

CITY OF BARBERTON BARBERTON JUSTICE CENTER NEEDS ASSESSMENT REPORT - UPDATE

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CITY OF BARBERTON
BARBERTON JUSTICE CENTER STUDY
June 7, 2017

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EXECUTIVE SUMMARY

This report is updated at the request of Robert A. Incorvati, Esq., Court Administrator, Barberton Municipal Court, Barberton, Ohio. The updated report reflects further investigations between the date of the original report (May 30, 2013) and June 7, 2017.

Project background:

With support from the State Justice Institute, the City of Barberton commissioned professional architectural/planning services to undertake a thorough, objective and independent needs analysis, evaluate site alternatives, and develop conceptual designs and projected costs for developing and creating a Justice Center. The plan was to address short and long term goals, objectives, and requirements for the Justice Center which is intended to house the Barberton Municipal Court, Probation Department, Clerk of Courts office, Prosecuting Attorney's office, the Barberton Police Department, the Barberton City Jail, and related social services such as Victim's Assistance, Oriana House, and Community Support Services.

In March 2017, the City of Barberton undertook steps to evaluate the possible redevelopment of Block 7, the originally preferred location for the new Municipal Court development. These steps included a Phase I Environmental Site Assessment. In correspondence from T&M Associates, several matters were raised impacting redevelopment. This updated report therefore responds to the concerns and builds upon the original report. It is to be noted that this update was funded entirely by the Barberton Municipal Court.

Tasks undertaken:

The original scope of work was to include, but not be limited to the following items:

- Overview of the Criminal Justice System;
- Inventory and assessment of the current building (operational, staffing, physical plant, security, standards compliances);
- Data gathering and analysis that includes demographics and diversity specific to the Barberton Municipal Court District;
- Forecasting capacity requirements;
- Space and operational requirements for a future facility including the evaluation of potential sites for a new facility;
- Project cost for a future facility;
- Public relations; and
- Preparation of a Final Needs Assessment Report.

Outcome:

A space needs analysis confirmed that the space requirements for current and anticipated future operations of the Barberton Municipal Court and Barberton Police Department were not adequately being served by the current facility. The needs analysis suggested that a new facility be constructed. The condition and usage assessment confirmed that a more efficient layout should be provided.

This Needs Assessment Report dated May 30, 2013, recommended constructing a new 54,000sf facility to house the Barberton Municipal Court, Barberton Police Department, and Barberton City Jail. Two potential sites for such a development were originally identified in that report, with one preferred site. The originally preferred site is known as Block 7, located between 3rd Street NW and 2nd Street NW, and West Park Avenue and W. Tuscarawas Avenue. However, further investigation by the City of Barberton in

March 2017 of this site indicated that it would appear to have certain inherent issues and therefore the second potential site was investigated in more detail. Such further considerations are reflected in this updated report. The anticipated project cost has also been updated to between 12 to 14 million dollars.

INTRODUCTION

Barberton Municipal Court District is located in the City of Barberton, Summit County, Ohio, in an urban downtown setting. The District serves the cities of Barberton, Norton, Green, and New Franklin as well as the Village of Clinton, Coventry, and Copley Townships.

The Municipal Court has two judges and Clerk of Court, each publicly elected and who serve six-year terms.

Other components of the facility that are currently associated with the Court include:

- Court Administrator,
- Probation Department,
- Clerk of Courts office,
- Prosecuting Attorney's office,
- Barberton Police Department,
- Barberton City Jail, and
- Related social services such as Victim's Assistance, Oriana House, and Community Support Services.

The current Barberton City Building which was built in about 1953, accommodates not only the Barberton Municipal Court and the associated components but also various other functions of the City of Barberton including:

- Mayor's Office
- City Council
- Building Department
- Civil Service Commission
- Engineering
- Human Resources
- Information Systems
- Law Department
- Planning
- Safety Director
- Service Director
- Utilities Department/Director
- Police and Fire Dispatch

The existing building is approximately 25,900 square feet in extent on four floors (including a half-basement and penthouse). Currently the Finance department of the City of Barberton is housed in the basement of an office building in which the City leases space, which is more remote and it is submitted that its functioning may be improved if it was more centrally located at City Hall. The limited size of the current City Hall building has resulted in storage of records, police evidence etc. also being located off-site at the nearby Weigand Building.

NEEDS ASSESSMENT REPORT

The City of Barberton originally engaged GPD Group, assisted by Brandstetter, Carroll, Inc., to develop the Needs Assessment Report, dated May 30, 2013, for the Barberton Municipal Court District. Support for the original project was received from the State Justice Institute. The updated report is entirely funded by the Barberton Municipal Court.

The purpose of the original report was to provide the following information:

- Provide space and operational requirements for a future facility including the evaluation of potential sites for a new facility;
- Develop a Schematic Layout of a future facility;
- Provide an Opinion of Probable Project Cost for a future facility;
- Prepare a Final Needs Assessment Report.

To prepare the original report, design professionals completed the following activities:

- Inspected the buildings and evaluated the current facilities.
- Conducted an inventory and assessment of the current building (operational, staffing, physical plant, security, standards compliances);
- Interviewed staff;
- Gathered data and provided analysis to include demographics and diversity specific to the Barberton Municipal Court District;
- Provided assistance with touring other similar recently completed facilities in the Ohio cities of Stow, Parma and Bedford;
- Developed a space requirement analysis;
- Forecast capacity requirements;
- Identified multiple possible locations for a future facility and analyzed the prospective sites for suitability;
- Developed a Schematic Layout of a possible future facility; and
- Developed an Opinion of Probable Cost for the Schematic Layout of the proposed facility.

To prepare the updated report, dated June 7, 2017, design professionals completed the following activities:

- Reviewed the original report and validated the data;
- Reviewed the T&M letter dated March 24, 2017;
- Conducted a Phase 1 Environmental Assessment on the second site, reflected in the original report as located at W. Hopocan Avenue;
- Conducted preliminary subsurface investigations at the W. Hopocan Avenue site;
- Developed two Schematic Layouts for a possible future facility, one of which is a replica of that previously developed for the Block 7 parcel; and
- Updated the opinion of probable costs to current (June 2017) conditions.

Physical Assessment of Current Building

The existing Barberton City Building was constructed in 1952 and, despite maintenance over the years, shows a deterioration of physical fabric, plant and infrastructure which has only increased since the date of the original report dated May 30, 2013. Over the years, remodeling has taken place to accommodate various departments but space has simply run out as demand for services have increased and personnel rosters have grown. The Barberton Municipal Building continues to experience problems of crowding, security, and inefficiency.

Visits to more recently constructed facilities in the Ohio cities of Stow, Parma and Bedford at the time of the May 30, 2013 report illustrated that contemporary courthouse design has a distinct separation of public, staff and defendants with an emphasis on security of all users of the facility.

It is submitted therefore that, as times and needs have changed, an updated facility is continues to be needed for the Barberton Municipal Court to provide better security and physical layout, together with more room for staff, community based programs, education, correction facilities, and for the overall efficient operation of the court and criminal justice systems.

Evaluation Criteria

Security

The accommodations in the Municipal Court are crowded and offer little in the way of security. The current facility is not designed to allow for screening of people entering the floor on which the court is located. In fact, no one entering the municipal building is screened and there is virtually no area within the space allocated for the court and the police where the public cannot gain unfettered access.

Police officers, complaining parties, witnesses, victims, defendants, the general public, and criminal justice personnel all share the same corridors, stairs, and public places. The separation of potentially dangerous prisoners from the public, court staff, and victims is not possible due to the inadequate space. Further complicating matters, inmates are brought to court on the same public elevator and must walk through the same corridor that is used by the general public and court staff, even though prisoners should be isolated from the public. As the building only has one elevator, prisoner transport to the courtroom makes access to the floor on which the court is located difficult at times.

Judges are entitled to come to and leave the bench without finding themselves in unwanted contact with defendants' families and friends, with attorneys, or with the litigants themselves. But judges are denied this security as they must walk through the public hallway to gain access to the courtroom.

Closed circuit cameras have been retrofitted in the hallways and in the two courtrooms. There are no cameras however located on the floor on which the Prosecuting Attorney's Office is housed. The cameras are monitored by the bailiffs when seated at their desks and are able to give their full attention to the monitor. However, at other times, such as when the bailiffs are in the courtroom or away from their desks, the cameras are not monitored. There is one camera located in the Clerk's Office that is directed at a cashier area, and which is monitored by the police department central dispatch unit. The central dispatch unit is charged with handling all incoming police department calls including 911 calls for police, fire and emergency medical services, calls from patrol, as well as serving as jailors. Therefore, it is on a rare occasion that someone is actually monitoring the courts security cameras. In addition, it is to be noted that duress alarms are located in a few areas. In the event of an alarm, the dispatch unit calls to check on the person before dispatching an officer.

