck	BSQ-90-4-X	97D22093	1997	24	25	2022	BELT DRIVE
15	Exhaust Fan - Inline	EF-2	Greenheck	NA	NA	1997	24	25	2022	BELT DRIVE
16	Air Compressor	-	Jenny	K15S-17	G010417001	2017	4	20	2037	
17	Air Dryer	-	NA	NA	NA	2017	4	20	2037	
18	CHW Expansion Tank	-	NA	NA	NA	2018	3	10	2028	
19	HW Expansion Tank	-	Bell & Gossett	B-300-L	385045	1997	24	10	PAST DATE	ASME #64392. Pre-charge 12 PSI, MAWP 125 PSIG
20	Water Heater #1 - Gas-Fired	-	Bradford White	M1TW50S6FBN	KH18659708	2013	8	20	2033	50 Gal tank, 40 MBH Input, Gas inlet press 5"-14"
21	DHW Expansion Tank #1	-	Amtrol	ST30VC	98-113	1998	23	10	PAST DATE	WP 150 PSIG
22	Water Heater #2 - Gas-Fired	-	Lochinvar	DVN051	YL2337322	2002	19	20	2022	48 Gal tank, 40 MBH Input, Gas inlet press 5"-14"
23	DHW Expansion Tank #2	-	Amtrol	ST30VC	97-1106	1998	23	10	PAST DATE	WP 150 PSIG
24	Chiller Evaporator Heat Exchanger	-	NA	NA	NA	NA	NA	24	NA	
25	Ductless AC Unit Condensate Pump	-	DiversiTech	CP-22	15730	2014	7	15	2029	120V, 1.9A, 22' shutoff head
26	Main Service Disconnect Circuit Breaker 1200A, 60	MAIN	Square D	NXL361200G	NA	1997	24	35	2032	
27	Auotmatic Transfer Switch 1200A, 208V	-	Kohler Power Systems	K-568341-1200	K77619	1997	24	30	2027	
28	Main Distribution Panelboard, 1200A, 208V	DP-BA	Square D	I-LINE	1210177338001	1997	24	30	2027	
29	Panelboard, 225A, 208V	LP-BB	Square D	NQOD	NA	1997	24	30	2027	
30	Panelboard, 225A, 208V	LP-1A	Square D	NQOD	10177338003	1997	24	30	2027	
31	Panelboard, 225A, 208V	LP-1B	Square D	NQOD	10177338002	1997	24	30	2027	
32	Panelboard, 225A, 208V	LP-BA	Square D	NQOD	10177338005	1997	24	30	2027	
33	Panelboard, 225A, 208V	LP-BC	Square D	NQOD	10177338006	1997	24	30	2027	
34	Diesel Generator, 350kW	-	Kohler Power Systems	350RGZ	NA	1997	24	25	2022	Rusting on enclosure and exhaust muffler
35	Disconnect Switch, (Chiller), 600A, 240V	-	Square D	D326R	NA	1997	24	30	2027	
36	Motor Control Center, 600A, 600V	MCC-BA	Square D	Model 6	10177339007	2013	8	15	2028	
37	Variable Frequency Drive, 1.5HP, 208V, Return Fan	AHU-4	ABB	ACH550	ACH550-UH-06A6-2	2013	8	15	2028	
38	Variable Frequency Drive, 10HP, 208V, Supply Fan	AHU-4	MagneTek	GPD505	NA	2013	8	15	2028	
39	Variable Frequency Drive, 1.5HP, 208V, Return Fan	AHU-3	ABB	ACH550	ACH550-UH-06A6-2	2013	8	15	2028	
40	Variable Frequency Drive, 7.5HP, 208V, Supply Fan	AHU-3	ABB	ACH550	ACH550-PCR-024A-2	2015	6	15	2030	
41	Variable Frequency Drive, 1.5HP, 208V, Return Fan	AHU-1	Yaskawa	G7	NA	2013	8	15	2028	
42	Variable Frequency Drive, 10HP, 208V, Supply Fan	AHU-1	ABB	ACH550	ACH550-VCR-031A-2	2017	4	15	2032	
43	Variable Frequency Drive, ??HP, 208V, Return Fan	AHU-2	Yaskawa	G7	NA	2013	8	15	2028	
44	Variable Frequency Drive, ??HP, 208V, Supply Fan	AHU-2	MagneTek	GPD505	NA	2013	8	15	2028	Requires replacement parts

Facility: Community Center										
Address: 4300 Springdale Road										
MEP ITEMS										
Item	Description	Item	MAKE	MODEL	SERIAL	Year	Age	Life Exp.	Replacement Date	Comments /Conditions
1	Upflow Gas Furnace with DX Cooling Coil	Hall B AC-1	Bryant	310AAV066110AAJA	4502A43137	2002	19	15	PAST DATE	
2	Condensing Unit - Outside Grade	Hall B CU-1	TempStar	113APA060000BGAA	2113E23283	2021	0	15	2036	R-410A
3	Upflow Gas Furnace with DX Cooling Coil	Hall B AC-2	Bryant	310AAV048090AAJA	4502A42056	2002	19	15	PAST DATE	
4	Condensing Unit - Outside Grade	Hall B CU-2	Bryant	561CPX048000AFAA	2402E19662	2002	19	15	PAST DATE	R-22
5	Upflow Gas Furnace with DX Cooling Coil	Hall B AC-4	Sure	S95TC0851521MSA	W041724585	2017	4	15	2032	
6	Condensing Unit - Outside Grade	Hall B CU-4	Sure	SA1348AJ1NA	W161728971	2017	4	15	2032	R-410A
7	Upflow Gas Furnace with DX Cooling Coil	Hall B New AC-1	TempStar	N9MSB080171682	A170661284	2017	4	15	2032	
8	Condensing Unit - Outside Grade	Hall B CU-5	TempStar	113APA048000BEAA	2113E14603	2021	0	15	2036	R-410A
9	Upflow Gas Furnace with DX Cooling Coil	Hall B New AC-2	TempStar	N9MSB080171682	A171159276	2017	4	15	2032	
10	Condensing Unit - Outside Grade	Hall B CU-6	Bryant	561CPX048000AFAA	3302E27961	2002	19	15	PAST DATE	R-22
11	Air Handling Unit	Hall A AHU-1	Carrier	40RUAA25A6A5A0A0A0	4512U50067	2012	9	15	2027	
12	Condensing Unit - Outside Pit	Hall A CU-1	Carrier	38AUZA25A0A5A0A0	2412U25599	2012	9	15	2027	R-410A
13	Air Handling Unit	Hall A AHU-2	Carrier	40RUAA16A6A5A0A0A0	4512U50034	2012	9	15	2027	
14	Condensing Unit - Outside Pit	Hall A CU-2	Carrier	38AUZA16A0A5A0A0	4012U45991	2012	9	15	2027	R-410A
15	Air Handling Unit	Hall A AHU-3	Carrier	40RUAA12A3A6A0A0A0	2012U20438	2012	9	15	2027	
16	Condensing Unit - Outside Pit	Hall A CU-3	Carrier	38AUZA12A0A5A0A0	2312C94268	2012	9	15	2027	R-410A
17	Natural Gas Boiler	B-1	Lochinvar	KBN286	F12H10214436	2012	9	22	2034	
18	Natural Gas Boiler	B-2	Lochinvar	KBN286	E11H10172584	2011	10	22	2033	
19	Hot Water Pump	HW Pump #1	Bell & Gossett	NA	1AF004LF21	2012	9	10	2022	3 HP
20	Exhaust Fan	EF-1	CentriMaster	PU163G	WH6712	2012	9	20	2032	BELT DRIVE
21	Exhaust Fan	EF-Kiln	Flo Air	JSC11	NA	NA	NA	20	NA	
22	Exhaust Fan	EF-Kitchen	NA	NA	NA	NA	NA	20	NA	
23	Cond Pump 1 - Hall B New AC-1/AC-2	-	Little Giant	VCMA-15ULS	16F14-0108354	2016	5	15	2031	115V, 1.0A
24	Cond Pump 2 - Hall B AC-4	-	Little Giant	VCMA-15ULS	16L14-1427927	2016	5	15	2031	115V, 1.0A
25	Hall B Water Heater 1 - Gas-Fired	-	A.O. Smith	GCR-40 400	1851113062765	2018	3	20	2038	40 Gal tank, 40 MBH Input, Gas inlet press 5"-14"
26	Hall B Water Heater Expansion Tank	-	Flexcon	PH5	NA	2018	3	10	2028	2.1 Gal, 40 PSIG precharge, MAWP 150 PSIG
27	Main Distribution Panleboard, 1200A, 208/120V	MDP	Square D	I-LINE	12-4463474A0	1994	27	30	2024	Within 3 years of life expectancy
28	Panelboard, 400A, 208/120V	PP-2	Square D	NQOD	NA	2012	9	30	2042	
29	Panelboard, 225A, 208/120V	LPP-1	Square D	NQOD	4463474BO	2012	9	30	2042	

