



**Minutes of the Oberlin City Council Work Session**  
 Held in Council Chambers, 85 South Main Street Oberlin, Ohio  
 October 6, 2025

**Work Session – 6:00 p.m. – Council Chambers**

Purpose: Hear a Planning Study and Feasibility Assessment Update for the Oberlin Enrichment and Activity Center from Glaus, Pyle, Schomer, Burns & Dehaven, Inc., dba GPD Group of Akron, Ohio

A work session of the Oberlin City Council was held on October 6, 2025, at Oberlin City Hall in Council Chambers, located at 85 S. Main Street, Oberlin, Ohio. The meeting was called to order at 6:00 p.m. by Presiding Officer Michael McFarlin for the above-stated purpose. *Roll Call was taken as follows:*

<b>Council Members:</b>	Present	Absent
Eboni Johnson	<input type="checkbox"/>	<input type="checkbox"/>
Michael McFarlin	<input type="checkbox"/>	<input type="checkbox"/>
Ray English	<input type="checkbox"/>	<input type="checkbox"/>
Libni Lopez	<input type="checkbox"/>	<input type="checkbox"/>
Jessa New	<input type="checkbox"/>	<input type="checkbox"/>
Joseph Waltzer	<input type="checkbox"/>	<input type="checkbox"/>
Kristin Peterson	<input type="checkbox"/>	<input type="checkbox"/>

**Appointees:**  
 Belinda Anderson, Clerk of Council  
 Jon Clark, Law Director  
 Greg Holcomb, City Manager

Baumann remarked that the meeting has been scheduled to bring Council up to speed on what they have been doing on the Planning Study and Feasibility Assessment update for the Oberlin Enrichment and Activity Center, and to extend the conversation about what it is that they will choose to do. He introduced GPD lead designers Jason Nolde and Leanne Andryscio as tonight’s presenters and thanked the members of the OEAC planning team for all their hard work.

Nolde remarked that the presentation before the Council will review phase I of the Oberlin Enrichment Activity Center Planning Study and Feasibility Assessment. Phase I centers on collecting data and listening to the stakeholders, community, and gathering information about the building and the opportunities that we have to help us develop a successful master plan and long-term vision for this building.

The presentation covered the following key points:

- Provided a Project Overview
- Recapped their Stakeholder and Community engagement process

- Reviewed the Facility Assessment
- Discussed Next Steps

(Clerk Note: A complete copy of the presentation is attached.)

Following the presentation, New asked if the cost estimate provided would go up if the City decided to rebuild rather than renovate the building. Andryscio confirmed that it would. Nolde mentioned that this issue will be addressed in the next phase of the assessment. They may evaluate whether the buildings and the optimal square footage make it more practical to demolish and rebuild on a smaller scale, rather than attempting to fit the required spaces within the limitations of the existing building structure. He noted that this analysis is not complete but will be part of the next phase.

New then asked if the design and owner contingencies were allocated for the functional requirements of each space. Nolde explained that the cost estimate includes not only construction costs but also total project costs, including fees, furniture, and other project components. The design and owner contingency is money set aside for unknown costs at this early planning stage. You may never need to use it, but it is something that we should budget for in case we do.

New requested that the presenters provide Council with a copy of the presentation, and Nolde agreed.

Waltzer asked for further explanation regarding the heating, ventilation, and air conditioning (HVAC) component. Nolde clarified that the pricing included a conventional AC system suitable for the building's use. While it may be possible to find means to supplement the boiler system with a mechanical system, mechanical code requirements require proper ventilation and air changes, but there is no ductwork to provide that requirement currently. Compliance will require the addition of ductwork, which will also enable heating and air conditioning. For budgeting purposes, a traditional rooftop unit with ductwork was assumed to comply with the energy code. Nolde noted that the current budget assumes a gas furnace system, so that you have an idea of where that stands. However, exploring the possibility of going all-electric will be included in the next steps of master planning, but it is not part of Phase I.

Aliza Weidenbaum, 99 South Cedar Street, asked whether quotes had been obtained for a geothermal renewable heating and air conditioning system for the entire Prospect facility. Nolde responded not yet, but could prepare the information for the Council's review.

The presenters thanked Council and the planning team for their time and stated they look forward to coming back to discuss the next project phase.

Lopez asked if they had experience working with buildings of this size and what efforts had been made to identify grant funding to assist with the project. He expressed concern about spending nearly 8 million dollars to renovate the building and suggested that constructing a new facility might be preferable. Nolde replied that there are always opportunities to do innovative design within an existing structure. At the moment, no specific comparable projects come to mind. He mentioned that their team includes a staff member who specializes in grant opportunities, which they will explore in the next phase of the assessment. In the past, municipalities have utilized ARPA funding, and they will now look for the next round of funding opportunities that align with a project like this.

