

## APPENDIX F



### PHYSICAL ASSESSMENT REPORTS FALL 2006



The Courthouse Annex was built in 1951, as an annex to the historic courthouse that once sat directly to the north. This building includes 113,470 gross square feet of space on four floors above grade plus one story below grade. Secure parking has been created in Pearl Alley between the Annex and the County Commissioners Parking Garage. The Sheriff's operation occupies the majority of this building, including their radio room, Lab, Patrol Bureau, Investigators and portions of the Sheriff's administrative group including Human Resources, Finance and Information Technology. The Sheriff's Department has evidence storage rooms located in the basement and the Prosecutor has storage on the first floor. The Annex was renovated and expanded at the west elevation in 1975 and most recently renovated in 2002.

A pedestrian bridge connects the county parking garage (to the east) at the 9<sup>th</sup> floor and the 6<sup>th</sup> floor of the Municipal Courts Building (to the west). Several other levels of the parking garage connect to the Annex.

#### Physical Condition

- Windows are single hung with original steel frame, single pane with an exterior storm glazing.
- The domestic water heater is nearing the end of its life cycle.
- The heating system consists of two gas fired steam boilers with heat exchangers for heating hot water, for air handling units, radiators and VAV box reheat coils.
- The steam boilers are nearing the end of their expected life cycle.
- The chilled water systems and the heating and chilled water piping systems are in good condition.
- The air system consists of two air handler units and one roof top unit.
- Controls are Siemens DDC controls.
- The building is totally sprinklered and the fire protection system is in good condition.
- The electrical service entrance and electrical distribution were replaced and redone approximately 5 years ago. The emergency generator currently supplies the life safety loads and powers the "911" center of the building and is in good condition.

- The existing lighting generally consists of modern T-8 fluorescent lighting using electronic ballasts. The lighting is modern and appears to meet current energy codes.
- Exit signs and emergency egress lighting is powered from the generator.
- The building's fire alarm system is a Simplex system that was upgraded five years ago.

#### Suitability

- A security desk is located in the small lobby at the main entry from High Street. This entry does not have a vestibule with an air lock.
- There is no walk-through metal detector or x-ray machine located in the lobby.

#### Appropriateness

- Within the overall Franklin County complex, the Annex is isolated from the campus. Separated by High Street, the Annex is an appropriate location for the Sheriff's functions.
- The building's main entry fronts High Street with a secondary entrance to the north. The Annex is unresponsive to the adjacent park and lacks any civic aesthetics.
- In general, the building does not have a civic presence appropriate to a county government building.

#### Adaptability

- The dimensions of the interior column spacing are small relative to the other campus buildings and offer a less flexible floor plan.

The garage was constructed in 1978 and consists of a concrete poured structure with precast panels. The lower level, north end of the garage, houses maintenance offices and storage. The south end houses the landscape horticulture division. The garage can park approximately 1,185 cars.

There is currently a 3-year waiting list for county employees who seek parking within a county garage. In an effort to sustain financial independence of these garages, the county has found it necessary to take some spaces previously used by county staff off-line, in favor of paid public spaces.

Some county offices, such as the Treasurer, believe it would be beneficial to provide short-term parking for the public who come into the complex for just 20 minutes to pay bills. Currently there is a minimum \$3.00 fee for an hour or less.

#### Physical Condition

- The overall condition of this garage is good and has been maintained over the years.
- The existing planters along the west and north elevations are no longer maintained and are filled with weeds.
- Some sealant, expansion joints and spalled & cracked concrete areas are in need of repair.
- Concrete curb replacement is needed at the east elevation street level.
- The stair to the far northeast has an 8 inch step down as you exit the stairwell. This step height is greater than allowed per the building code.
- Security cameras have been installed on all levels.
- The storm drainage is in satisfactory condition.
- The heating system consists of air conditioning units with electric heat coils to heat and ventilate the elevator lobbies.
- There is an existing fuel oil tank buried under the pavement inside the southwest corner of the garage that supplies fuel oil to an emergency generator. There is no indication of fuel oil leaks.
- The electrical panels and main service are functional but are reaching the end of their life expectancy. Water dripping on the top of the switchboard has caused deterioration in the main electrical equipment.