It is to be noted that at the time of the June 7, 2017 report the City of Barberton has implemented some security upgrades such as a body scanner and metal detector at the main entrance but this has not significantly changed the inherent security issues of the existing building.

An appropriate balance between access to the court facility and public safety must be achieved. The current court facility was not designed with security in mind and it is imperative that the court should be a safe place, for not only the judicial system, but also the public. The goals developed in regard to these security issues include preparing a proper foundation for court building security by way of a newly constructed facility or updating an existing building to meet security needs, preventing dangerous items and/or people from entering the court building by limiting and securing entrances to the facility, and having a facility layout that has the capacity to allow for quick and effective responses to security incidents. It is critical that the Court provide a safe environment for the public, court and criminal justice personnel.

Inadequate Space

Based upon current usage and standards, it is submitted that the space used by the court, probation, police department and prosecutor's office is inadequate. The layout of the building does not allow for either a maximization of organizational flow or security, and does not accommodate the activities that must occur in a courthouse. The amount of space needed to accommodate the daily activities of the court and criminal justice system is inadequate and the arrangement of offices does not support the requirements for circulation, equipment and storage.

There is also a shortage of courtrooms in the current facility thereby causing the inability to schedule the various types of hearings municipal courts hold. One of the courtrooms also serves as city council chambers and the jury room doubles as a meeting room for city council committees. All of the offices are small and restricted for usable space. Former closets without ventilation systems are currently being used as offices. There is no place in the current facility to conduct training for criminal justice personnel. Furthermore, victim's advocates and victims, as well as attorneys and their clients, meet in the hallways as there are no available conference rooms.

Among the responsibilities of the Clerk of the municipal court is recording and maintaining the records of the Court, as well as collection of fines and court costs. These functions place the Clerk's office in the center of activity and thereby create substantial space and security demands on their facilities. Of particular note is the substantial lack of file space as well as employee work areas. Storage for court records is located in some closets on the second floor with overflow in a separate City owned building. Because of the sheer weight of the records in the adjacent building, there is concern about structural stability and also about the fact that it is not an environment that is protected from fire or water damage. In addition, there is no real protection from tampering. Perhaps most importantly, there is no room for expansion in this facility and the Clerk is mandated by law to maintain records for several years. Even in the event the Court is able to implement a digital paperless environment in the future, certain paper documents and digital/electronic records would need to be maintained for years to come.

The portion of the building dedicated to the police lacks interview space for victims, witnesses, and arrestees. Poorly laid out, the police department also does not have an appropriate roll call area, space for report writing, as well as other support spaces, including lockers for sworn and civilian personnel, insufficient and scattered evidence storage space, and has extremely crowded working conditions for staff.

The city jail currently houses seven (7) jail cells. Due to space constraints at the Summit County Jail, often times there is simply no room to house misdemeanants at the County Jail. In addition, when defendants sentenced to serve time on a municipal court case are in the County Jail, sometimes the

County runs out of beds, with the result that the Common Pleas Court has to issue an Order releasing defendants serving time on the municipal court cases. As a result, local practice has been to sentence defendants to probation in lieu of a jail sentence or simply order shorter sentences. If the Barberton City Jail had more beds, the criminal justice system would be better served in that the judges would have greater sentencing options. Furthermore, other local police departments could utilize the facility to temporarily house offenders. In the Barberton Municipal Court, the ability to house misdemeanants and non-violent felons in a secure facility, so that they may pay their debt to society while not overburdening the county facility, is a critical need facing the court and criminal justice system.

Additional space is undoubtedly needed in order to accommodate the current and future needs of the court and criminal justice system thereby providing an improved, comfortable, and efficient environment for employees to complete their tasks. Each space requires sufficient circulation in order for work to progress efficiently and sufficient space for people to move about without interfering with the work of others. The layout of space needs to be configured so that the space functions to most efficiently transact the business of the justice system. It is submitted that all of these factors are neither currently being met, nor are they likely to be met in the future unless the operations are housed in an appropriately sized and planned environment which will overcome the hitherto-mentioned inefficiencies in the Barberton Municipal Court system.

Handicapped Accessibility

Essential to the free and open access to justice for all persons are court facilities that are free of physical barriers that inhibit persons who are impaired from getting to, entering, or using the services provided by the Court. Citizens and staff who are mobility impaired, physically weak, or who have a hearing or visual disability need not only to navigate freely from the parking lot but also have access to and move within all spaces within the building. The Barberton Municipal Building currently meets minimum requirements for handicap accessibility.

The sole elevator in the building can only be accessed by going up or down a flight of stairs. To use the elevator, those that are physically impaired must rely on access via the back entrance of the building where the lift is located and then rely on the central dispatch unit to monitor the security camera and recognize that the lift needs activated. When this elevator is not in service (not a rare occurrence in a sixty year-old building), access to the court is denied to anyone that cannot use the stairs.

Environment

Efficiency is undermined by inappropriate arrangements of space and badly organized circulation systems. Outdated engineering of heating, ventilating, and air conditioning systems, or lack thereof in some areas of the building, make them uncomfortable for much of the year and do not meet current standards for indoor environmental conditions. These poor environmental conditions have a concomitant deleterious effect on the health, functioning and efficiencies of the Court and its personnel. Dependent as most activities are these days on technology, it is noted with dismay that the Court's computer server is housed in the Clerk's office break room which is cooled by a window air conditioner in the summer months and opening a window in the winter months.

In addition to not having heating or air conditioning systems, the public restrooms are wholly inadequate for the functions of the Court. The restrooms are undersized, with only one stall in each, with the result that lines often form to use the facilities. Consequently victims often come face to face with their aggressors and jurors come face to face with the defendants.

In addition to the stated inadequacies of the heating, ventilation, and air-conditioning systems, the building is also woefully served by the dated electrical systems and does not provide for adequate technology. Electrical wiring is under capacity for the number of occupants and functions within the building and is also inadequate for the demands of technology both for current use and in the future. Plumbing is original to the building and is not suitable for the demands placed upon it by an increasing number of users.

The efforts of maintenance staff must however be applauded because the finishes within the building have largely endured approximately sixty years of wear. They are, however, outdated and present a drab appearance to the public and occupants of the building.

Parking/Accessibility

A small parking lot to the rear of the existing building is dedicated to reserved parking for employees, police and judges but is undersized for the needs of these users. The current facility has no parking available for visitors apart from two-hour restricted parking on the street in front of the building with the result that those who are unable to find parking on the street must use a public parking lot a block away. This lack of adequate parking is a serious problem, causing inconvenience and hardship particularly for jurors.

Furthermore, the ease at which the public can reach their destination and receive service is deficient. Most citizens enter on the first floor of the municipal building which is not clearly marked for location of services. As opposed to a well-designed facility which would enable high volume activities/services be located close to the entrance, together with the use of clearly visible and understandable signs and the presence of public information and instruction materials, the Barberton Municipal building is not well laid-out and has poor and inadequate signage.

Design and Image

Justice and public policy demand that our court facilities not stand in the way of an efficient and just court system. The municipal court is the very court in which most citizens of the state are introduced to the judicial system. The Barberton Municipal Court facilities are far more basic and poorly planned than most other courts in Summit County, and it is submitted therefore that the quality and the dignity of judicial proceedings are undermined by the functional deficiencies of the Barberton Municipal Court facility and by the negative symbolic messages which it exhibits. A well-designed facility would have the ability to embody the court's essential principles of openness and fairness, providing accessibility and security while allowing the judicial process to move forward unhindered and with increased efficiency and effectiveness.

SPACE AND OPERATIONAL REQUIREMENTS

In the original report, the caseload history for Barberton Municipal Court was reviewed from 2008 through 2012, as well as the population and household income projections from 2010 through 2017. Both population and household income are not anticipated to increase significantly over the next 15 years. The State of Ohio typical caseload per judge ranges from 5,000 – 15,000. The current caseload for Barberton is 7,000 +/- per judge. Based on the population trends, it does not appear that Barberton will acquire a third judge unless there are significant changes in the population trends.