Facility: Fire Station 25										
Address: 3251 Springdale Road										
MEP ITEMS										
Item	Description	Item	MAKE	MODEL	SERIAL	Year	Age	Life Exp.	Replacement Date	Comments /Conditions
1	Downflow Gas Furnace with DX Cooling Coil	AC-1	Lennox	NA	NA	2000	21	15	PAST DATE	
2	Condensing Unit - Outside Grade	CU-1	Lennox	4SCU13LE136P-2	1610B19128	2010	11	15	2025	
3	Downflow Gas Furnace with DX Cooling Coil	AC-2	Lennox	GHR26Q23/3-50-7	5800L06465	2000	21	15	PAST DATE	50 MBH input, 115V, 12A
4	Condensing Unit - Outside Grade	CU-2	Lennox	4SCU13LE136P-2	1609C02880	2009	12	15	2024	
5	Upflow Gas Furnace with DX Cooling Coil	AC-3	Lennox	G26Q3-75-5	5801G74204	2001	20	15	PAST DATE	75 MBH input, 115V, 12A
6	Condensing Unit - Roof	CU-3	Lennox	NA	NA	NA	NA	15	NA	
7	Upflow Gas Furnace with DX Cooling Coil	AC-4	Lennox	G26Q4/5-100-6	5801G29838	2001	20	15	PAST DATE	100 MBH input, 115V, 12A
8	Condensing Unit - Roof	CU-4	Lennox	NA	NA	NA	NA	15	NA	
9	Upflow Gas Furnace with DX Cooling Coil	AC-5	Lennox	G26Q4/5-100-6	5801G29846	2001	20	15	PAST DATE	100 MBH input, 115V, 12A
10	Condensing Unit - Roof	CU-5	Lennox	NA	NA	NA	NA	15	NA	
11	Unit Heater - Gas-Fired	-	Advanced Distrib. Products	SEP-200A-3	5613H01052	2013	8	13	2026	195 MBH input, 156 MBH output, 115V
12	Unit Heater - Gas-Fired	-	Reznor	NA	NA	NA	NA	13	NA	
13	Vehicle exhaust extraction system	-	NA	NA	NA	NA	NA	20	NA	7.5 HP motor
14	Water Heater - Gas-Fired	-	A.O. Smith	FSG 75 202	MM90-0055281-202	1990	31	20	PAST DATE	75 Gal tank, 75.1 MBH Input, 68.3 GPH recovery
15	Wall Heater - Electric	-	Federal Pacific	NA	NA	NA	NA	13	NA	
16	Main Distribution Panelboard, 400A, 240/120V	PDP	General Electric	CCB	19223A00	1975	46	35	PAST DATE	End of life expectancy.Recommend replacment
17	Automatic Transfer Switch, 400A, 240V	-	Kohler Power Systems	K-164231-400	K34139	1975	46	30	PAST DATE	End of life expectancy.Recommend replacment
18	Service Disconnect Switch, 400A, 240V	1	General Electric	TG4325	NA	1975	46	35	PAST DATE	End of life expectancy.Recommend replacment
19	Service Disconnect Circuit Breaker, 200A, 240V	2	Square D	QD200	NA	2006	15	30	2036	
20	Panelboard, 225A, 240/120V	PP-A	Square D	NQO	NA	1975	46	30	PAST DATE	End of life expectancy.Recommend replacment
21	Panelboard, 225A, 240/120V	PP-B	Square D	NQO	NA	1975	46	30	PAST DATE	End of life expectancy.Recommend replacment
22	Natural Gas Generator, 80kW	-	Kohler Power Systems	80RGZ	NA	1975	46	30	PAST DATE	End of life expectancy.Recommend replacment

Facility: Fire Station 26										
Address: 3360 W. Galbraith Road										
MEP ITEMS										
Item	Description	Item	MAKE	MODEL	SERIAL	Year	Age	Life Exp.	Replacement Date	Comments /Conditions
1	Upflow Gas Furnace with DX Cooling Coil	AC-1	Bryant	340AAV060100	2908A00890	2008	13	15	2023	
2	Condensing Unit - Outside Grade	CU-1	Lennox	XC16-048-230-01	5806H20221	2006	15	15	2021	R-410a
3	Dehumidifier	DH-1	AprilAire	NA	NA	NA	NA	10	NA	
4	Unit Heater - Gas-Fired	UH-1	Advanced Distrib. Products	SEP-175A-5	5615A10651	2015	6	13	2028	172.5 MBH input, 134.5 MBH output, 115V
5	Unit Heater - Gas-Fired	UH-2	Advanced Distrib. Products	SEP-60A-1	6395J11656	1995	26	13	PAST DATE	60 MBH input, 46.8 MBH output, 115V
6	Unit Heater - Gas-Fired	UH-3	Advanced Distrib. Products	SEP-175A-1	6395E67905	1995	26	13	PAST DATE	172.5 MBH input, 134.5 MBH output, 115V
7	Vehicle exhaust extraction system	-	NA	NA	NA	NA	NA	20	NA	
8	Water Heater - Gas-Fired	-	Rheem	21VP50E-1	RHNG 1098150287	1998	23	20	PAST DATE	50 Gal tank, 40 MBH Input, 6.7 GPH recovery
9	Water Heater - Electric	-	Rheem	82V52-2	RH 1209248219	2009	12	15	2024	50 Gal tank, 3500 W
10	Service Disconnect Switch, 200A, 240V	-	Square D	DU342RB	NA	1991	30	35	2026	Rusting on exterior enclosure
11	Automatic Transfer Switch, 200A, 240V	-	Kohler Power Systems	-	NA	1991	30	30	2021	
12	Panelboard, 225A, 208/120V	-	Square D	QO	NA	1991	30	30	2021	
13	Panelboard, 200A, 208/120V	-	Square D	QO	NA	2004	17	30	2034	
14	Panelboard, 100A, 208/120V	-	Square D	QO	NA	1998	23	30	2028	
15	Natural Gas Generator, 80kW	-	Kohler Power Systems	50RGZ	NA	1991	30	30	2021	