Baumann emphasized that while the bottom-line number that the Council sees here is based on all the positive and excited feedback received from the community about the project's potential, it is essential to balance those aspirations with budget constraints. As the project approaches key decision points, he felt

that it was important to bring these considerations to Council and the public to ensure shared and realistic expectations moving forward.

**Adjournment:** Since there was no additional information to come before the Council the work session adjourned at 6:40 p.m.

**Attest:**



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BELINDA B. ANDERSON, MMC  
CLERK OF COUNCIL



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EBONI A. JOHNSON  
PRESIDENT OF COUNCIL

APPROVED: 10/20/2025

POSTED: 10/21/2025



# CITY OF OBERLIN CITY COUNCIL MEETING

ENRICHMENT AND ACTIVITY CENTER UPDATE

OCTOBER 6, 2025



OBERLIN ENRICHMENT AND ACTIVITY CENTER

# AGENDA

- Project Overview
- Stakeholder & Community Engagement
- Facility Assessment
- Next Steps



*“To be a welcoming and inclusive intergenerational city recreation and community enrichment hub where people of all ages, backgrounds, and abilities can come together to connect, grow and thrive.”*

*-OEAC Vision Statement*

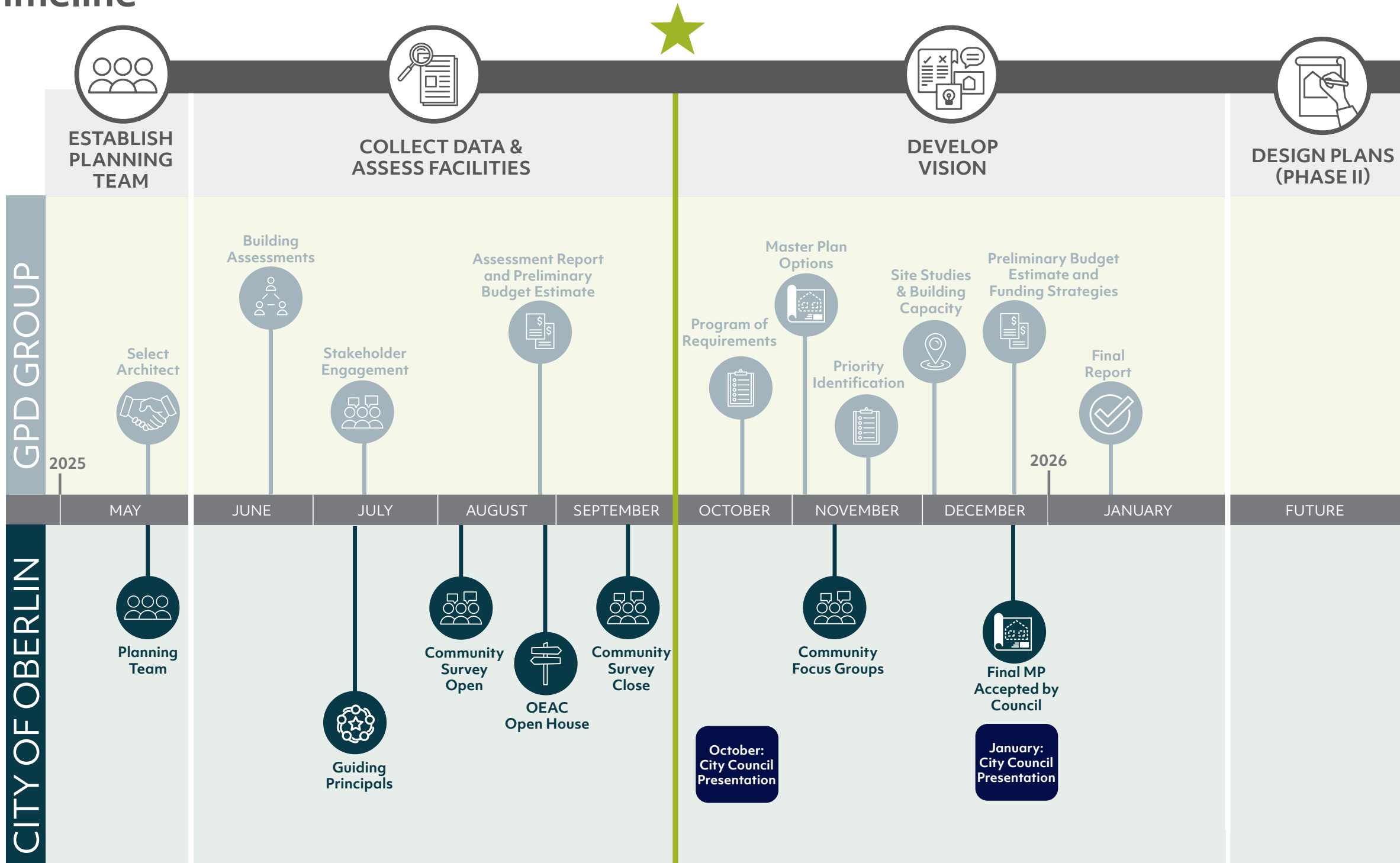


## Phase I Scope Overview

- Stakeholder Engagement
  - Meet with groups to determine space needs
- Community Engagement
  - Surveys, community events and ongoing updates
- Facility Assessment
  - Architecture and Engineering review and report
- Programming
  - Create spatial program based on stakeholder feedback
- Master Planning
  - Site and building design options based on program and community input