Community	Case Load					Population		Household Income		Cases/Capita
	2012	2011	2010	2009	2008	2010	2017	2010	2017	2012
Barberton	4,800	4,315	4,803	4,304	5,607	26,550	26,261	44,185	50,050	0.1809
Green	3,868	3,636	3,242	4,432	4,013	25,699	25,868	71,390	79,870	0.1492
New Franklin	850	951	918	809	1,087	14,227	14,354	62,672	68,995	0.0593
Norton	894	1,103	1,146	1,012	1,049	12,085	12,061	58,303	64,589	0.0735
Clinton	183	238	240	250	342	1,214	1,166	61,085	68,261	0.1525
Copley	1,443	1,302	1,529	1,774	1,662	17,304	18,613	88,499	99,906	0.0808
Coventry	1,433	1,521	1,448	1,969	2,209	10,945	10,769	53,509	59,394	0.1316
TOTAL	13,471	13,066	13,326	14,550	15,969	108,024	109,092			

**Barberton Municipal Court
Caseload History**

The design team met with representatives from each of the departments in both the Municipal Court as well as the Police Department to understand the space needs in each area. The Concept Space List was developed based on those discussions, analysis of the existing space, and the team's experience in designing similar facilities. Two versions were reviewed with the key stakeholders and revised resulting in the space requirements listed below. The full detailed Concept Space List can also be found in the Appendix of this report.

Barberton Municipal Court:

Judicial	11,082 sf
Clerk of Courts	7,686 sf
Law Director (Prosecutor)	2,412 sf
Probation	1,764 sf
Community Space	1,596 sf
Staff Amenities	996 sf
Building Support	<u>7,344 sf</u>

Court Sub-total 32,880 sf

Police Department/Jail:		
Reception/Lobby	384	sf
Administration	2,941	sf
Detective Bureau	1,114	sf
Field Operations (Patrol)	4,692	sf
Vehicle Sally Port	952	sf
Jail	3,620	sf
Staff Support Spaces	5,856	sf
Building Support Spaces	<u>1,622</u>	<u>sf</u>
Police/Jail Sub-total	21,180	sf
Total	54,060	sf

SITE ANALYSIS

Space Requirements

From the Concept Space List developed for the proposed facility it was determined that the overall size of the building would be almost 54,000 sq.ft. in extent. From an analysis of adjacencies of the functions to be housed, ideally 27,000 sq.ft. would be located on the first floor, 14,000 sq.ft. would be located on the second floor, and the basement would have a minimum area of 13,000 sq.ft. but would be as large as the footprint of the first floor pending budget and site conditions. The updated report does not change any of the data.

Parking Requirements

According to the Barberton Development Code, the total number of parking spaces required for the proposed building would be 3.5 spaces per 1,000 sq.ft of building area (154 spaces) plus one parking space per member of staff (80 spaces) which totals 234 spaces.

The Development Code however provides for parking spaces to be located within 600 feet of the proposed development site.

It is noted that of the total number of spaces, 40 spaces preferably will be secured and reserved spaces.

Site Selection

A total of five possible sites were initially considered. These sites were:

1. 107 5th Street NW;
2. Block 7 which is a City-owned parking lot, bounded by W. Park Avenue, W. Tuscarawas Avenue, 2nd Street NW and 3rd Street NW;
3. 480 W. Tuscarawas Avenue;
4. Vacant City-owned parcel, bounded by W. Hopocan Avenue, Newell Street and Lucas Street; and
5. 888 Wooster Road.

Initial investigations ruled out two of the possible sites as follows:

1. 480 W. Tuscarawas Avenue: The parcel is currently developed with an existing building. It is privately-owned, is mostly tenant-occupied, and as such would be more problematic to acquire for development purposes. The parcel is approximately 51,956 sq.ft. in extent, the building dates from 1979, is approximately 36,846 square feet in extent and could be problematic to re-purpose for the Barberton Municipal Court, Barberton City Police and Barberton City Jail. In terms of the Barberton Development Code, it is currently zoned "C3" (Community Center Commercial) which would permit government, political or institutional office use.
2. 888 W. Wooster Road: The parcel is vacant and is currently in the ownership of the Barberton Community Development Corporation. It is approximately 1.95 acres in extent (84,942 sq.ft), fronts onto W. Wooster Road, and is bounded on the other sides by adjacent parcels of land. Although undeveloped, the distance of this parcel from downtown Barberton (City Hall) was considered to be too far (approximately 0.65 miles) and the environs would appear to be more industrial and less "civic" in character. Additionally, in terms of the Barberton Development Code,

it is currently zoned "I3" (Heavy Industrial) which would not permit government, political or institutional office use.

The adjacent parcel at the corner of W. Wooster Road and 16th Street SW is owned by the Barberton Land Improvement Company Limited and it is currently zoned "I1" (Light Industrial) which would also not permit government, political or institutional office use.

Further detailed analysis of the three remaining parcels as laid out in the May 30, 2013 report is as follows:

1. 107 5th Street NW.

This parcel is the existing Masonic Building which is adjacent to the Barberton City Hall (refer drawing ST-1).

The parcel is owned by the New Barberton Masonic Temple Corporation and is almost entirely covered by an existing building built in about 1924. The lot is bounded by W. Park Street to the north and 5th Street NW to the west, an open (City-owned) surface parking lot to the south and the existing Barberton City Hall to the east. Its size is 100' x 100' (10,000 sq.ft in extent) and, in terms of the Barberton Development Code, it is currently zoned "O2" (Office Center) which would permit a government, political or institutional office use.

The location of the parcel is ideal because of its downtown location and adjacency to the existing Barberton City Hall but was rejected for further consideration for the following factors:

- The existing building is not suitable for re-purposing/conversion to use as the proposed Barberton Justice Center;
- The costs associated with demolition of the additional building would add significantly to the development cost for the proposed Barberton Justice Center;
- The preferred footprint of the proposed Barberton Justice Center is greater than the 10,000 sq.ft extent of the parcel;
- The overall development for the proposed facility would need to be on at least five floors if the maximum permissible space on each floor is limited to 10,000 sq.ft.
- Acquisition of the adjacent City-owned surface parking lot to enable the building to have a greater footprint of development would reduce the number of parking spaces available to City Hall.

2. Block 7 (refer drawing ST-2)

This is a City-owned surface parking lot, bounded by W. Park Avenue, W. Tuscarawas Avenue, 2nd Street NW and 3rd Street NW. The entire parcel is approximately 64,944 sq.ft in extent. In terms of the Barberton Development Code, it is currently zoned "CD" (Commercial Downtown) which would permit government, political or institutional office use.

Block 7 is considered as an ideal possible lot for development of the Barberton Justice Center because of the following reasons:

- Close to downtown and the existing Barberton City Hall (approximately 650 feet away);
- Its location in the Downtown Barberton Historic District imbues any possible development with more of a dignified character which would be fitting for a government building such as that proposed. In addition, in terms of its urban planning attributes, there is a strong visual connection to Lake Anna and the development of a building at this location would provide a suitable symbolic enclosure at the southeast corner of Lake Anna Park;
- It is currently undeveloped;
- The parcel is of an adequate size and proportions to permit a first floor development footprint of the size anticipated with the remainder of the building on the second floor and in the basement;
- In addition to the proposed development footprint, surface parking could be provided for 60 - 80 vehicles;
- Within 600' of the site, there are 124 parking spaces in City-owned parking lots as well as 180 parking spaces on the streets.

Negative factors which could be considered include:

- Loss of a portion of green space;
- Possible public resistance to the elimination of the existing surface parking lot.
- Challenges to future construction which would include addressing:
 - o Buried foundations, including basement walls, concrete slabs, footers and metal columns of former buildings on the property; and
 - o Potentially contaminated debris containing PAHs, heavy metals and asbestos.

3. W. Hopocan Avenue location (refer drawing ST-3).

This is a collection of City-owned parcels bounded by W. Hopocan Avenue to the south, Newell Street to the west and Lucas Street to the north. It is also intersected by Irish Alley at about midpoint in the Newell Street Frontage. Including the portion of Irish Alley which intersects the block, the total area available for development is approximately 76,328 sq.ft. In terms of the Barberton Development Code, it is currently zoned "C3" (Community Center Commercial) which would permit the government, political or institutional use.

As with Block 7, this collection of parcels is considered as an ideal possible location for development of the Barberton Justice Center. The following are sound reasons for such consideration:

- The site is currently undeveloped;
- The site is of an adequate size and proportions to permit a first floor development footprint of the size anticipated with the remainder of the building on the second floor and in the basement;
- In addition to the proposed development footprint, surface parking could be provided for approximately 70 vehicles;
- Across Newell Street is a City-owned surface parking lot, which was the location of the former Barberton High School building, with 200 spaces. This lot is also available for use by the Lake Anna YMCA and also the County of Summit DD Board;
- The site is close to the Wooster Road North development corridor;
- Its proximity to Wooster Road North affords excellent access to the site.