Facility: Fire Station 102										
Address: 11474 Colerain Avenue										
MEP ITEMS										
Item	Description	Item	MAKE	MODEL	SERIAL	Year	Age	Life Exp.	Replacement Date	Comments /Conditions
1	Upflow Gas Furnace with DX Cooling Coil	AC-1	York	TG9S060B12MP11A	W1D1906591	2011	10	15	2026	
2	Condensing Unit - Outside Grade	CU-1	York	YCJD36S41S1A	W1D1902814	2011	10	15	2026	R-410A
3	Packaged Rooftop AC Unit	AC-2	York	ZF036N08A1AAA1A	N1F1143143	2011	10	15	2026	
4	Vehicle exhaust extraction system - garage 1	-	Monoxivent	TL	NA	NA	NA	15	NA	3 HP motor, 230/3
5	Vehicle exhaust extraction system - garage 2	-	NA	NA	NA	NA	NA	15	NA	
6	Unit Heater - Gas-Fired	-	Lennox	LF3E-137-2	NA	NA	NA	13	NA	137 MBH input, 109.6 MBH output, 115V
7	Unit Heater - Gas-Fired	-	Advanced Distrib. Products	NA	NA	NA	NA	13	NA	
8	Unit Heater - Gas-Fired	-	Advanced Distrib. Products	NA	NA	NA	NA	13	NA	
9	Ventilation Fan - wall-mounted	-	NA	NA	NA	NA	NA	15	NA	
10	Water Heater - Gas-Fired		Rheem	21V40-7	RHNG 0299F06429	1999	22	20	PAST DATE	40 Gal tank, 34 MBH Input, 6.7 GPH recovery
11	Panelboard, 225A, 208/120V	-	Square D	QO	NA	1986	35	30	PAST DATE	End of life expectancy.Recommend replacment
12	Panelboard, 125A, 240/120V	-	General Electric	TLM1612S	NA	1974	47	30	PAST DATE	End of life expectancy.Recommend replacment
13	Panelboard, 60A, 208/120V	-	Cutler Hammer	QO	NA	1986	35	30	PAST DATE	End of life expectancy.Recommend replacment
14	Panelboard, 125A, 208/120V	-	General Electric	TLM1612S	NA	1974	47	30	PAST DATE	End of life expectancy.Recommend replacment
15	Automatic Transfer Switch, 150A, 250V	-	Dayton	4W123	5781	1974	47	30	PAST DATE	End of life expectancy.Recommend replacment
16	Natural Gas Generator, 50kW	-	Kohler Power Systems	30RGZ	NA	1974	47	25	PAST DATE	End of life expectancy.Recommend replacment

Facility: Fire Station 103										
Address: 6000 Thompson Road										
MEP ITEMS										
Item	Description	Item	MAKE	MODEL	SERIAL	Year	Age	Life Exp.	Replacement Date	Comments /Conditions
1	Horizontal Gas Furnace with DX Cooling Coil	AC-1	Carrier	58MXA120-F-15120	1301A14908	2001	20	15	PAST DATE	Has i-Wave BPI purifier, installed 2021
2	Condensing Unit	CU-1	Bryant	123ANA060-D	2815E25063	2015	6	15	2030	R-410a
3	Horizontal Gas Furnace with DX Cooling Coil	AC-2	Carrier	NA	NA	NA	NA	15	NA	Has i-Wave BPI purifier, installed 2021
4	Condensing Unit	CU-2	Carrier	38TKB024300	0402E03408	2002	19	15	PAST DATE	
5	Exhaust Fan - Propeller Type	-	NA	NA	NA	NA	NA	15	NA	
6	Unit Heater - Gas-Fired	-	Advanced Distrib. Products	NA	NA	NA	NA	13	NA	
7	Unit Heater - Gas-Fired	-	Advanced Distrib. Products	NA	NA	NA	NA	13	NA	
8	Air Compressor	-	Ingersoll-Rand	2340L5-V	CBV619042	2019	2	20	2039	60 Gal tank, max pressure 175 PSIG
9	Water Heater - Gas-Fired	-	A.O. Smith	GCRL 40 400	1631A009924	2016	5	20	2036	40 Gal tank, 40 MBH Input, 40.9 GPH recovery
10	Water Heater - Gas-Fired	-	A.O. Smith	GCRL 40 400	1631A009924	2016	5	20	2036	40 Gal tank, 40 MBH Input, 40.9 GPH recovery
11	Water Heater Expansion Tank	-	A.O. Smith	TW 5-1	1460945	2016	5	10	2026	2.1 Gal, 38 PSIG precharge, MAWP 150 PSIG
12	Dry Sprinkler System Air Pump	-	General Pump	8-168265-02	BX2-12	2012	9	20	2032	1/3 HP, 115V/1, 3.5A
13	Main Service Circuit Breaker, 225A, 240V	-	Cutler Hammer		NA	2002	19	35	2037	
14	Panelboard, 225A, 240/120V	Pnl A	Cutler Hammer	PRL-1A	NA	2002	19	30	2032	
15	Panelboard, 225A, 240/120V	Pnl B	Cutler Hammer	PRL-1A	NA	2002	19	30	2032	
16	Automatic Transfer Switch 600A, 240V	-	Kohler Power Systems		NA	2002	19	30	2032	
17	Diesel Generator, 100kW	-	Kohler Power Systems	60REOZJB	735216	2002	19	25	2027	

Facility: Fire Station 109										
Address: 2850 W. Kemper Road										
MEP ITEMS										5 Years
Item	Description	Item	MAKE	MODEL	SERIAL	Year	Age	Life Exp.	Replacement Date	Comments /Conditions
1	Split System furnace with DX Cooling Coil	AC-1	NA	NA	NA	2004	17	15	PAST DATE	
2	Condensing Unit - Outside Grade	CU-1	Carrier	38BRC048	1004E46642	2004	17	15	PAST DATE	R-22
3	Split System furnace with DX Cooling Coil	AC-2	Carrier	9300TS	NA	2004	17	15	PAST DATE	
4	Condensing Unit - Outside Grade	CU-2	Bryant	113ANA048-J	1519E05259	2019	2	15	2034	R-410a
5	Split System furnace with DX Cooling Coil	AC-3	NA	NA	NA	2004	17	15	PAST DATE	
6	Condensing Unit - Outside Grade	CU-3	Bryant	113ANA048-J	0819E18221	2019	2	15	2034	R-410a
7	Split System furnace with DX Cooling Coil	AC-4	NA	NA	NA	2004	17	15	PAST DATE	
8	Condensing Unit - Outside Grade	CU-4	Bryant	113ANA060-H	3019E03386	2019	2	15	2034	R-410a
9	Natural Gas Boiler	B-1	Raypak	H1-0182	402217138	2004	17	22	2026	181 MBH Input, 148 MBH out, MAWP 160 psig
10	Exhaust Fan - Truck Bay Ventilation	EF-12	NA	NA	NA	NA	NA	20	NA	
11	Unit Heater - Gas-Fired	-	Advanced Distrib. Products	SEP-115A-5	5611M01032	2011	10	13	2024	
12	Unit Heater - Gas-Fired	-	Advanced Distrib. Products	SEP-115A-5	NA	2011	NA	13	2024	
13	Ventilation intake automatic damper at louver	-	JCI (actuator)	M9220-BGA-3	NA	2004	17	20	2024	
14	Ventilation intake automatic damper at louver	-	JCI (actuator)	M9220-BGA-3	NA	2004	17	20	2024	
15	Air compressor - Truck Bay	-	Jenny	F12C-17	E110806002	2006	15	20	2026	
16	Snow Melt Monitoring System	-	Environmental Tech. Inc.	NA	NA	2004	17	15	PAST DATE	
17	Air Monitor (CO/NO2) in Truck Bay	-	Kele	GMT CO-S1	NA	2004	17	15	PAST DATE	
18	Water Heater - Gas-Fired	-	A.O. Smith	BTH 150 970	ME040016194	2004	17	20	2024	
19	Domestic Hot Water Recirculation Pump	-	Bell & Gossett	NA	NA	2004	17	10	PAST DATE	115V/1
20	Radiant heating Recirculation Pump	-	Grundfos	UP 26-99 F	52722355	2003	18	10	PAST DATE	115V/1
21	Radiant heating Expansion Tank	-	Flexcon	HTX 30	NA	2003	18	10	PAST DATE	4.5 Gal, 2.5 gal accept., 12 PSIG precharge, MAWP 100 PSIG
22	Air compressor - Mech Room	-	Champion	VR7F-8230	DR0048303	2004	17	20	2024	Pump No. 512-5, 7.5 HP, 230V/1, 80 Gal Receiver, MAWP 200
23	Air Dryer - Mech Room	-	Champion	CRN25A1	GD25A1150403058	2004	17	20	2024	Max 25 SCFM@100PSIG&100F, R-134a, MAWP 250 PSIG
24	Service Disconnect Switch, 600A, 240V	Main	General Electric			2004	17	35	2039	
25	Main Distribution Panelboard 600A 240/120V	MDP	General Electric	A-Series	NA	2004	17	30	2034	
26	Panelboard, 225A, 240/120V	L-1	General Electric	A-Series	NA	2004	17	30	2034	
27	Panelboard, 225A, 240/120V	R-1	General Electric	A-Series	NA	2004	17	30	2034	
28	Automatic Transfer Switch 600A, 240V	-	Kohler Power Systems	ZCS-564231-S600	K0790138	2004	17	30	2034	
29	Diesel Generator, 100kW	-	Kohler Power Systems			2004	17	25	2029	