# Project Timeline



## OBERLIN ENRICHMENT AND ACTIVITY CENTER

### 36 South Prospect Street

Prospect School has sat at the northwest corner of Prospect and Elm Streets since 1887. The building that is currently constructed is the most recent iteration, originally constructed in 1950/1951. The 1960's and 70's brought a new library and classroom addition, with the gymnasium addition being finished in 1980.

#### Occupancy Timeline:

1887- May 2021: Prospect Elementary School

December 2021: Building acquired by City of Oberlin

June 2022: City Recreation Office

November 2022: Oberlin Kids

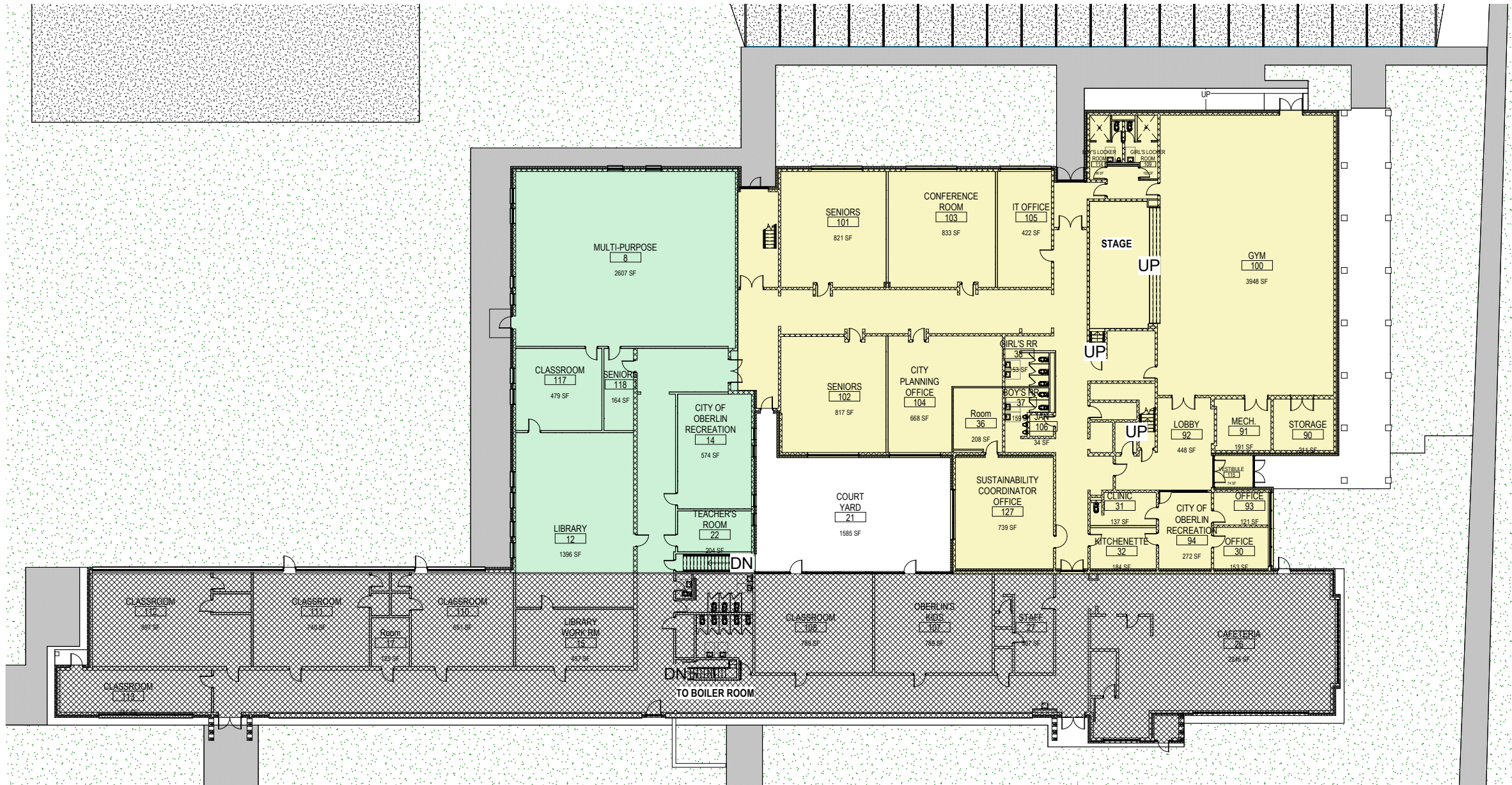
January 2023: City Sustainability Office