- The existing lighting consists of original T-12 fluorescents in the elevator lobbies and stair towers.
- Parking lane lighting consists of HID fixtures. Lighting levels do not appear to meet minimum requirements and visually require repair and cleaning.

#### Suitability

- The covered landscaping arcade at the Mound Street frontage originally added to the attractive urban area of the adjacent Dorrian Commons. However, the chain link fence added around Pearl Alley to secure parking for the Sheriff's Department, has severed this connection. It is no longer particularly attractive.

#### Adaptability

- The structure is not well suited for an alternative use.

Built in 1989-91, the last new courthouse includes 651,883 gross square feet of space on 26 occupiable floors above grade (mechanical equipment is located in the basement, and on the entire 7<sup>th</sup> and 27<sup>th</sup> floors), plus one story below grade that includes secure parking and a dock for deliveries. The Courthouse currently houses Common Pleas Juvenile, Domestic and Probate Courts, the 12<sup>th</sup> District Court of Appeals, and office space for many county departments: the Commissioners, Auditor, Treasurer, Recorder, Human Resources, Purchasing, Data Center, Public Facilities Management, and administrative offices for the Commons Pleas Clerk of Court, Commons Pleas Adult Probation, Prosecuting Attorney, and Public Defender. Some of these functions may move or expand once the new courthouse is in place.

#### Physical Condition

- The exterior of the building is in good condition due to the use of durable materials and recent construction.
- Interior spaces have been periodically renovated due to the expansion and/ or relocation of agencies.
- The overall condition of the engineering systems are good.
- Water heaters are reaching the end of their life cycle.
- There is a wooden open water storage tank that serves as a back-up water supply for the fire pumps in the mechanical penthouse. The tank has had leaks and requires a specialist to repair.
- The buildings electrical system is served from two primary feeders from two different substations. This system is intended to provide redundant power and emergency power to the building. Within the first year of operation, power was lost from both substations leaving the building in the dark.
- Lighting generally consists of T-12 fluorescent lighting with high power factor magnetic ballasts.
- The fire alarm system annunciation devices are speaker/strobes that met spacing and ADA requirements at the time of installation, but do not meet current strobe coverage codes.

### Suitability

- The building does suffer from not being sited on High Street, however, there is a plaza level that connects with the Municipal Courts Building and the Hall of Justice and serves as the main entry from High Street.
- Way-finding for the uninitiated is very difficult. At the entrance from High Street, the information desk is tucked around the corner toward the Hall of Justice – it is barely visible. There are two other public entrances with security check points, that do not have information desks and way-finding is extremely poor.

### Appropriateness

- The courthouse is the most prominent building on the Franklin County complex and is a landmark from Interstate 70.

### Adaptability

- The courthouse accommodates multiple uses including space for various agencies and assembly space for courtrooms and an auditorium. It is very adaptable.
- It has a large floor plate and a central core of elevators and stairs which facilitates flexibility for serving different users.
- If necessary, it may be possible to add mezzanine levels between floors 1 & 2 (existing 20' floor-to-floor height) or between 2 & 3 (existing 24' floor-to-floor height). Depending on load requirements, mezzanines could be designed to accommodate various types of storage.

Built in 1973, the Hall of Justice (HOJ) includes 237,488 gross square feet of space on 10 occupiable floors (mechanical equipment is located in the basement and the 11<sup>th</sup> floor) above grade, plus one story below grade that includes secure parking and a dock for deliveries. This is the current location for the General Division of the Court of Common Pleas. The HOJ includes 19 courtrooms of varying sizes, Common Pleas Court Administration, the Clerk of Court's Civil and Criminal sections, the Clerk of Court's Budget and Management office, the Common Pleas Jury Commission, the Law Library, the Sheriff's administrative office and a portion of the Sheriff's Real Estate division, satellite offices for Netcare and several shop areas for the Public Facilities Management.