Facility: Fire Training Center										
Address: 11865 Colerain Avenue										
MEP ITEMS										
Item	Description	Item	MAKE	MODEL	SERIAL	Year	Age	Life Exp.	Replacement Date	Comments /Conditions
1	Packaged Rooftop AC Unit	RTU-1	Lennox	LGH092H4MH1G	5613J07993	2013	8	15	2028	
2	Packaged Rooftop AC Unit	RTU-2	Lennox	LGH060S4TT2G	5613J09125	2013	8	15	2028	150 MBH input, 138 MBH output
3	Packaged Rooftop AC Unit	RTU-3	Lennox	LGH060S4TT2G	5613J09124	2013	8	15	2028	150 MBH input, 138 MBH output
4	Unit Heater - Electric	UH-1	Dayton	2YU63	NA	NA	NA	13	NA	
5	Unit Heater - Electric	-	Trane	UHEC-053D0B0	NA	NA	NA	13	NA	5 KW, 480V/3
6	Unit Heater - Electric	-	Trane	UHEC-073D0B0	NA	NA	NA	13	NA	7.5 KW, 480V/3
7	Unit Heater - Electric	-	Dayton	3E343B	NA	NA	NA	13	NA	7.5 KW, 480V/3
8	Air Compressor	-	DeVilbiss	RUBN-5554	2467	NA	NA	20	NA	
9	Fire Pump	-	GE	5K6237XN501E	EPJ510296	NA	NA	20	NA	40 HP, 460V/3
10	Main Service Disconnect Switch, 1200A, 480/277V	-	Crouse Hinds/FDP	-	NA	2013	8	35	2048	
11	Automatic Transfer Switch, 1200A, 480/277V	TS-1	Emerson Network Power	ASCO 7000	NA	2013	8	30	2043	
12	Main Service Panelboard, 1200A, 480/277V		Crouse Hinds/FDP	FDPT	NA	2013	8	30	2043	
13	Distibrtion Panelboard, 400A, 480/277V	DP-3-NON-ESS	Crouse Hinds/FDP	FDPT	NA	2013	8	30	2043	
14	Panelboard, 100A/208V	R1-E	Continental Division	NHB	15678	NA	-	-	-	Appears to be orginal equipment to the building
15	Panelboard, 100A/208V	P1-E	Continental Division	NHB	NA	NA	-	-	-	Appears to be orginal equipment to the building
16	Panelboard, 100A/208V	L1	Continental Division	NHB	NA	NA	-	-	-	Appears to be orginal equipment to the building
17	Panelboard, 225A/208V	L2	Continental Division	NHB	NA	NA	-	-	-	Appears to be orginal equipment to the building
18	Panelboard, 300A/208V	R1	Continental Division	NHB	NA	NA	-	-	-	Appears to be orginal equipment to the building
19	Panelboard, 100A/208V	R2	Continental Division	NHB	NA	NA	-	-	-	Appears to be orginal equipment to the building
20	Panelboard, 225A/208V	R3	Continental Division	NHB	NA	NA	-	-	-	Appears to be orginal equipment to the building

Facility: Impound Lot/Historical Museum										
Address: 11865 Colerain Avenue										
MEP ITEMS										
Item	Description	Item	MAKE	MODEL	SERIAL	Year	Age	Life Exp.	Replacement Date	Comments /Conditions
1	Packaged Rooftop AC Unit	-	Goodman	GPG10300701A	04086B4167	2004	17	15	PAST DATE	69 MBH Input, 2.5 Tons, 230V/1
2	Unit Heater - Gas-Fired	-	Reznor	NA	NA	NA	NA	13	NA	
3	Unit Heater - Gas-Fired	-	Reznor	NA	NA	NA	NA	13	NA	
4	Water Heater - Gas-Fired	-	Lochinvar	DVN051	AK5398002	2004	17	20	2024	48 Gal tank, 40 MBH Input
5	Portable AC Unit	-	NA	NA	NA	NA	NA	10	NA	Located inside office (not available)
6	Panelboard, 200A, 240/120V	-	Square D	QO	NA	2004	17	35	2039	
7	Panelboard, 60A, 240/120V	-	Square D	QO	NA	2005	16	30	2035	

ADMINISTRATION

Department: Administration

Department Director: Jeff Weckbach, Assistant Township Administrator

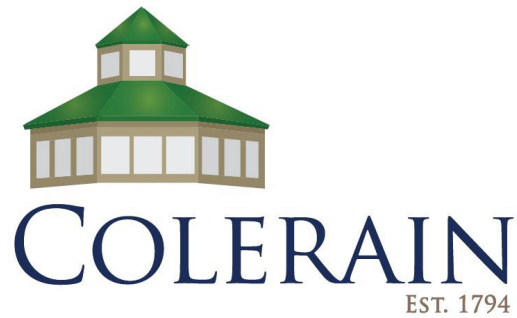
Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

Motion Authorizing Scope of Services Release for Architectural Services for Fire Station 26 and Station 102
Recommend ADOPTION of the Motion.

Rationale:

The Facility Master Plan highlighted the need for the replacement of Station 26 and Station 102. In evaluating the current supply chain and in light of rising inflation, constructing both stations at the same time will provide the Township with the ability to maximize economies of scale and result in long term cost savings. This motion would be the first step in a series of motions toward the construction of two new fire stations. Future Trustee action on this topic will include the creation of a capital project fund, selection of the design firm, an RFP for a construction manager at risk, selection of the construction company, and potentially site acquisition. It is not anticipated that construction would commence until 2023 and that construction would be completed in 2024.

Staff has analyzed several methods to funding these two stations including use of existing cash, debt service, and internal notes. Staff seeks direction from the Board of Trustees on the preferred financing structure. If desired, staff will facilitate a work session on this topic.