Spring 2023: Oberlin Seniors

August 2025: City Planning Department

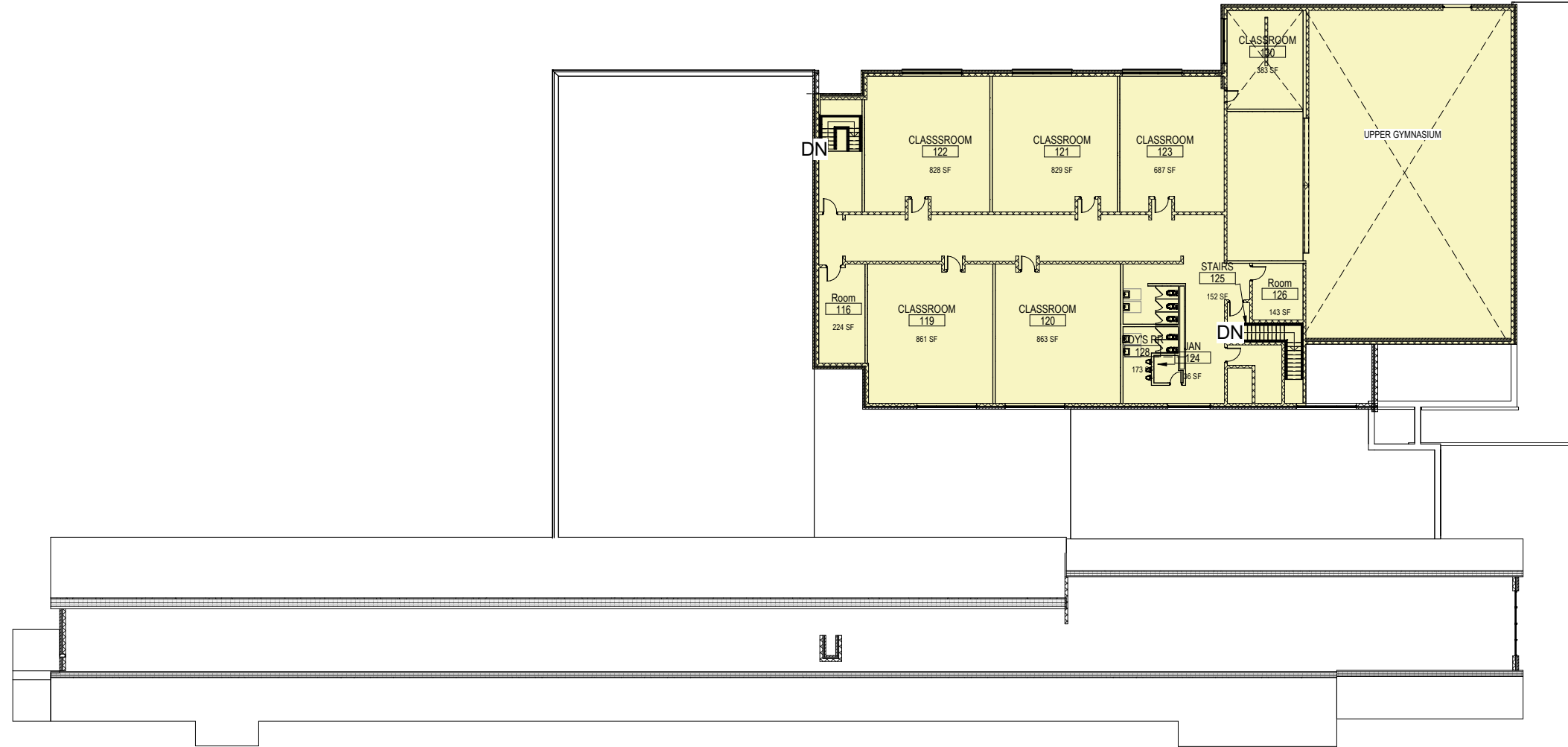


# Floor Plans



FIRST FLOOR

# Floor Plans



SECOND FLOOR

# STAKEHOLDER AND COMMUNITY ENGAGEMENT

# Stakeholder Engagement



## Planning Team

## Internal & Adjacent Stakeholder Outreach

Recreation Department

Seniors

Oberlin Kids

City Departments

IT

Sustainability Coordinator

City Planning and Development Director

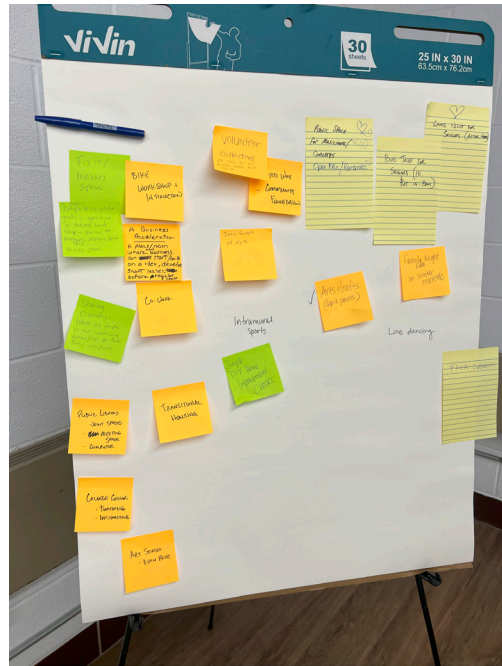
Open Space and Visual Environment + Recreation Commissions Joint Meeting

Oberlin Community Services

Oberlin Public Library

# Community Engagement

## OEAC Open House



### OUTDOOR SPACE

Story Walk  
Sculpture Garden  
Community Garden  
Meditation Space  
Updated Playground

### YOUTH

Collaborate with OPL  
Oberlin Free Store  
Evening Open Space Hours  
Gardening Classes  
Winter Programming  
Renovate Playground + Accessibility

### ADULT

Fix-It Center  
Maker Space  
Second Hand Shop  
DIY Classes  
Artist Studio Spaces  
Family Fun Nights  