The original report concluded that the site had some negative attributes:

- Distance from City Hall (approximately 2,050 feet);
- Vehicles cannot turn left (west) off Wooster Road North, making access to the site difficult.
- Adjacency to a current "drive-through" convenience food market (425 W. Hopocan Avenue) and residential houses on Lucas Street;
- Less of a "governmental character" of the environs and more of a "commercial character";
- In terms of long-range development of the area, given its adjacency to the Wooster Road North commercial area, it may be more successfully developed as a commercial parcel.

In updating the report, it is understood that the following points need to be considered:

- The City Hall is to potentially relocate to an existing building at the corner of W. Park Avenue and 3rd Street NW, thus reducing the distance between the two buildings;
- A left-turn lane is planned on Wooster Road North, this permitting vehicles to turn west on W. Hopocan Avenue, making access easier;
- The City has acquired a parcel to the east of the "drive-through" convenience food market and it is understood that the possibility also exists to also acquire the "drive-through" convenience food market parcel.
- The Phase 1 report indicates that the assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property.
- The sub-surface geotechnical investigation report indicates that the soil conditions do not pose any significant cost implications for construction of a new facility.

SCHEMATIC LAYOUTS

In discussions with the key stakeholders, the design team determined the desired relationships between spaces and functions, as well as which functions should be on the first floor versus the second floor. In any scheme, it is anticipated that a basement will be developed to meet the minimal requirements for storage and building systems of approximately 13,500sf. Based on the layout of the structure, additional basement area will be provided as practical to the extent of the building footprint.

A schematic layout was prepared for each of the two recommended sites. While the relationships between the spaces within the building are consistent, the arrangement of these spaces and orientation is very site specific, reflective of the surrounding development. In preparing both the schematic site layouts and schematic building diagrams, several reference documents were considered:

City of Barberton, Ohio Development Code; 1996
Barberton Design Guidelines; 1994
Barberton Master Plan; 2006

Site 1: Block 7

The prominent site feature for Block 7 is its proximity to Lake Anna directly across the northwest corner of the property. By opening the northwest corner of the site, the building makes a connection to Lake Anna as well as providing views. The proposed building form and placement is reflective of the urban fabric, with the north, west, and east faces directly on the lot lines. The northeast corner of the building is stepped back as well, responding to the current sidewalk configuration and the open area across 2nd Street NW. The plan recommends adding a landscape strip along the southern boundary, separating the parking area W. Tuscarawas Avenue.

Secure parking will be enclosed with a decorative fence and gates. Public parking will be open.

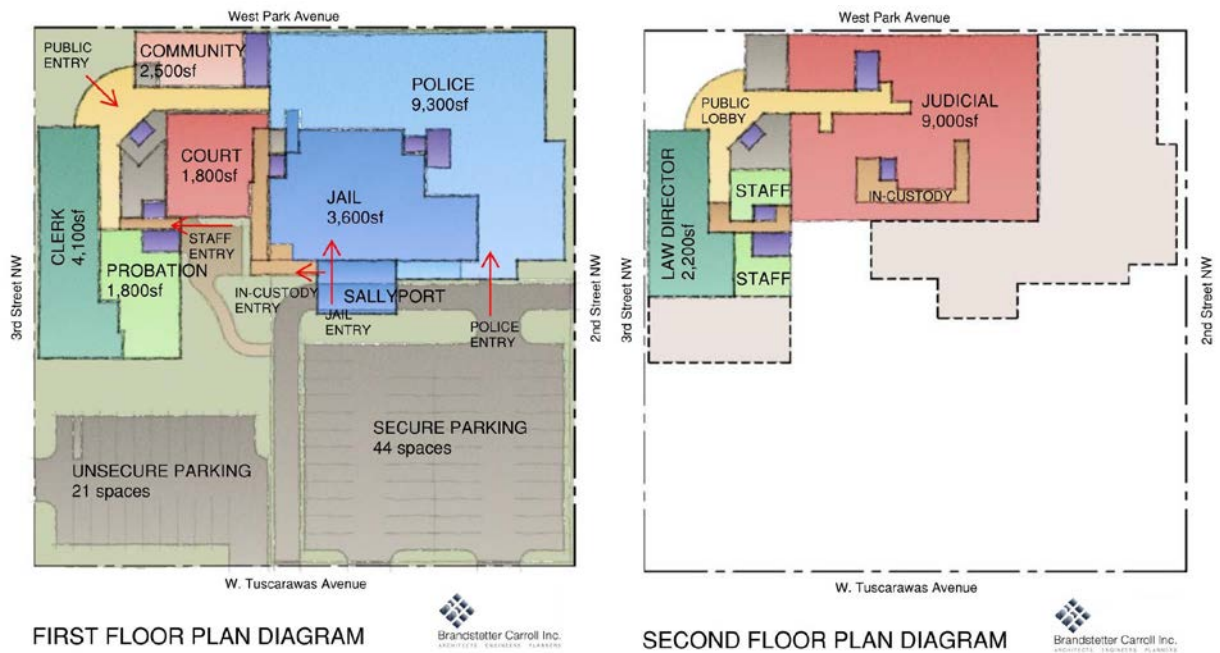
The organizing feature of the building is the public lobby, which provides a focal point and connection to Lake Anna. The community space is intentionally located at the northeast corner to provide views to Lake Anna as well as down West Park Avenue toward the current City Hall.

The second floor spaces are located directly above the court and community functions below. This provides a two-story façade along 3rd Street NW and West Park Avenue toward the northwest corner. A large portion of the Police/Jail space will be a single story, allowing for placement of rooftop equipment as needed.