SCOPE OF SERVICES

ARCHITECTURAL/DESIGN SERVICES FIRE STATION 26 & 102 for Colerain Township

Release Date: 4/27/2022
Response Deadline: 5/27/2022

4200 Springdale Road
Colerain Township, OH 45251

513-385-7500

**GUIDELINES AND INSTRUCTIONS
FOR SCOPE OF SERVICES FOR ARCHITECTURAL/DESIGN SERVICES FOR FIRE
STATION 26 & 102**

NOTICE TO RESPONDENTS

Colerain Township, Hamilton County is seeking the services of a qualified architectural, design, or planning firm to provide professional design services to design, prepare bid documents and provide construction administration for two new fire stations. The Township Fire Department is a career department, staffed 24-7-365, and has three (3) 24-hour shifts. Responses to the scope of services will be accepted until 4 p.m. on May 27, 2022.

All clarifying questions for this proposal should be directed to Geoff Milz, Township Administrator, via email at gmlz@colerain.org.

In order to properly submit a response, all responses should be sent via email or regular mail as one complete full packet. These should be submitted to the Township to the attention of Geoff Milz, Township Administrator, no later than 4:00 p.m., May 27, 2022.

Respondents should be aware that any records they submit to the Township, or that are used by the Township may be public records. The Township will promptly disclose public records upon request unless a statute exempts them from disclosure. Respondents should also be aware that if even a portion of a record is exempt from disclosure, generally, the rest of the record must be disclosed.

GENERAL INFORMATION

Colerain Township has secured funding to replace the existing Fire Station 26 and Fire Station 102. The existing facilities do not meet the current needs of the Township's Fire & EMS operations and are in need of replacement.

Goals of the project:

- The new facility will require compliance with ADA/ABA accessibility standards.
- The new facility will require design strategies to mitigate harmful contaminants/materials from entering the general living quarters and provide appropriate spaces for decontamination procedures.
- Decontamination and storage areas to include residential and commercial laundries, small workbench area, turnout gear storage up to 36 sets, hose racks and hose dryer, deep sink and janitorial supplies storage.
- Energy efficiency: the proposed building should have a Site Energy Use Intensity (EUI) of 35 with a stretch goal of 25 or less.
- Enough parking to support shift change.
- Entry way with public restrooms.
- General living quarters that include, at minimum, a day room (with space for recliners), kitchen, and central dining.

- Training room and/or conference room that accommodates a minimum of 15 in a classroom setting.
- Staff office(s) and a Watch/Reports room.
- Shared bunk rooms with three quarter walls and restroom/showers to accommodate up to 12 personnel.
- A physical fitness room suitable for at least 6 users at the same time.
- Each facility will have 4 pull through apparatus bays that are able to fit two units each.
- Each facility will be a minimum of 35,000 square feet and will have basement space not included in the 35,000 square foot minimum.
- For Station 26, inclusion of a community meeting or gathering space.
- For Station 102, inclusion of space for a business incubator, either attached or detached on the proposed facility.

Special emphasis should be placed on firefighter mental health through enhanced access to daylight and natural site features.

As a high-performance building, the facility should be seen as a demonstration project for community resiliency and environmental stewardship.

PROJECT SCOPE

The total maximum budget for both facilities design services, construction, and additional Township soft costs is \$12,000,000, and Davis Bacon Prevailing Wage Rates will apply to this project. The Township intends on breaking ground on each project as soon as possible and to engage in the construction of both fire stations at the same time in order to maximize on economies of scale.

The construction delivery method for this project will be Construction Management at Risk (CMAR). In the course of the design, the Township anticipates the selected Design Firm will provide three basic design options for the facilities. It is intended that the Design Firm, in conjunction with the CMAR, will also provide a value analysis for each of these options as part of preconstruction services. These options should include an evaluation of immediate construction costs, construction timeline, as well as long-term maintenance and operational costs, based on the type of construction. The Design Firm / CMAR will present these options to the Township along with the Design Firm / CMAR's preferred/recommended option. The Township will make the final selection before the Design Firm moves forward with the final design of the facilities.

Through a separate process, the Township will select a general contractor who will participate in the design process and construct the fire station, using the CMAR process. It is expected that the design will be at a point where the CMAR will submit a Guaranteed Maximum Price (GMP) proposal for the construction of the Facilities by February 28, 2023. If Township accepts the GMP, Township anticipates execution of the contract for a construction start as early as March 1, 2023. The target date for substantial completion of both Facilities is November 1, 2024.

TIMELINE

- | | |
|--------------------------------------|--------------------------------------|
| 1. Township Trustees Scope Approval: | April 26, 2022 |
| 2. Scope Release: | April 27, 2022 |
| 3. Proposal Deadline: | May 27, 2022, 4:00 p.m. (local time) |
| 4. Interviews: | Week of May 30 th , 2022 |
| 5. Projected Township approval: | June 14, 2022 |
| 6. Projected Contract Commencement: | June 15, 2022 |

The Township will not be responsible for proposals that are received after the 4:00 p.m. deadline on May 27, 2022.

EVALUATION CRITERIA

Proposals will be initially evaluated by internal Township staff, including the Fire & EMS Chief, Assistant Fire Chiefs, Township Administrator and Assistant Administrator. After this initial internal review, a recommendation will be provided to the Board of Trustees for a final decision.

Colerain Township Trustees must still approve a vendor before the process is completed. The Trustees reserve the right to reject any and all responses to the scope of services.

SUBMITTALS

All proposals shall include the following:

1. Cover Letter
2. Firm Credentials
 - a. Project Team Organizational Chart – including any subcontractors
 - b. Resumes of Key Team Personnel – this should include any experience in similar projects, licenses, registrations, or other credentials
 - c. Firm experience on similar projects
3. Experience with Colerain Township
4. Project Approach
 - a. Detail how the team will manage the process to ensure budget and schedule compliance.
 - b. Detail on how the team will support and meet the stated goals of the scope of services.
5. Costs – Anticipated costs for completion of the architectural/design services throughout the entirety of both construction projects.
6. References – Five references for fire station design projects, with three references for projects serving as the architect in a CMAR project.
7. Conflicts of Interest – Responses must disclose any conflicts of interest to their accepting an award of the contract with Colerain Township. If a conflict of interest exists, the manner in which said conflict of interest would be rectified, if said contract is awarded to the proposer.

8. Legal Disclosure – Please disclose your firm's current legal and financial situation, including: any bankruptcies filed; and, any material (in excess of \$50,000) claims, judgments, arbitrations investigations or lawsuits pending.
9. Sample Contract – A completed form AIA B133 – 2019 Standard form of Agreement between Owner and Architect, Construction Manager as Constructor Edition.

TERMS AND CONDITIONS

Colerain Township reserves the right to reject any or all proposals, to award contracts in whole or in part, to further negotiate proposals in whole or in part, or to waive any informalities or irregularities in the submitted proposals.

The response to this Scope of Services is entirely voluntary. The Scope of Services does not commit the Colerain Township to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure or contract for services or supplies.

Colerain Township may reject any or all responses that do not meet the requirements of the Scope of Services in any respect. Responses which contain false or misleading statements, or which provide references that do not support an attribute or condition contended by the Vendor, may be rejected. If, in the opinion of Colerain Township, information was supplied that is intended to mislead Colerain Township, in its evaluation of the proposal and the attribute, condition, or capability, the proposal will be rejected.

Colerain Township reserves the right to expand or reduce the work subject to negotiating with the successful contract. Colerain Township reserves the right to choose a company from the responses or to further interview companies after proposals are submitted.

ADMINISTRATION

Department: Administration

Department Director: Geoff Milz, Administrator

Strategic Plan Goal: Strategic Goal #6: Continuously Improve the Operations of the Township

Motion to Authorize Township Administrator to Enter into an Agreement for Gas Aggregation at a rate below the current Duke Energy Ohio Gas Cost Recovery Rate at the time of execution for a period not to exceed 24 months
Recommend ADOPTION of the Motion.