Public Space for Concerts

### YOUNG ADULT

Mentorship Programs  
Summer Programming/Clubs  
Cooking Classes  
Apprenticeship Programs  
Hangout Space

### SENIORS

More Quilting Classes  
Line Dancing  
Karaoke/Open Mic  
Art Classes  
Variety of Group Fitness



# Community Engagement

## Community Vision Survey

### Messaging

- Mailers
- Posters
- Social Media
- Physical Copies at OEAC + City Hall + Public Library
- School District



## Oberlin Enrichment and Activity Center Community Vision Survey

The City of Oberlin is exploring how to best repurpose the former Prospect Street Elementary School into the Oberlin Enrichment and Activity Center (OEAC). Current uses for the Recreation Department and for Oberlin Seniors are expected to continue. We'd like your input on how to enhance these uses and on other compatible uses the City should consider incorporating into the OEAC.

# Community Engagement

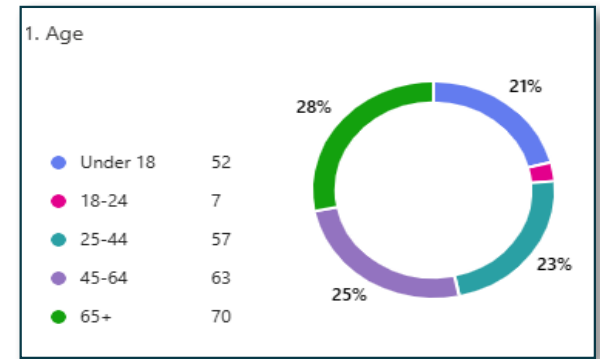
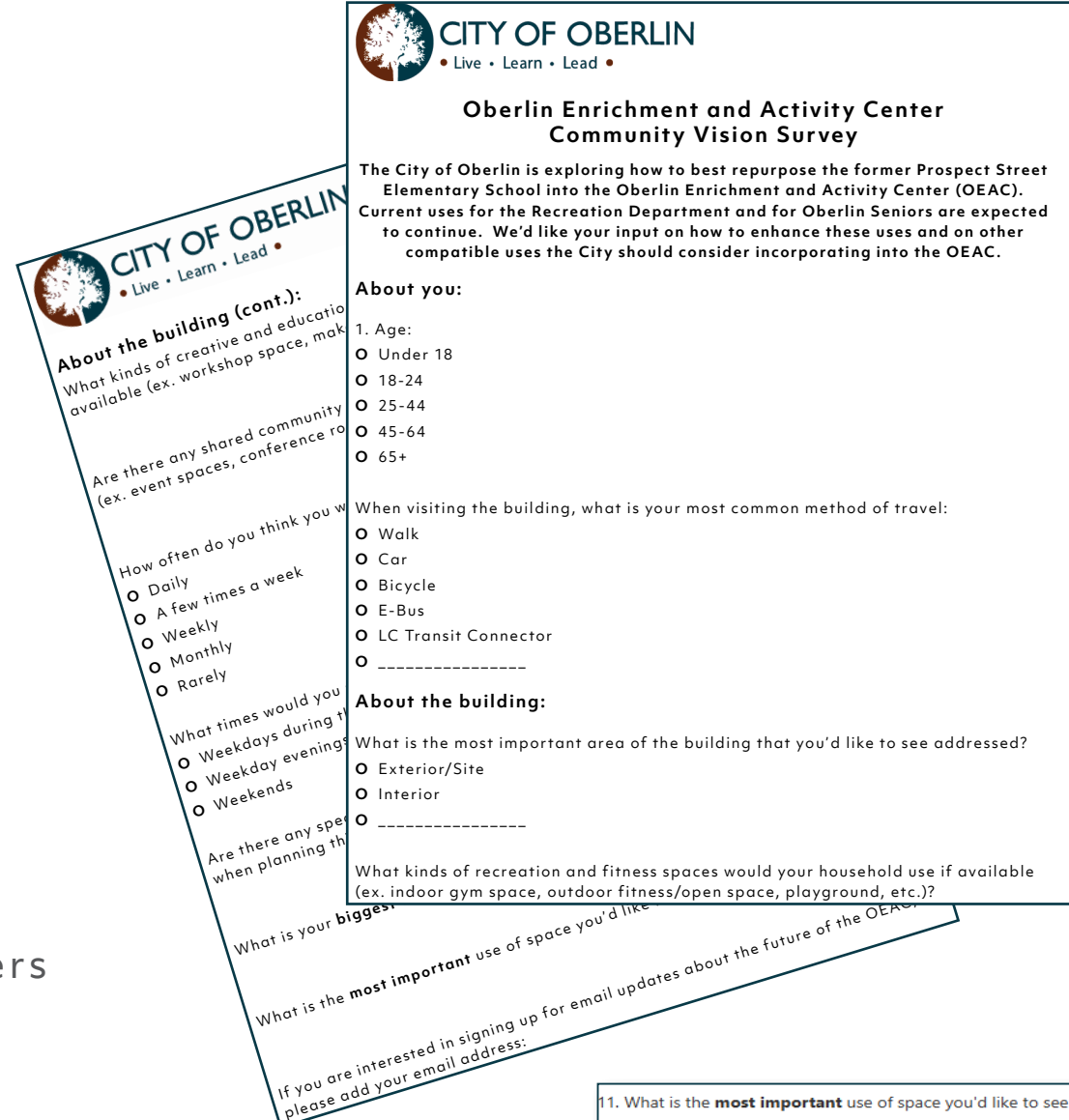
## Community Vision Survey Results:

### By the Numbers:

- Open 76 days
- 265+ Responses (digital + paper)
- 21% Under 18

### What We Heard:

- 61% feel that addressing the interior spaces is most important
- Interest in indoor gym space and group fitness studios for recreation
- Requests for educational space including makers space and spaces for crafting
- Meeting spaces and event spaces were the top responses for shared community space
- It is important to address accessibility and the building maintenance needs
- There is interest in a lot of different types of programming needs - flexibility and adaptability will be important





# Site Assessment

## Playground:

Equipment, fencing, and mulch recommended for replacement

## Drainage:

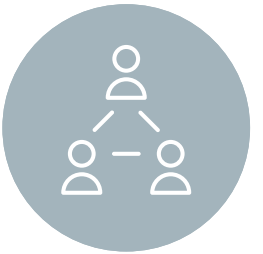
Adjust to remove any site ponding. Clean out debris noted in catch basin or clean-outs

## Accessibility:

Address issues of pavement slope (sidewalks) and ADA parking stalls

## Pavement and Sidewalks:

Repair concrete walks & curbs that are cracking/spalling. Add frost slabs to exterior doors. Repair asphalt if budget allows



# Building Assessment

## Building Envelope:

### Windows and Doors:

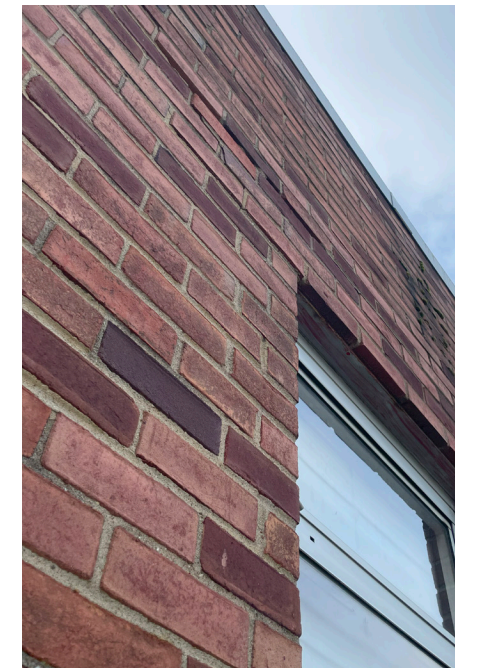
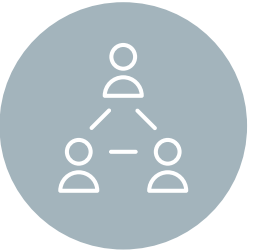
Original construction of windows, recommend replacement for energy efficiency and thermal comfort