Block 7 Schematic Site Layout



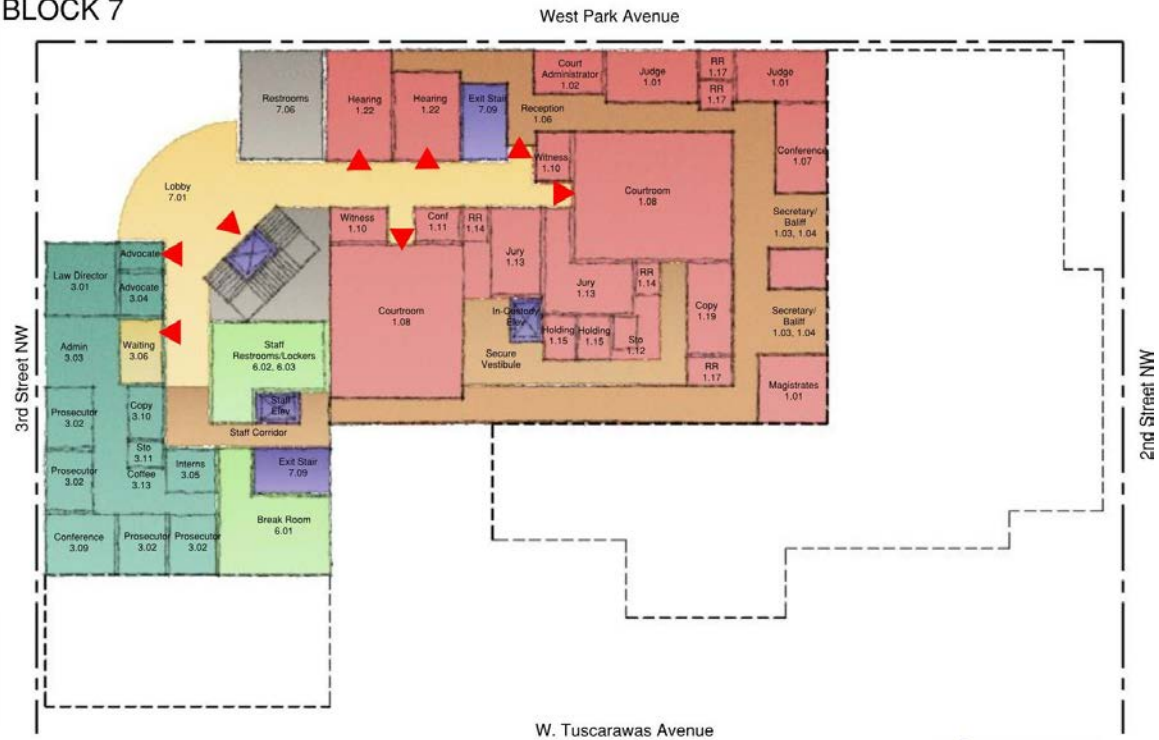
Block 7 Schematic Building Diagrams



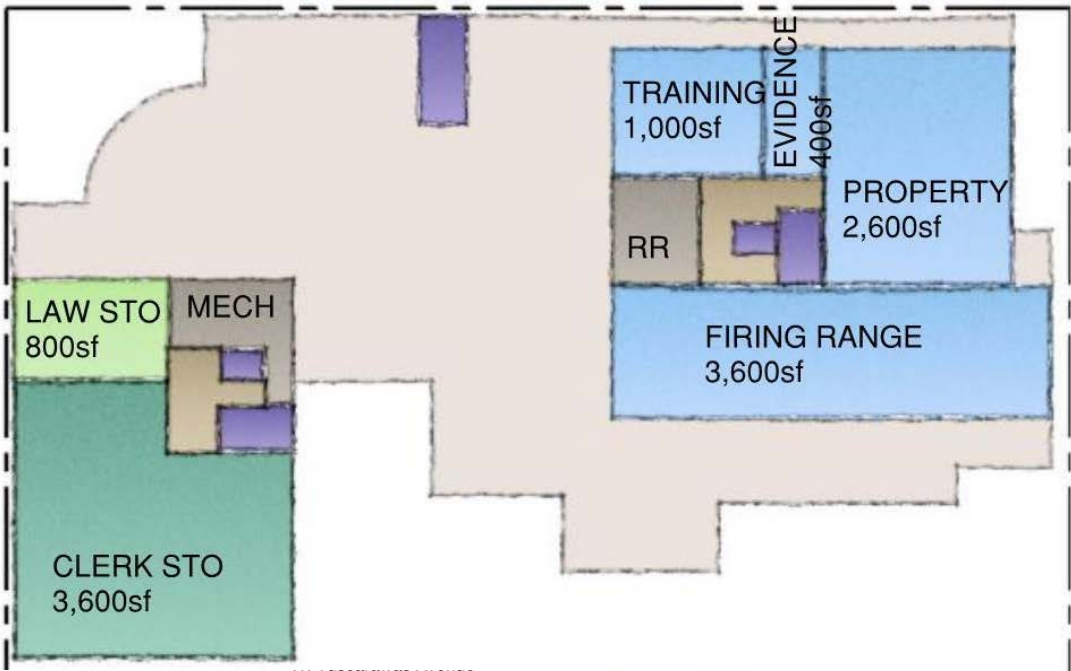
West Park Avenue



BLOCK 7



SECOND FLOOR DETAIL PLAN DIAGRAM



BASEMENT FLOOR PLAN DIAGRAM



Site 2: West Hopocan

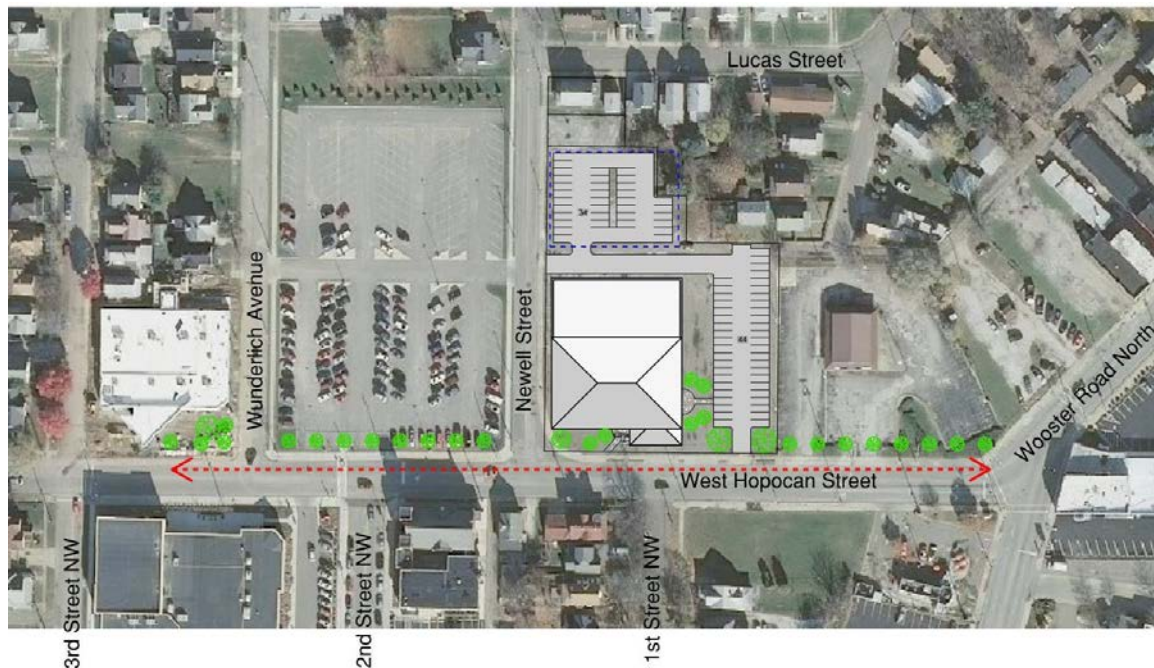
The key relationships to consider on this site are the proximity to the retail core along Wooster Road, and the Lake Anna YMCA and the County of Summit DD Board building to the west. A landscape strip is recommended, which would extend from the DD Board building, across the existing parking lot, and all the way to Wooster Road. This creates a visual linkage as well as setting the stage for future development on both sides of West Hopocan. With the significant parking lot available across Newell Street, not all of the available property is needed for parking at the Court/Police property. This layout maintains the residential fabric along Lucas Street.

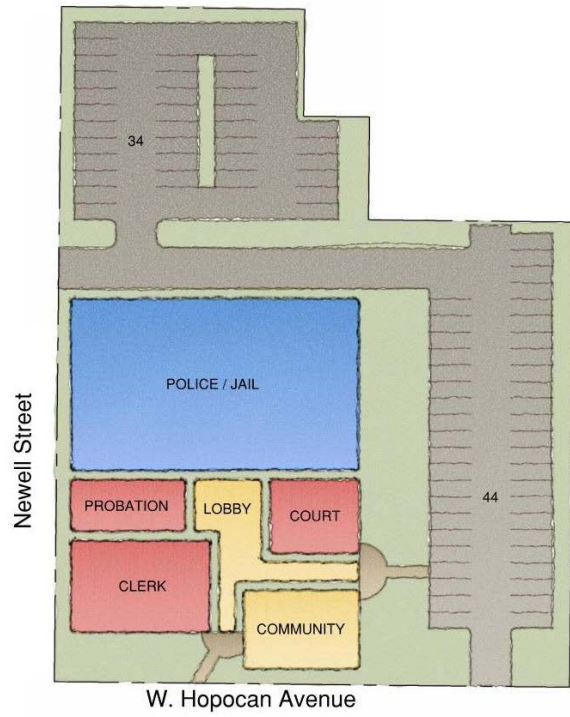
Acquisition of the additional parcels to the east of the proposed building does not necessarily significantly change the design of the building but it would permit the parking which had originally been located at the north of the proposed building to be contiguous to the parking to the east.

The original Schematic Building Layout illustrated in the May 30, 2013 report maintains the space relationships of the Block 7 plan, while reflecting this particular site. The Lobby is the central organizing feature, however it is central to the building. The Community Space is located facing West Hopocan to reflect the public function on the public street. This also allows for views from this space along West Hopocan in both directions.

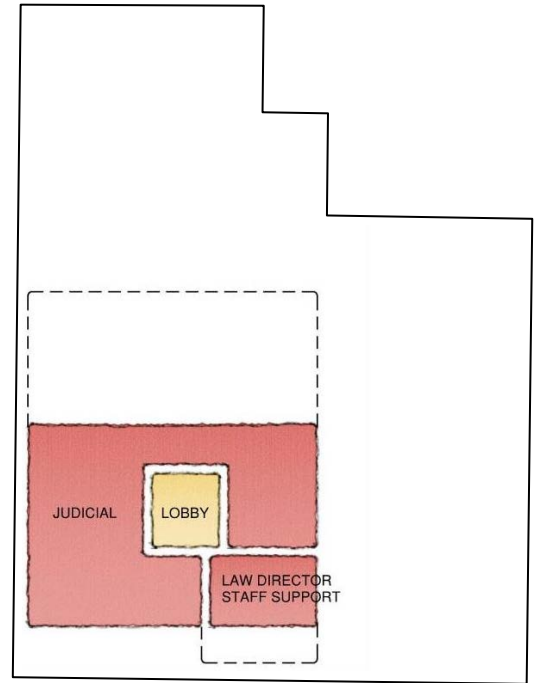
The second story will occur primarily above the court functions on the first floor, organized around the central lobby. This provides a two-story massing along West Hopocan.

W. Hopocan Schematic Site Layout A





FIRST FLOOR: 23,300sf
 Secure Parking: 34 spaces
 Public Parking: 44 spaces



SECOND FLOOR: 13,700sf



Concept Layout

After review and analysis of the concerns related to the Block 7 parcel, it was determined that the W. Hopocan Avenue parcel would now be preferred. It is noted from the Phase 1 Environmental Assessment and the sub-surface geotechnical investigations, the W. Hopocan Avenue parcel is inherently superior to the Block 7 parcel.