Rationale:

Our existing contract for Gas Aggregation is set to expire in May of 2022. The Township Trustees previously authorized the Administrator to enter into a gas aggregation contract at a rate not to exceed \$0.56 ccf for a period of 24 months. Due to the volatile nature of gas prices, gas rates did not fall at or below this threshold. Staff is now recommending that the Board authorize the Administrator to enter into an agreement for gas aggregation at a rate below the current Duke Energy Ohio Gas Cost Recovery Rate for a period not to exceed 24 months. This language and request is consistent with language adopted by other Townships, including Green Township, Delhi Township, and Symmes Township. Consistent with prior aggregation agreements, residents would be able to opt out of the program at no charge and at any time.

The final contract would be brought forward for information on a future consent agenda.

ADMINISTRATION

Department: Administration

Department Director: Geoff Milz, Administrator

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

Resolution Modifying Organization Chart and Roster

Recommend ADOPTION of the Resolution.

Rationale:

Staff reviewed applicants for the seasonal fire hydrant maintenance worker role. Based on these reviews, staff has identified a fourth employees that would be an excellent candidate for employment. Modifying the organizational chart to add this role would provide an excellent return on investment and fit within existing appropriations.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the _____ day of April, 2022, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION ADOPTING ORGANIZATIONAL CHART MODIFICATION

WHEREAS, the Board of Trustees sets the policy direction for Colerain Township employees and residents; and;

WHEREAS, Colerain Township policy 1.3, Colerain Township Employment Process Policy, requires that the organizational chart and roster be formally adopted by the Board of Trustees; and;

WHEREAS, the attached organizational chart and roster has been modified to add an additional Seasonal Hydrant Maintenance Worker position; and;

WHEREAS, these positions and changes will enhance the overall operational effectiveness of the Township; and;

WHEREAS, any subsequent changes to the organizational chart, roster, or job descriptions shall be brought to the Board of Trustees for formal approval, prior to implementation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. The attached Organizational Chart and Roster be formally adopted by the Board of Trustees; and
2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and
3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

4. That this Resolution shall be effective at the earliest date allowed by law.

Trustee_____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mrs. Ulrich_____, Mr. Unger_____, Mr. Wahlert_____

ADOPTED this 12th day of April, 2022.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeffrey Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Lawrence E. Barbieri (0027106)
Colerain Township Law Director
Scott Sollmann (0081467)
Colerain Township Assistant Law Director
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 12th day of April, 2022.

Jeffrey Baker
Colerain Township Fiscal Officer

Department	Position	Job ID #
Administration	Township Administrator	100
Administration	Assistant Township Administrator	101
Administration	Director of Finance	102
Administration	IT Director	103
Administration	Finance Specialist	104
Administration	Accounting Specialist	105
Administration	Accounting Specialist	105
Administration	Human Resources Specialist	106
Administration	Office Manager	107
Administration	Receptionist	169
Development	Director of Development	180
Development	Development Officer	174
Administration	Management Analyst Intern	175
Administration	Communications Specialist	181
Fire & EMS	Fire Chief	108
Fire & EMS	Assistant Fire Chief of Operations	109
Fire & EMS	Assistant Fire Chief of Administration	110
Fire & EMS	Administrative Assistant	111
Fire & EMS	Division Chief (Part-time)	112
Fire & EMS	Division Chief (Part-time)	112
Fire & EMS	Reservist	113
Fire & EMS	Part Time Fire Safety Inspector	114
Fire & EMS	Reservist - Public Educator	115
Fire & EMS	Reservist - Public Educator	115
Fire & EMS	Fire Hydrant Maintenance Worker (seasonal)	116
Fire & EMS	Fire Hydrant Maintenance Worker (seasonal)	116
Fire & EMS	Fire Hydrant Maintenance Worker (seasonal)	116
Fire & EMS	Fire Hydrant Maintenance Worker (seasonal)	116
Fire & EMS	Vehicle Fleet Manager	117
Fire & EMS	Executive Assistant	118
Fire & EMS	Fleet Mechanic Technician II	176
Fire & EMS	Fleet Mechanic Technician I	175
Fire & EMS	Part Time Fleet Mechanic Technician	119
Fire & EMS	Co-Op Fleet Mechanic Technician	120
Fire & EMS	Medical Director	121
Fire & EMS	Battalion Chief	122
Fire & EMS	Battalion Chief	122
Fire & EMS	Battalion Chief	122
Fire & EMS	Captain - Emergency Medical Services	123
Fire & EMS	Captain - Community Risk Reduction	124
Fire & EMS	Captain - Training & Education	125
Fire & EMS	Fire Captain	126
Fire & EMS	Fire Captain	126
Fire & EMS	Fire Captain	126
Fire & EMS	Fire Captain	126
Fire & EMS	Fire Captain	126

[illegible]

Fire & EMS	Firefighter Paramedic/EMT	130
Fire & EMS	Firefighter Paramedic/EMT	130
Fire & EMS	Firefighter Paramedic/EMT	130
Fire & EMS	Firefighter Paramedic/EMT	130
Fire & EMS	Firefighter Paramedic/EMT	130
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Fire & EMS	Firefighter Paramedic/EMT	130
Fire & EMS	Firefighter Paramedic/EMT	130
Fire & EMS	Firefighter Paramedic/EMT	130
Development	Zoning Administrator	179
Police	Code Enforcement Officer	133
Police	Code Enforcement Specialist	167
Police	Environmental Specialist Officer	183
Police	Police Chief	136
Police	Assistant Chief	138

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Police	Uniformed Patrol Officer	146
Police	Uniformed Patrol Officer	146
Police	Uniformed Patrol Officer	146
Police	Uniformed Patrol Officer	146
Police	Uniformed Patrol Officer	146
Police	Uniformed Patrol Officer	146
Police	Uniformed Patrol Officer	146
Police	Uniformed Patrol Officer	146
Police	Uniformed Patrol Officer	146
Police	Uniformed Patrol Officer	146
Police	Uniformed Patrol Officer	146
Police	Uniformed Patrol Officer	146
Police	Environmental Crimes Investigator	172
Police	Public Safety Administrative Assistant	148
Police	Civilian Supervisor	149
Police	Accreditation Manager	150
Police	Property Room Manager	151
Police	Police Clerk	152
Police	Police Clerk	152
Police	Police Clerk	152
Police	Police Clerk	152
Police	Police Clerk	152
Police	School Safety Officer	153
Police	School Safety Officer	153
Police	School Safety Officer	153
Police	Police Clerk (PT)	154
Police	Police Clerk (PT)	154
Police	Chaplain	155
Public Services	Director of Public Services	156
Public Services	Event Coordinator	157
Public Services	Facility Manager	158
Public Services	Supervisor Foreman	159
Public Services	Supervisor Foreman	159
Public Services	Maintenance Worker	160
Public Services	Maintenance Worker	160
Public Services	Maintenance Worker	160
Public Services	Maintenance Worker	160
Public Services	Maintenance Worker	160
Public Services	Maintenance Worker	160
Public Services	Maintenance Worker	160
Public Services	Maintenance Worker	160
Public Services	Maintenance Worker	160
Public Services	Maintenance Worker	160
Public Services	Maintenance Worker	160
Public Services	Maintenance Worker	160

Public Services	Bus Driver	161
Public Services	Event Setup Worker	162
Public Services	Event Setup Worker	162
Public Services	Seasonal Maintenance Worker	163
Public Services	Seasonal Maintenance Worker	163
Public Services	Seasonal Maintenance Worker	163
Public Services	Seasonal Maintenance Worker	163
Public Services	Seasonal Maintenance Worker	163
Public Services	Seasonal Maintenance Worker	163
Public Services	Seasonal Maintenance Worker	163
Public Services	Seasonal Maintenance Worker	163
Public Services	Director - Summer Camp	164
Public Services	Assistant Director - Summer Camp	165
Public Services	Summer Camp Counselor	166
Public Services	Summer Camp Counselor	166
Public Services	Summer Camp Counselor	166
Public Services	Summer Camp Counselor	166
Public Services	Summer Camp Counselor	166
Public Services	Summer Camp Counselor	166
Public Services	Litter Pick Up Laborer	171
Public Services	Litter Pick Up Laborer	171

ADMINISTRATION

Department: Administration

Department Director: Jeff Weckbach, Assistant Township Administrator

Strategic Plan Goal: Strategic Goal #6: Continuously Improve the Operations of the Township

Motion Authorizing Township Administrator to Execute an Agreement with One Stop Pest Control
Recommend ADOPTION of the Motion.