#### Physical Condition

- The building exterior curtain wall and storefront (non-insulated) system are in poor condition.
- The roof is a built-up system, using 3 fiberglass plys with asphaltic bitumen emulsions. The roof system was updated in August 2000 with polyester mats floated into an aluminized top coating over the existing built-up roof. Several areas of standing water/ponding are noted. There are no overflow drains scuppers on the roof.
- The existing interior escalators pose a building code violation and have been enclosed. The shutting down of the escalators that served floors one through four has hampered internal circulation between the agencies and has placed a greater load on the elevators.
- There are asbestos containing materials within the HOJ, per previous HAZMAT reports.
- The elevators are not ADA compliant by current standards nor are they equipped with Fireman's service.
- The building was built before the Americans with Disabilities Act. Courtrooms, restrooms, and public areas are not handicap accessible.
- Most of the domestic water piping is original and there have been reported leaks in supply and drain lines, valves are inoperable and there is an insufficient number of valves to isolate the domestic water system.

- Most of the HVAC heating and chilled water piping is original and there have been numerous leaks. Some sections of the piping have frozen and broken.
- Boilers and the absorption chiller are beyond their expected life efficiency. Many valves leak or are inoperable and problems have occurred with leaks in the fin tube radiation lines.
- There is only one main heating water pump which is original to the building. Routine maintenance and repair is very difficult as the pump must run continuously to operate either the heating system or the absorption chilled water system. The chilled water and condenser water pumps have been repaired frequently.
- The supply air terminals are “module” devices, without reheat. The terminals are operated as constant volume and repair parts are no longer available.
- The garage is protected by a fire sprinkler system with an alarm valve in the fire pump room. The fire protection system on the upper floors is limited to standpipes in stairwells, with a fire pump in the garage level.
- The main electrical switchboard is more than 30 years old and replacement parts and service are difficult to find. The size of the electrical service entrance size is within minimum standards for a modern office building, but upsizing is recommended during any remodel.
- Emergency distribution is provided to the building via the use of two utility services. Additional emergency power has been brought to this building from a generator serving the Jail that powers heating water pumps.
- There are some battery backed-up wall units to supplement lighting and central battery inverters provide back-up emergency egress and exit lighting. The inverters are reaching the end of their life.
- The lighting consists generally of T-12 fluorescent lighting with standard magnetic ballasts.

### Suitability

- Jury facilities are cramped and inadequate, courtrooms are too small to handle the caseload and the typical number of spectators and the layout of the courtrooms does not easily accommodate all the necessary parties (prosecutor, defense, judge, bailiff, witness, etc.).
- There is a general lack of conference rooms to conduct court business.

- There is a security risk with prisoners being transported via the north elevator through areas where judges, lawyers, employees and others conduct business and access courtrooms. There is also a security risk with transporting prisoners across the mezzanine level between the 5<sup>th</sup> and 6<sup>th</sup> floors from the west prisoner elevator to the east prisoner elevator which accesses the east courtrooms. If either elevator malfunctions the only way to get prisoners over to the east courtrooms would be through areas that are not secure.

#### Appropriateness

- Exterior and interior aesthetics are dated.
- A congested feeling exists in public spaces.
- Make-shift adjustments add to the overall feeling of shabbiness.

#### Adaptability

- Public elevators, stairwells and circulation are centrally located and well organized.
- This building could be renovated for standard office and there are generous floor-to-floor heights that accommodate the existing courtrooms on the upper floors.
- The 10<sup>th</sup> floor was designed for 150 lbs/sf to accommodate library stacks. This floor could be used for heavy storage.

The Franklin County Correctional Facility No. 1 was built in 1968, along with the Hall of Justice and the Municipal Court Building. There are 145,632 gross square feet on 10 stories above grade with secure parking just below street level off of Mound Street. Jail and medical administration offices are on the second floor. One of two county jail facilities, this downtown location houses the majority of felons in the county, while the Jackson Pike facility (south of the city) primarily houses inmates charged with misdemeanors. Prisoners from Jackson Pike are transported via bus to the sally-port at the downtown jail. A separate sally-port exists directly adjacent to Front Street for prisoners brought in off the street. Prisoners are escorted via secure corridors and elevators to holding cells adjacent to Common Pleas and Municipal courtrooms. The general impression is that the downtown jail facility is over-crowded and a detailed study of this facility is anticipated.