With the acquisition of the additional parcels to the east, a second Schematic Building Layout is now possible and this would permit a more civic development presence at the corner of W. Hopocan Avenue and Wooster Road North. This layout replicates the adjacencies of the original Block 7 layout, maintaining the organizing feature of the building as the public lobby, which now provides a focal point at the intersection of W. Hopocan Avenue and Wooster Road. The community space is again located adjacent to the lobby but is now at the southeast corner of the building.

Key components to consider in the building layout include:

- A single public entry with security screening.
- Three separate circulation systems for public, staff, and in-custody persons. This includes hallways as well as elevators.
- Public access points close to the Main Lobby.
- Ample storage space in the Basement for both the Court and the Police.
- Egress for vehicles from the secure parking and police vehicles from the sallyport to Pfeiffer Street.

OPINION OF PROBABLE COST

For the purposes of the Needs Assessment Report, probable construction costs are calculated on a gross square-footage basis, according to the type of construction required for the different areas of the building. To those numbers we add "Soft Costs" which include a construction contingency, professional fees, miscellaneous expenses, and loose furniture and equipment. The total of the construction cost and the soft costs represent an opinion of probable cost for the project.

1.00	Building Support	9,350 sf @ \$197	\$ 1,841,950
2.00	Community Space	1,596 sf @ \$203	323,988
3.00	Police Department	15,554 sf @ \$225	3,499,650
4.00	Courts	23,940 sf @ \$225	5,386,500
5.00	Jail	3,620 sf @ \$270	977,400
Sub-Total Construction			\$ 12,029,488
Contingency			<u>300,000</u>
Total Construction			\$ 12,329,488

Other estimated project costs are as follows:

Professional fees (estimated at 8%)	\$ 986,350
Miscellaneous expenses (testing, legal, etc. estimated at 2%)	246,590
Loose furniture and equipment (estimated at 6%)	<u>739,770</u>
Total Soft Costs	\$1,972,710
Total Project Budget	\$ 14,302,198

Operating Costs

A good rule-of-thumb for calculating operating costs on a new facility of this type is based on the square-footage of the building. On an annual basis, expected costs include approximately \$2.25/sf for energy costs. \$1.15/sf elevator maintenance. \$1.15/sf for janitorial services.

For the proposed facility, we would estimate the following:

Energy costs	54,000 x \$2.25 =	\$ 121,500
Elevator maintenance	54,000 x \$1.15 =	62,100
Janitorial service	54,000 x \$1.00 =	62,100
Estimated annual operating costs		\$ 245,700

**BARBERTON MUNICIPAL
COURTHOUSE**

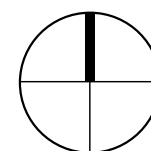
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Date:	Sketch #:
06/09/17	A-700



1

OPTION 1 - SITE PLAN

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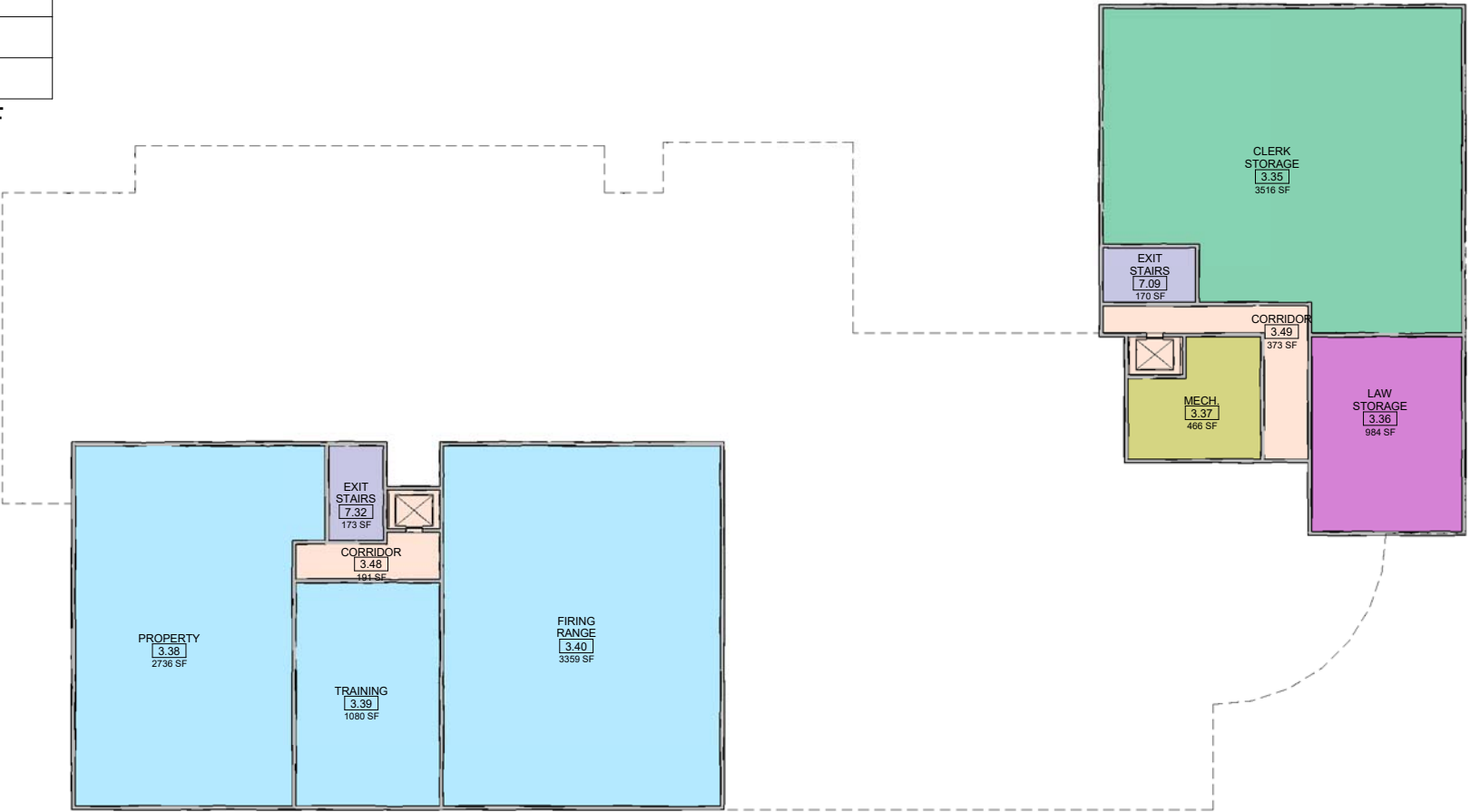


DEPARTMENTAL SCHEDULE - OPTION 1

CIRCULATION	12313 SF
CLERK	6288 SF
COMMUNITY	2912 SF
COURT	9575 SF
JAIL	3416 SF
LAW	2771 SF
MECHANICAL	466 SF
POLICE	14675 SF
PROBATION	2242 SF
SALLYPORT	852 SF
STAIRS/ELEV.	2303 SF
Grand total	57812 SF

DEPARTMENT COLOR LEGEND

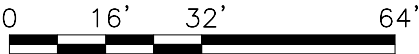
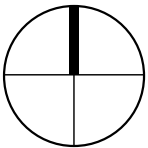
- CIRCULATION
- CLERK
- LAW
- MECHANICAL
- POLICE
- STAIRS/ELEV.