Rationale:

As a matter of best practice, the Township will routinely review existing contracts with vendors against the marketplace to determine if changing vendors can result in better service and a cost savings to the Township. Currently, the Township spends \$6,582 per year for pest control services. The proposed contract with One Stop Pest Control would lower that cost to \$6,050, resulting in a savings of nearly \$500. One Stop Pest Control came with several positive references and they are also a member of the Colerain Chamber of Commerce.

The Township also received proposals from Okrin Pest Control (\$6,100/year) and Hawx Pest Control (\$6,555/year).

If this agenda item is approved, staff will send a thirty day termination notice to our existing pest control vendor and execute this contract with a beginning service date of 6/1/2022.

Visit
to login and pay online.

Account #: 4143

Email: Arittinger@colerain.org

Service Agreement

Location Information

Colerain Township Administration

NAME

4200 Springdale Road

ADDRESS

Cincinnati, OH 45251

CITY / STATE / ZIP

Arittinger@colerain.org

EMAIL

513-385-7500

PHONE

Services to be rendered

Pest Control -Monthly Service
4200 Springdale
4300 Springdale
4160 Springdale
4725 Springdale

Terms & Payment

Initial Service	Initial Tax	Initial Total	Service Frequency
\$660.00	\$51.48	\$711.48	
Recurring Service	Recurring Tax	Recurring Total	Service Monthly, every n
Commerical Pre	\$38.22	\$528.22	

Billing Information

Colerain Township Administration

NAME

4200 Springdale Road

BILLING ADDRESS

Cincinnati, OH 45251

CITY / STATE / ZIP

Arittinger@colerain.org

EMAIL

513-385-7500

PHONE

Service Coverage & Warranty Information

This agreement is for 1 year from the initial service date. We will provide an initial interior and exterior treatment to start the service. We will provide an interior and exterior service once every month. This agreement does not cover bed bugs, fleas, rodent, termites or stinging pest.

Company Information

1 Stop Pest Control

NAME

PO Box 53684

ADDRESS

Cincinnati, OH 45253

CITY / STATE / ZIP

1stoppest@gmail.com

EMAIL

5138889576

PHONE

Terms, Guarantee & Acceptance

30 day written notice is needed to cancel. If cancelled before the 1-year agreement is met there is a 50% of the agreement balance due at that time. After 1-year rates are subject to change with a 30-day notice. This agreement will renew itself annually unless either party cancels agreement with a 30 day written notice.

4200 Springdale-Initial service cost \$225.00- monthly service cost \$155.00
4300 Springdale-Initial service cost \$225.00-monthly service cost \$125.00
4160 Springdale-Initial service cost \$105.00- monthly service cost \$105.00
4725 Springdale-Initial service cost \$105.00- monthly service cost \$105.00
All buildings combined Initial service cost \$660.00 - monthly service cost \$490.00
Yearly cost for regular service shall be \$6050.00

	Colerain Township Administration	04/11/2022
CUSTOMER SIGNATURE	PRINTED NAME	DATE

CONSENT ITEMS

Department: Fire

Department Director: Allen Walls, Fire Chief

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services.

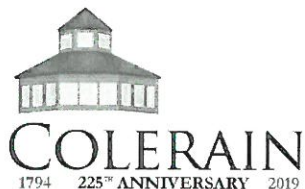
New Hire - Seasonal Fire Hydrant Maintenance Worker - Department of Fire & EMS

Recommend approval of all consent items.

Rationale:

The position of Seasonal Fire Hydrant Maintenance Worker was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Orlando Berry.

The wage for this job is \$11.33 per hour for no more than 30 hours per week. Contingent upon Board approval, he would be eligible to begin work on May 1, 2022.



NEW HIRE AUTHORIZATION

TO BE COMPLETED BY HUMAN RESOURCES

- ☐ New position - Date of Trustee Approval
☐ Reconfiguration of position - Date of Trustee Approval
☒ Replacement existing vacancy Date of Trustee Approval 4/26/2022

Job Code: 116- Fire Hydrant Seasonal Position Number: 2029- Fire Hydrant Seasonal

Status: ☐ Full Time ☐ Permanent ☐ FLSA Exempt ☐ CBA Position
☒ Part Time ☒ Temporary/Seasonal ☒ FLSA Non-Exempt ☒ Non-CBA Position

TO BE COMPLETED BY HIRING DEPARTMENT HEAD

Employee name: Orlando Berry

Hourly rate: \$11.33 Employee Supervisor: David Strittholt

Min/Max hours/week: 30

Proposed start date: May 1, 2022 Eligibility Date: May 1, 2022

Tentative schedule of hours: 8am – 5pm

Does this position supervise staff? ☐ Yes ☒ No

Comments: Seasonal Hydrant Employee

Department Head Name: Allen Walls

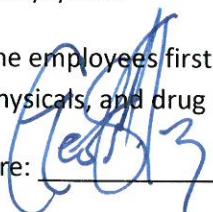
Signature: Allen Walls

Date: April 15, 2022

TO BE COMPLETED BY THE TOWNSHIP ADMINISTRATOR

The Colerain Township Administrator conditionally approves this hire. This hire shall be fully effective after approval by the Board of Trustees at the next possible Trustee meeting. The employee will be required to serve a probationary period, as defined by the Township Policy Manual or Collective Bargaining Agreement. 5/1/2022

For hiring purposes, the employees first eligible start date, pending completion of all necessary background checks, physicals, and drug tests is: May 1, 2022

Administrator Signature: 

Date: 4.19.22

JOB POSTING INFORMATION – TO BE COMPLETED BY HUMAN RESOURCES

The Position was posted on the following locations:

☒ Township Website

☒ Internal Bulletin Board

☐ Social media

☐ Facebook

☐ LinkedIn

☐ Twitter

☐ Other

☐ Newspapers

☐ Other job boards

Hiring Process Timeline: Ongoing

Date of initial posting: Ongoing

Date posting closed: Ongoing

Interview Committee: David Strittholt

Interview dates: March 10, 2022

Number of applications: 4

Number of candidates interviewed: 4

CONSENT ITEMS

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

New Hire – Police Officer – Police Department

-

Recommend approval of all consent items.

Rationale:

The position of Police Officer was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Brett Vollrath.

The wage for this job is \$25.48 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on April 27, 2022.