### Exterior Walls:

Cracking and loose mortar joints observed in exterior, non-structural masonry walls, recommend tuck pointing and minor repair

### Roofing:

Significant water infiltration in the building, recommend replacement of roof insulation and membrane to comply with current energy code

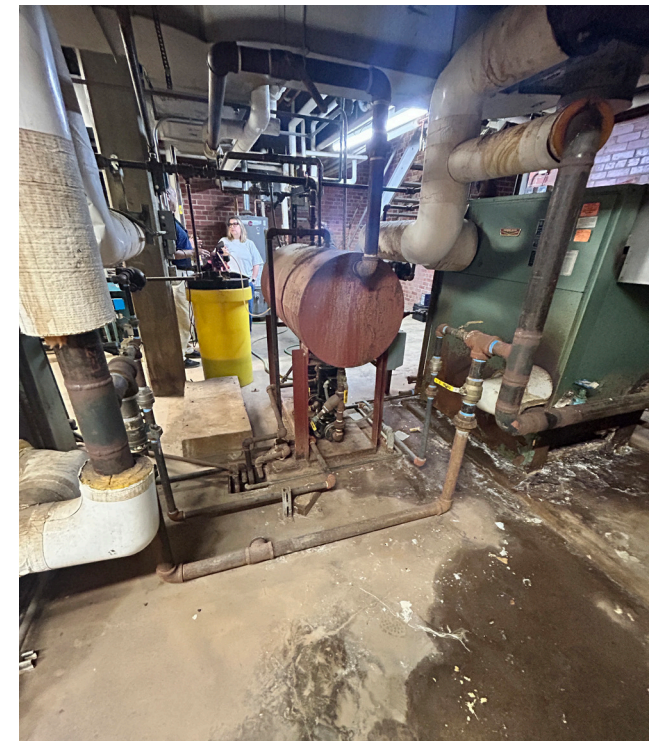
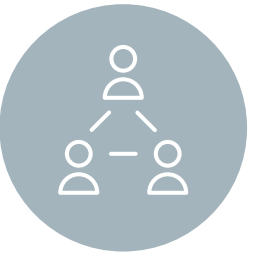


# Building Assessment

## HVAC:

Existing boilers from 1920's with water tube boilers installed in 1980 and various split systems & window units for localized air conditioning.

Replace overall heating, ventilating and air conditioning system to achieve compliance with Ohio Building Code for Energy and ventilation (air changes) and to meet CAP goals where feasible.

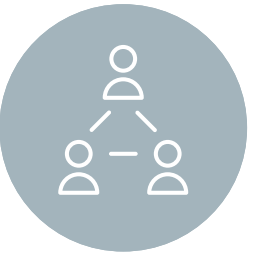


# Building Assessment

## Plumbing:

Upgrade plumbing fixtures and equipment in restrooms and kitchen to meet future uses, achieve ADA compliance and conserve resources.

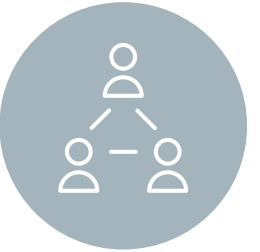
Existing water service to the building should be sufficient but will be evaluated once future building needs are determined.

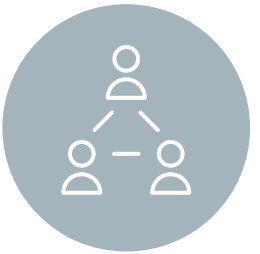


# Building Assessment

## Electrical:

Continuing evaluation of electrical loads based on future uses as determined by the building master plan, CAP goals and existing equipment to remain. Upsizing the transformer, replacing the main switch gear and branch panels, and new wiring will be required should the building go all-electric. It is recommended to replace outdated electric panels and associated wiring to meet current code compliance.





# Cost Estimate Breakdown

## Overall Building Assessment Cost Breakdown

Category	%	Cost/ SF	System Costs
Heating, Ventilating & A/C	20.46%	\$30.88	\$1,219,653
Roofing	7.88%	\$11.90	\$469,897
Electrical	7.47%	\$11.28	\$445,537
Plumbing	2.82%	\$4.25	\$168,030
Windows	6.76%	\$10.20	\$403,093
Structure	2.37%	\$3.57	\$141,000
General Finishes	6.35%	\$9.58	\$378,383
General Lighting	6.51%	\$9.83	\$388,200
Emergency/Egress Lighting	0.25%	\$0.38	\$15,000
Fire Alarm	0.83%	\$1.25	\$49,375
Handicap Access	1.28%	\$1.93	\$76,420
Site Condition	6.11%	\$9.22	\$364,081
Exterior Doors	0.79%	\$1.19	\$47,150
Hazardous Materials (Allowance)	1.68%	\$2.53	\$100,000
Non-Construction Costs	14.31%	\$21.60	853,164
<b>Sub-Total</b>			<b>\$5,118,981</b>
Contractor Fees & OH/P			\$842,516
Design & Owner Contingencies			\$2,032,274
			<b>\$7,993,772</b>