1

OPTION 1 - LOWER LEVEL

1/32" = 1'-0"

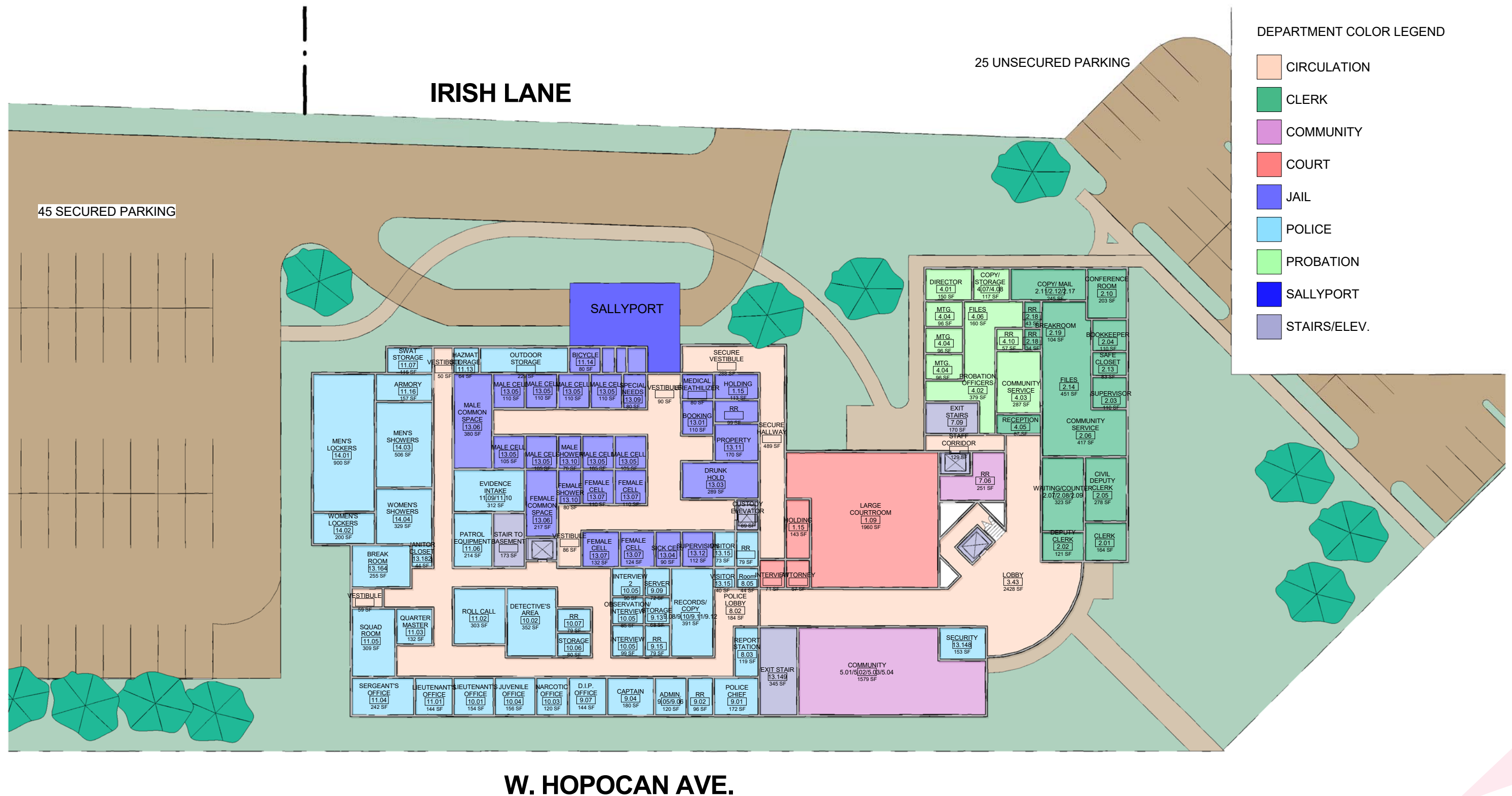




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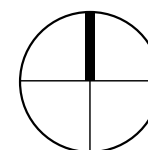
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Date:	Sketch #:
06/09/17	A-702



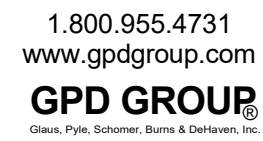
W. HOPOCAN AVE.

1

OPTION 1 - FIRST FLOOR PLAN

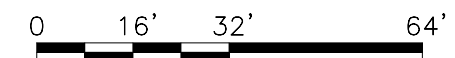
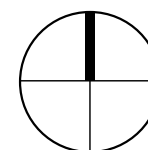
$$1/32'' = 1'-0''$$


0 16' 32' 64'



**BARBERTON MUNICIPAL
COURTHOUSE**

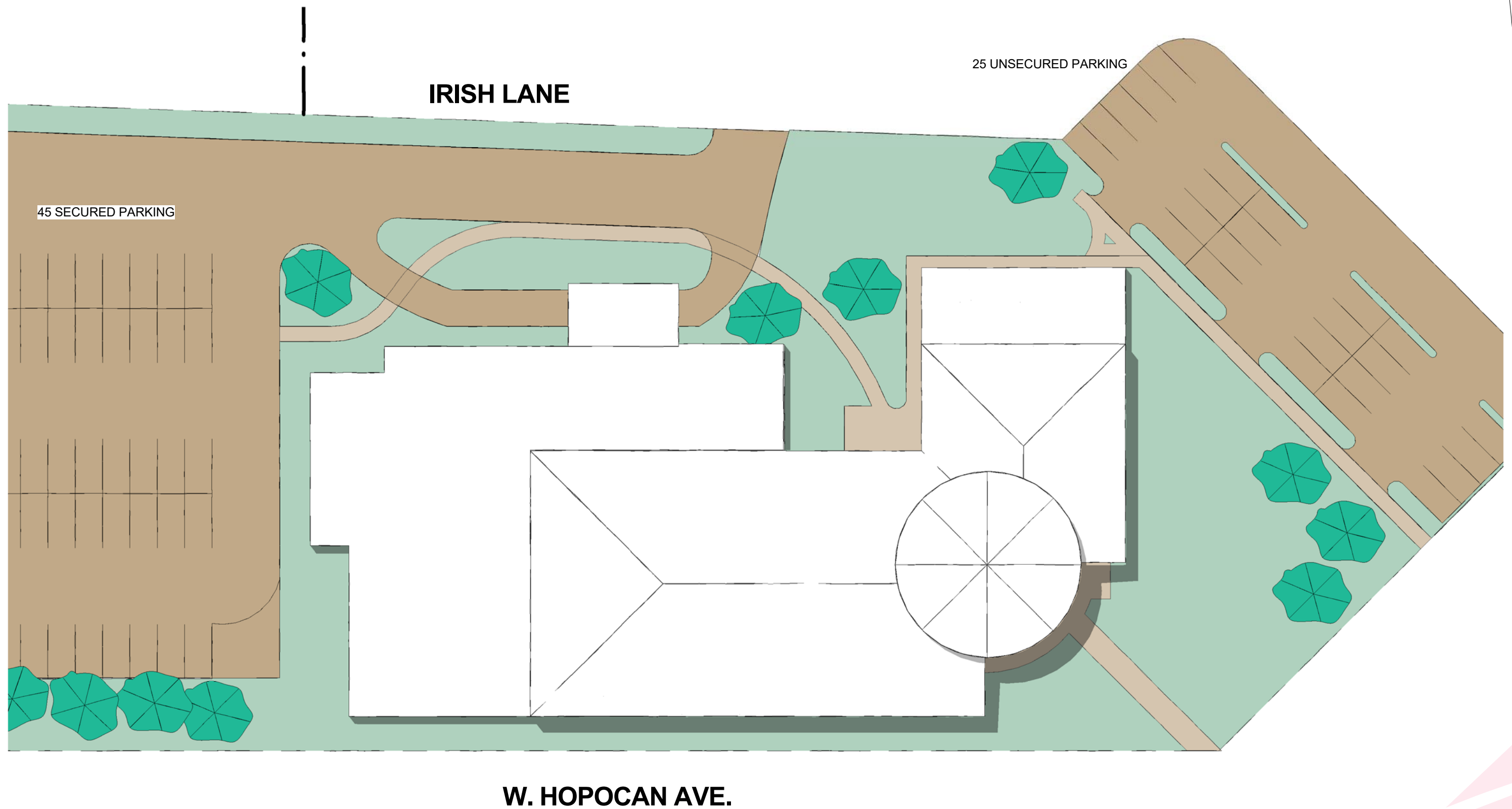
Referenced Drawing:	ADD / PR / ASI / RFI #:
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Date:	Sketch #:
06/09/17	A-703


$$1/32'' = 1'-0''$$




**BARBERTON MUNICIPAL
COURTHOUSE**

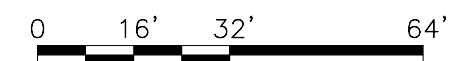
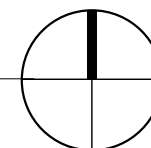
Referenced Drawing:	ADD / PR / ASI / RFI #:
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Date:	Sketch #:
06/09/17	A-704



1

OPTION 1 - ROOF PLAN

1/32" = 1'-0"



**BARBERTON MUNICIPAL
COURTHOUSE**

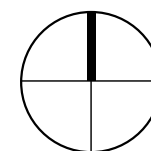
Referenced Drawing:	ADD / PR / ASI / RFI #:
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Date:	Sketch #:
06/09/17	A-705



1

OPTION 2 - SITE PLAN

1" = 100'-0"

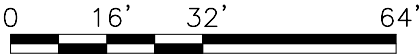
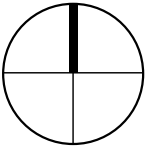


DEPARTMENTAL SCHEDULE - OPTION 2

CIRCULATION	10216 SF
CLERK	6160 SF
COMMUNITY	6303 SF
COURT	9060 SF
COURTYARD	740 SF
JAIL	4476 SF
LAW	4375 SF
MECHANICAL	248 SF
POLICE	11054 SF
PROBATION	1962 SF
STAIRS/ELEV.	3289 SF
Grand total	57882 SF

DEPARTMENT COLOR LEGEND

- CIRCULATION
- CLERK
- LAW
- POLICE
- STAIRS/ELEV.