#### Physical Condition

- The building was fully renovated in 1995, but still does not meet many building code requirements and handicap accessibility.
- Exterior windows are single pane (non-insulated glazing) and are at the end of their life expectancy.
- Most of the domestic water piping was replaced in the 1995 remodel. Many existing sanitary vent lines were not replaced and are in fair condition. Some problems have occurred with leaks in the drain lines.
- The “muffin monster” grinder pumps are ineffective in preventing overflows due to the locations at the bottom of stacks. There is a proposal for the pumps to be relocated higher up the stack, before the first bend.
- The domestic water heater is reaching the end of its life expectancy and the domestic water booster pumps are in poor condition.
- It is likely that some of the pipe insulation contains asbestos.
- Most of the HVAC heating and chilled water piping was replaced in the 1995 remodel. Some problems have occurred with leaks in the fin tube radiation lines. The radiators on the third floor do not have thermostat controls.
- Some air handlers and exhaust fans are original equipment. The existing McQuay air cooled water chillers have frequently needed repair. There have been instances where metal shavings from the

- compressors have appeared in the refrigerant. The compressors have required rebuilding, and it is difficult to get parts.
- The prisoner cell fan coil units were installed originally without any control dampers on the outside air intakes. Some of the fan coils froze and broke. The maintenance staff added manual volume dampers.
  - HVAC controls are Siemens DDC controls.
  - The fire sprinkler system is limited to the loading dock and storage rooms. The fire protection system on the upper floors is limited to standpipes in stairwells with a fire pump in the garage level.
  - The electrical service entrance, electrical distribution and the emergency power are in good condition.
  - The lighting is generally energy efficient and in acceptable condition for the nature of the facility.
  - Fluorescent exit signs with battery back-up were installed on the first, second and 10<sup>th</sup> floors. Many of the existing exit signs on the cell block floors are the original radioactive type.
  - The building's fire alarm system is in general disrepair. Non-functioning enunciators were noted.

#### Suitability

- The west sally-port, parallel to Front Street will not accommodate buses. Therefore, the south sally-port serves as a prisoner transfer to/from buses, as well as a loading dock for supplies and trash pick-up. This poses a security risk if deliveries are being made at the same time as a prisoner transfer. Prisoner buses pull into this sally-port, drop off prisoners and then are required to back out on to Front Street. The buses then circle around the block and park along Fulton Street which is another potential security risk.
- Restrooms and public areas do not comply with American with Disabilities Accessibility Guidelines (ADAAG).

#### Appropriateness

- The downtown jail image stigmatizes any adjacent development and along the Front Street elevation the facility appears as a giant concrete bunker.

## Adaptability

- The adaptability of this reinforced concrete structure to house a different user is limited by its window sizes, limiting dimensions and construction details designed to resist alteration.

The Juvenile Detention Center was built in 1989 along with an attached parking garage structure. There are 170,848 gross square feet on two stories and a basement level. The basement level contains a sally-port for prisoner transport and for building deliveries. The first floor of the center has a juvenile traffic hearing room and two hearing rooms for Domestic and Juvenile Court. Magistrates preside over the hearing rooms for arraignments. If a juvenile is held at the detention center, they are later escorted via an underground tunnel to courtrooms on the fifth or sixth floor of the lower Tower.

The parking garage has four levels of public parking and can park approximately 557 cars. The garage is convenient for employees and the public due to its close proximity to the courts. There is an overhead enclosed walkway over Front Street that connects the parking garage/Juvenile Detention Center and the Courthouse.