## Cost Breakdown By Priority

Priority Level	Costs (in today's dollars)	Costs with Inflation
First (Immediate)	\$4,738,880	--
Second (5-10 Years)	\$2,503,890	\$3,294,949
Third (10+ years)	\$1,045,844	\$1,674,430

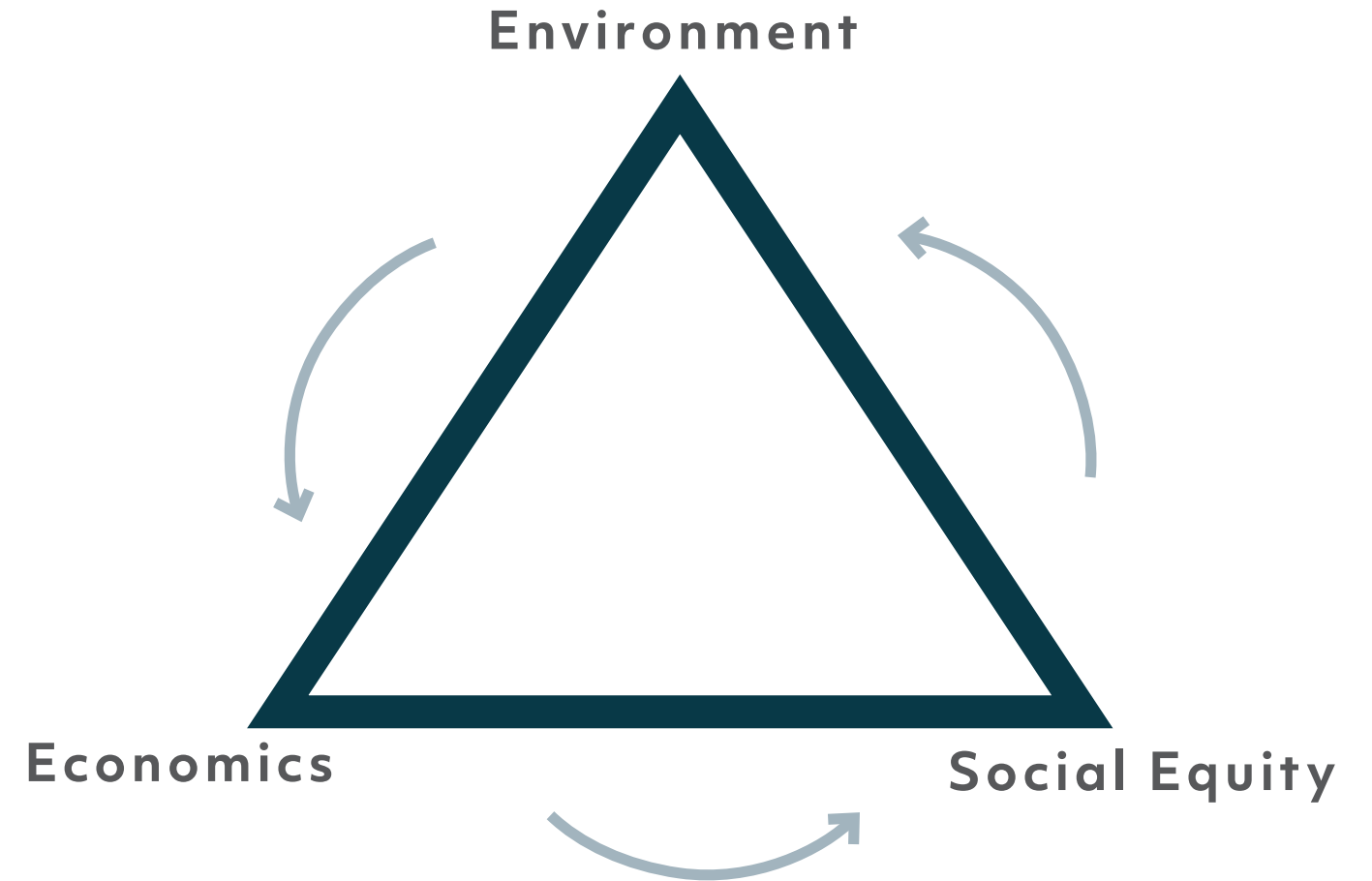
## Cost Breakdown By Building Addition

Building Area	Costs (in today's dollars)
1950	\$2,105,490
1970	\$810,615
1980	\$2,832,980
General/Main/Shared	\$2,603,287

**NEXT STEPS**

## Next Steps

- Finalizing the Program of Requirements
- Planning + zoning + code research
- Programming Building and Site
  - Right sizing the building
- Phasing and prioritization
- Assistance with potential funding opportunities
- Final Report



Q&A