**BARBERTON MUNICIPAL
COURTHOUSE**

Referenced Drawing: ADD / PR / ASI / RFI #:
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Date: 06/09/17 Sketch #: A-707

NEWELL ST.

24 SECURED SPACES

IRISH LANE

DEPARTMENT COLOR LEGEND

- CIRCULATION
- CLERK
- COMMUNITY
- COURT
- COURTYARD
- JAIL
- POLICE
- PROBATION
- STAIRS/ELEV.

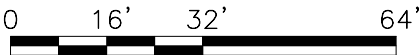
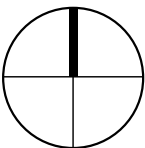
60 UNSECURED SPACES

W. HOPOCAN AVE.

1

OPTION 2 - FIRST FLOOR PLAN

1/32" = 1'-0"



**BARBERTON MUNICIPAL
COURTHOUSE**

Referenced Drawing: ADD / PR / ASI / RFI #: --
Date: 06/09/17 Sketch #: A-708

NEWELL ST.

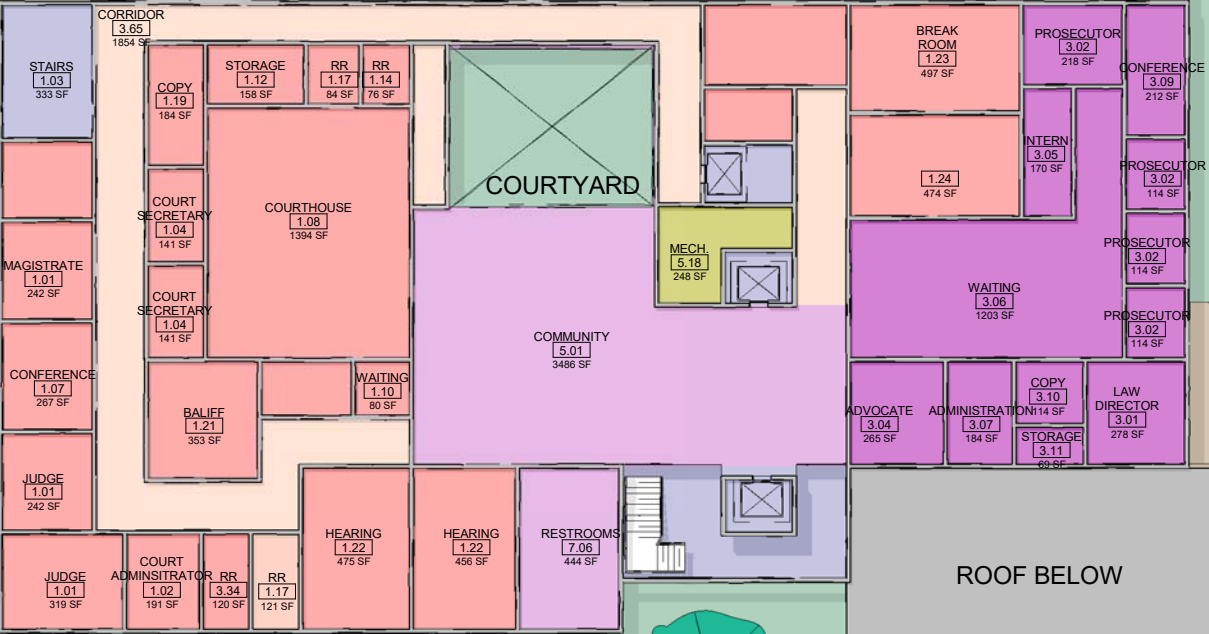
24 SECURED SPACES

IRISH LANE

DEPARTMENT COLOR LEGEND

- CIRCULATION
- COMMUNITY
- COURT
- LAW
- MECHANICAL
- STAIRS/ELEV.

ROOF BELOW



60 UNSECURED SPACES

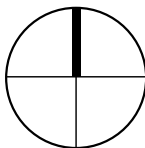
ROOF BELOW

W. HOPOCAN AVE.

1

OPTION 2 - SECOND FLOOR

1/32" = 1'-0"

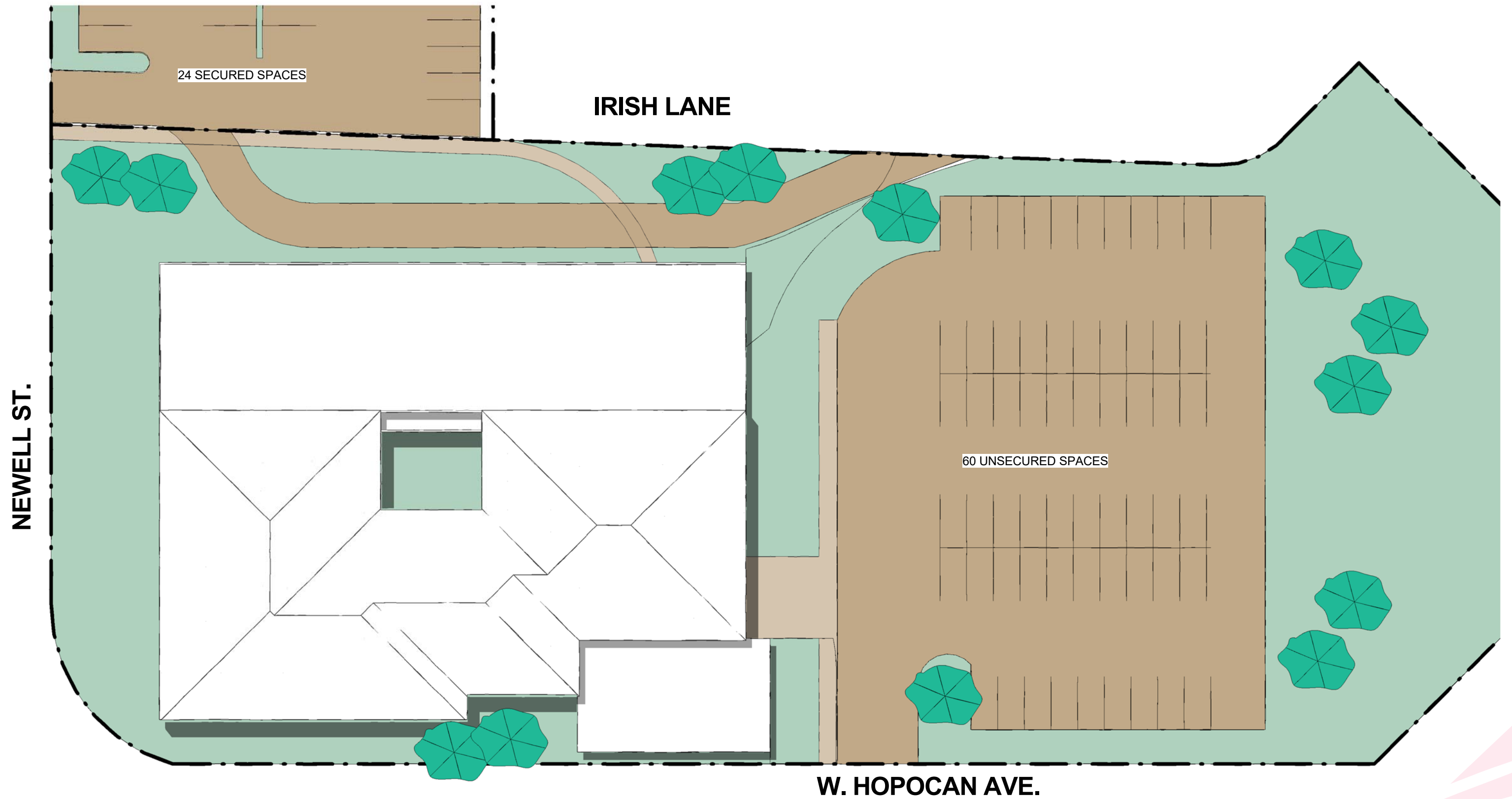


0 16' 32' 64'



**BARBERTON MUNICIPAL
COURTHOUSE**

Referenced Drawing:	ADD / PR / ASI / RFI #:
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Date:	Sketch #:
06/09/17	A-709


$$1/32'' = 1'-0''$$