#### Physical Condition

- Overall the building appears to be in good condition.
- The hearing room layouts are in need of renovation and do not function well.
- The parking garage is in need of some minor repairs such as maintenance of the painted stripping and surface membrane.
- In the Parking Garage, items of concern are missing expansion joint covers and a penthouse (exhaust air enclosures) at the south roof level that has extensive cracks in the concrete block wall due to water infiltration.
- On level 2A of the Garage, there is damage to the deck coating that requires repair.
- There are several rusted connections at precast panel connections.
- The roof is 18 years old.
- At street level there is not proper visual separation between pedestrians on the sidewalk and cars exiting the garage. All vehicles enter and exit (two lanes each) at one location off of Front Street. The only visual separation between cars, are painted lines.
- Each level has a north/south level of parking and a east/west level. Ramps connect the two split levels. The turning radius is not adequate for cars as seen by the damage to the ramp retaining walls.

- The domestic water service is supplied from the Courthouse. Problems have occurred with leaks in the storm lines. The piping has been developing longitudinal cracks and leaks have damaged ceilings and walls.
- All HVAC cooling is provided by DX cooling. The air handling units have hot water heating coils. The HVAC system in the housing areas are gas fired roof top units and DX cooling coils. The rooftop units are located within the screen wall enclosures that do not have doors for equipment removal. When DX compressors require replacement, it is necessary to remove and replace them by crane. One unit can not be accessed even by crane and replacement is extremely difficult as the compressor required manual hoisting through a roof hatch located in the sleeping quarters for the inmates.
- The exhaust for the showers is inadequate and high humidity has caused paint to peel.
- The fire protection system is supplied by a line under Front Street, from a fire pump in the Courthouse that serves both buildings. When a flow or pump alarm is activated, alarms sound in both buildings. This has caused confusion among occupants of both buildings while the source of the alarm is tracked down.
- The electrical service entrance, distribution and emergency power are in good condition and meet current needs.
- The existing lighting generally consists of T-12 fluorescent lighting using standard magnetic energy saving ballasts.
- Emergency egress lighting is powered from the generator.
- Exit signs are “self luminous” with a replaceable luminescence module. There are two types used, a 10-year module in the “vandal” resistant units and a 20-year module in the other units. The life of the 10-year exit signs has been exceeded and the 20-year is nearing the end of their life.
- The building’s fire alarm system has been upgraded within the last 5 or 6 years and appears to be operating satisfactorily and is in compliance with current codes.

### Suitability

- The site of the Juvenile Detention Center/Parking Garage leaves no room for expansion which is a potential problem for the future.

### Appropriateness

- The Detention Center has clean lines and is architecturally appropriate as a civic structure, however the image stigmatizes adjacent sites, limiting development options in the area.

### Adaptability

- If the Juvenile Detention Center were to relocate to another larger location, adapting this building for an alternative use would be very costly due to the construction details designed to resist alteration.

The Municipal Courts is funded jointly by Franklin County and the City of Columbus. Therefore, it is technically not within the scope of this master plan; however, due to its proximity and common public access, we believe it is necessary to evaluate the needs of this facility relative to the entire county complex.

Built in 1976-79, this building includes 345,254 gross square feet of space on 19 floors above grade (mechanical equipment is located in the basement and on the entire 19<sup>th</sup> floor) plus one story below grade. Currently there are 24 courtrooms, including some larger courtrooms that are currently used by the Court of Common Pleas for arraignments. There are temporary prisoner holding cells and an employee break room, and Public Facilities Management shops in the basement. In addition to the Municipal courtrooms and staff, this building houses the Clerk of the Municipal Court and the City Prosecutors office. Approximately two floors are currently occupied by Common Pleas functions, including Magistrates with hearing rooms and portions of Common Pleas Adult Probation (drug testing lab & day programs classrooms).

#### Physical Condition

- The original aluminum single pane windows leak in some areas and require replacement. It is noted that the windows are currently being reglazed and resealed to the limestone.
- The County also has plans to tuck point all limestone during the summer of 2007.
- The roof is a modified styrene-butadiene-styrene (SBS) roofing system with gravel floated on an asphalt coating. The roof system was installed approximately 15 years ago. A warranty was extended in 2004 for another five years.
- The EPDM roofing membrane over the High Street connector bridge is past its life expectance cycle.
- The floor vents on the High Street connector bridge are not in good working order.
- General interior maintenance and refurbishing of the building is required due to its heavy use.
- There are no immediate problems with the plumbing, HVAC and fire protection and all are in satisfactory condition.