NEW HIRE AUTHORIZATION

TO BE COMPLETED BY HUMAN RESOURCES

- ☐ New position - Date of Trustee Approval
☐ Reconfiguration of position - Date of Trustee Approval
☒ Replacement existing vacancy Date of Trustee Approval 4/27/2022

Job Code: 146 – Uniformed Police Officer Position Number: 5048 - Uniformed Police Officer

Status: ☒ Full Time ☒ Permanent ☐ FLSA Exempt ☐ CBA Position
☐ Part Time ☐ Temporary/Seasonal ☒ FLSA Non-Exempt ☒ Non-CBA Position

TO BE COMPLETED BY HIRING DEPARTMENT HEAD

Employee name: Brett Vollrath

Hourly rate: \$25.48 Employee Supervisor: Asst. Chief Edwin Cordie

Min/Max hours/week: 40

Proposed start date: 04/27/2022 Eligibility Date: 04/27/2022

Tentative schedule of hours: 40 hours per week

Does this position supervise staff? ☐ Yes ☒ No

Comments: NA

Department Head Name: Mark Denney

Signature: _____

Date: 4/27/2022

TO BE COMPLETED BY THE TOWNSHIP ADMINISTRATOR

The Colerain Township Administrator conditionally approves this hire. This hire shall be fully effective after approval by the Board of Trustees at the next possible Trustee meeting. The employee will be required to serve a probationary period, as defined by the Township Policy Manual or Collective Bargaining Agreement.

For hiring purposes, the employees first eligible start date, pending completion of all necessary background checks, physicals, and drug tests is: 4/27/2022

Administrator Signature: _____

Date: 4.18.22

JOB POSTING INFORMATION – TO BE COMPLETED BY HUMAN RESOURCES

The Position was posted on the following locations:

☒ Township Website

☐ Internal Bulletin Board

☒ Social media

☒ Facebook

☐ LinkedIn

☐ Twitter

☐ Other

☐ Newspapers

☒ Other job boards

Hiring Process Timeline:

Date of initial posting: Ongoing Process

Date posting closed: Ongoing Process

Interview Committee: Sergeant Jamie Penley, Kelley Hopewell, Patrick Enneking

Interview dates: 3/14/22

Number of applications: 23

Number of candidates interviewed: 19

CONSENT ITEMS

Department: Police

Department Director: Mark Denney, Police Chief

Strategic Plan Goal: Strategic Goal #5: Continue to Provide High Quality Safety Services

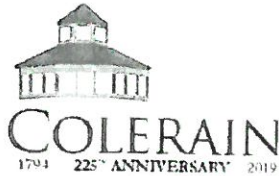
New Hire - Police Officer - Police Department

Recommend approval of all consent items.

Rationale:

The position of Police Officer was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Cody Lee.

The wage for this job is \$25.48 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on April 27, 2022.



NEW HIRE AUTHORIZATION

TO BE COMPLETED BY HUMAN RESOURCES

- ☐ New position - Date of Trustee Approval
☐ Reconfiguration of position - Date of Trustee Approval
☒ Replacement existing vacancy Date of Trustee Approval 4/27/2022

Job Code: 146 – Uniformed Police Officer Position Number: 4067 - Uniformed Police Officer

Status: ☒ Full Time ☒ Permanent ☐ FLSA Exempt ☐ CBA Position
☐ Part Time ☐ Temporary/Seasonal ☒ FLSA Non-Exempt ☒ Non-CBA Position

TO BE COMPLETED BY HIRING DEPARTMENT HEAD

Employee name: Cody Lee

Hourly rate: \$25.48 Employee Supervisor: Asst. Chief Edwin Cordie

Min/Max hours/week: 40

Proposed start date: 04/27/2022 Eligibility Date: 04/27/2022

Tentative schedule of hours: 40 hours per week

Does this position supervise staff? ☐ Yes ☒ No

Comments: NA

Department Head Name: Mark Denney

Signature: [Signature]

Date: 4/27/2022

TO BE COMPLETED BY THE TOWNSHIP ADMINISTRATOR

The Colerain Township Administrator conditionally approves this hire. This hire shall be fully effective after approval by the Board of Trustees at the next possible Trustee meeting. The employee will be required to serve a probationary period, as defined by the Township Policy Manual or Collective Bargaining Agreement.

For hiring purposes, the employee's first eligible start date, pending completion of all necessary background checks, physicals, and drug tests is: 4/27/2022

Administrator Signature: [Signature]

Date: 4.18.22

JOB POSTING INFORMATION – TO BE COMPLETED BY HUMAN RESOURCES

The Position was posted on the following locations:

☒ Township Website

☐ Internal Bulletin Board

☒ Social media

☒ Facebook

☐ LinkedIn

☐ Twitter

☐ Other

☐ Newspapers

☒ Other job boards

Hiring Process Timeline:

Date of initial posting: Ongoing Process

Date posting closed: Ongoing Process

Interview Committee: Sergeant Jamie Penley, Kelley Hopewell, Patrick Enneking

Interview dates: 3/14/22

Number of applications: 23

Number of candidates interviewed: 19

CONSENT ITEMS

Department: Administration

Department Director: Jeff Weckbach, Assistant Township Administrator

Strategic Plan Goal: Strategic Goal #6: Continuously Improve the Operations of the Township

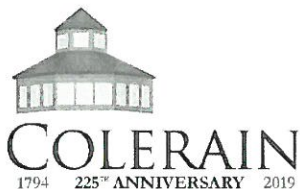
New Hire - Maintenance Worker - Public Services

Recommend approval of all consent items.

Rationale:

The position of Maintenance Worker was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Dan McAninch.

The wage for this job is \$19.00 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on April 27, 2021. Per the Collective Bargaining Agreement, Mr. McAninch's hourly wage would increase to \$21.00 per hour once a CDL A is obtained.



NEW HIRE AUTHORIZATION

TO BE COMPLETED BY HUMAN RESOURCES

- ☐ New position - Date of Trustee Approval
☐ Reconfiguration of position - Date of Trustee Approval
☒ Replacement existing vacancy Date of Trustee Approval 4/26/2022

Job Code: 160- Maintenance Worker Position Number: 5020- Maintenance Worker

Status: ☒ Full Time ☒ Permanent ☐ FLSA Exempt ☒ CBA Position
☐ Part Time ☐ Temporary/Seasonal ☒ FLSA Non-Exempt ☐ Non-CBA Position

TO BE COMPLETED BY HIRING DEPARTMENT HEAD

Employee name: Dan McAninch

Hourly rate: \$19.00 Employee Supervisor: Dan Schulte

Min/Max hours/week: 40 hrs per week

Proposed start date: 05/09/2022 Eligibility Date: 05/09/2022

Tentative schedule of hours: 40 hours per week

Does this position supervise staff? ☐ Yes ☒ No

Comments: NA

Department Head Name: Jeff Weckbach

Signature: Jeff Weckbach

Date: 4/18/2022

TO BE COMPLETED BY THE TOWNSHIP ADMINISTRATOR

The Colerain Township Administrator conditionally approves this hire. This hire shall be fully effective after approval by the Board of Trustees at the next possible Trustee meeting. The employee will be required to serve a probationary period, as defined by the Township Policy Manual or Collective Bargaining Agreement.

For hiring purposes, the employees first eligible start date, pending completion of all necessary background checks, physicals, and drug tests is: 5/9/2022

Administrator Signature: [Signature]

Date: 4.18.22

JOB POSTING INFORMATION – TO BE COMPLETED BY HUMAN RESOURCES

The Position was posted on the following locations:

☒ Township Website

☒ Internal Bulletin Board

☒ Social media

☒ Facebook

☐ LinkedIn

☐ Twitter

☐ Other

☐ Newspapers

☒ Other job boards

Hiring Process Timeline:

Date of initial posting: 03/11/2022

Date posting closed: Ongoing Process

Interview Committee: Dan Schulte, Tawanna Molter, Renetta Edwards

Interview dates: 4/12/2022

Number of applications: 4

Number of candidates interviewed: 2 and 1 didn't respond and other accepted another position