- The domestic water booster pumps were recently replaced with new pumps and variable frequency drive (VFD) control.
- Four new fired hot water boilers for heating water, air handling units, radiators, and VAV box reheat coils were installed last November and chillers were replaced in 2006.
- Controls are Johnson DDC controls.
- The building is totally sprinklered, the fire protection system is supplied by a fire pump with standpipes located in stairwells.
- The building is served from two utilities (AEP & Columbus Division Electricity). This system is intended to provide redundant and emergency power.
- Existing lighting generally consists of T-12 fluorescent lighting with standard magnetic ballasts.

#### Suitability

- The bridge over High Street connects the County Commissioners Parking Garage and the sixth floor of the Municipal Courts Building. Way finding is difficult at best when entering at this security check point.
- The west elevator that delivers prisoners from the County Jail to the fourth floor arraignment courtrooms is capable of opening on other floors, and frequently does, which is a security risk. Upon leaving the elevator, prisoners are transported through areas occupied by employees, attorneys and judges. There is potential for a security-related disaster.

#### Appropriateness

- The Municipal Court Building makes sense as a part of the Franklin County Government Center, given the interaction between courts.
- The public circulation and way-finding is very confusing.
- Aesthetics are dated and worn and not demonstrate the desired civic pride.

#### Adaptability

- The overall floor plan of the building with public elevators located at the east end offers a reasonable amount of flexibility. Although may aesthetic upgrades are needed, this building could be easily adapted for an alternative use.

Built in 1976, this building includes 123,573 gross square feet of space on four floors above grade plus one story below grade, including a loading dock. Franklin County Child Support Enforcement Agency (CSEA) and the administrative offices for Franklin County Job & Family Services (JFS) are located here. The CSEA's operation does include a public reception area where clients come to receive services. JFS however, does not have much traffic at this location; instead, they provide services through their Opportunity and Job Centers located throughout the community.

### Physical Condition

- The overall condition of the building is good.
- One area of possible concern is the exterior brick panel façade that has cracked in several places and stepped out from the structure along the south elevation.
- The domestic water piping systems, plumbing fixtures and trim are in satisfactory condition.
- The gas fired domestic water heaters are four years old and in good condition.
- There is a sewage sump pump in the basement for basement plumbing fixture drains. There have been reported instances where the drains have backed up during power outages.
- The heating system consists of two gas fired hot water boilers for the heat pump water loop and a 100% outside air rooftop air handling unit. The heat pumps are nearing the end of their expected life cycle. The heat pumps have been a maintenance problem and are not capable of providing adequate space temperature control for the occupants.
- The basement loading dock has a limited area fire sprinkler system. Fire protection system on the upper floors is limited to standpipes in stairwells.
- The electrical service entrance equipment, electrical distribution and generator are in satisfactory condition.
- Approximately 25% of the existing lighting in the basement is T-12 fluorescent lighting with standard magnetic ballast. The lighting on the upper office floors was upgraded to T-8 fluorescent lighting with electronic ballast.
- The building has an automatic and manual fire alarm system in good condition.

### Suitability

- The public entry lobby is very cramped. Since it was not designed to accommodate today's security needs, the current equipment has caused congestion. The visitors' queue often extends out through the vestibule doors, causing confusion and allowing the outdoor weather in.
- Interior offices and restrooms were renovated in 2001-02. Large open office spaces exist on the second, third and fourth floors using systems furniture for workstations.
- With limited exterior glazing, there are many offices along exterior walls without windows and very little natural light is filtered into the open office space.

### Appropriateness

- With its limited use of glazing on the exterior façade, rectangular building footprint and lack of detail, this building lacks visual aesthetics. The site could become potentially valuable for future development with its close proximity to the Interstate 70/71 cap.

### Adaptability

- The large floor plate and open plan offers a flexible building that could be adapted for alternative uses.