

MEETING DATE: 2-11-16

**HISTORIC PRESERVATION
BOARD**

Case No. H16-02

139 W. Liberty



CITY of MEDINA
Historic Preservation Board
February 11, 2016 Meeting

Case No: H16-02
Address: 139 W. Liberty Street
Applicant: City of Medina
Subject: Certificate of Appropriateness – Masonic Temple demolition
Zoning: P-F, Public Facilities
Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The subject property is located within the 100 block of W. Liberty and 100 block of N. Elmwood St. It is owned by the City of Medina and located immediately south of the Medina City Hall.

Project Introduction:

The subject property is the now vacant former Masonic Temple and Medina Theater building. The City of Medina proposes demolition of the entire building with the plan to construct a new Municipal Court building and downtown parking garage on most of the land where the existing building currently sits.

This building was built in stages starting in 1924 to 1966. The building is part of the City's local historic preservation district since the district's inception in 1989 and was added to the National Register of Historic Landmarks in 2002.

Please find attached to this report:

1. City of Medina Municipal Courthouse Repurposing Study dated May 4, 2015
2. Municipal Court Test Fit – Options 2 and 3 dated November 9, 2015
3. Existing aerial photo

City of Medina Design Guidelines:

Section 145.07 (c): Demolition. With respect to demolition, it is the interest of the Board that Landmark Buildings and buildings within Historic Districts be preserved and renovated for economically productive uses. The Board encourages the saving and adaptive re-use of buildings significant to the character of the Historic Districts and the history of the City. Consistent with this intent, the Board also realizes the Historic District is not a static environment, but an ever changing and developing entity. Applications for demolition shall be reviewed based on the overall impact the demolition will have on adjacent Historic Landmarks, Historic Districts, and the community. In reviewing an application, the Board will also consider the impact of the proposed use of the site on the Historic District. Demolition of existing buildings which are not a significant loss to the Historic District to allow for the construction of new development which enhances the Historic District may be acceptable.

The repurposing study dated May 4, 2015 outlines the City of Medina's efforts to evaluate the cost effectiveness of rehabilitating the existing building for a new Municipal Court facility. The highlights of the study indicate that the following items make the complete demolition of the building the preferred option:

- Extensive deterioration of the façade and structural masonry throughout the exterior and interior of the building
 - Due to the extensive damage from inadequate maintenance by the previous owner, the building envelope would have to be completely dismantled to fully understand the full scope of structural damage.
- All building systems (plumbing, electrical, HVAC) must be replaced and upgraded throughout the entire building, and fire alarm and protection systems must be added
- Given three distinct building additions and ages, the existing floor layouts and relationship to each other would require extensive removal and reconfiguration to adequately serve the needs of a modern court facility.

The decision to demolish the subject building has been publicly discussed and recommended by the Municipal Courthouse Design Review Committee (comprised of City Council members, Municipal Court staff and City staff) on May 11, 2015 and the Finance Committee of the City Council on May 11, 2015. The budgeted and estimated cost for the demolition is \$350,000.

This decision was the end result of open discussion at several public meetings and was predicated on the May 2015 repurposing construction cost estimate (page 16 of the Repurposing Study) and the Municipal Court Test Fit of a completely new courthouse cost estimates (last two pages).

The two documents show that the rehabilitation and repurposing would cost approximately 26% more than the demolition of the entire Temple building and

construction of a completely new courthouse (~\$9,900,000 for repurposing versus ~\$7,350,000 for complete demolition and new construction).

The Municipal Courthouse Design Committee and Finance Committee of the City Council decided the cost differential was too great and decided the preferred path is complete demolition of the existing building with the construction of a new municipal courthouse

Staff Recommendation:

Staff recommends that the Historic Preservation Board grant a Certificate of Appropriateness to permit the City of Medina to demolish 139 W. Liberty St (former Masonic Temple/Medina Theater).



H16-02
Request to demolish
Former Masonic Temple bldg
139 W. Liberty St.
February 11, 2016

Subject Site

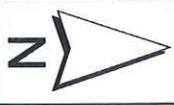
N ELMWOOD AVE

W/FRIENDSHIP ST

W LIBERTY ST

N COURT ST

E FRIENDSHIP ST



1 inch = 100 feet



CITY OF MEDINA

Planning Department

132 North Elmwood Street

Medina, Ohio 44256

PH (330) 722-9023 • FX (330) 722-9045

www.medinaoh.org

Boards and Commissions Application for Zoning Approval

Project Address: 139 W. Liberty St.

Parcel No: 02819A21376 Case No: H16-02

Project Description: (describe below and check all that apply) Complete demolition of the former Masonic Temple building

Planning Commission

- Site plan approval
- Conditional zoning certificate
- Conditional sign approval
- Code or Map Amendment
- Preliminary plan
- Subdivision
- Other:

Historic Preservation Board

- Certificate of Appropriateness
- Conditional sign approval

Board of Zoning Appeals

- Variance
- Appeal

Please note: applications will not be accepted as complete by the City of Medina until the applicant and property owner fulfill the requirements listed within the submittal requirements. Application fees are accepted in cash or by check payable to the City of Medina.

Affidavit of Applicant and Property Owner

The undersigned do hereby certify that the information to the City of Medina in and with this application is true and accurate and consents to employees and/or agents of the City of Medina entering upon the premises of this application for purposes of inspection pertaining to the application. Property Owner also consents to posting of a sign seven days prior to the scheduled meeting for public notice for variance, rezoning, code amendment, conditional use requests, and requests subject to a public hearing.

Applicant: City of Medina Property Owner: City of Medina

Address: _____ Address: _____

Email: _____ Email: _____

Phone: _____ Fax: _____ Phone: _____ Fax: _____

Jonathan Mendel Jonathan Mendel 2/1/16
Applicant (please sign and print) Date

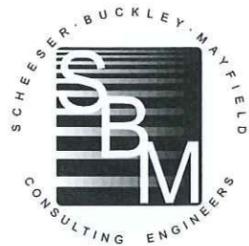
Same as above
Property Owner (please sign and print) Date

CITY OF MEDINA

MUNICIPAL COURTHOUSE

Masonic Temple Repurposing Study

May 4, 2015



SILLING ASSOCIATES, INC.

Architecture + Interior Design
405 Capitol Street, Upper Atrium
Charleston, WV 25301

SCHEESER BUCKLEY MAYFIELD LLC

MEP Engineering
1540 Corporate Woods Parkway
Uniontown, OH 44685

SMBH, INC.

Structural Engineering
1166 Dublin Road, Suite 200
Columbus, OH 43215



405 Capitol Street, Upper Atrium - Charleston, West Virginia, 25301

Tom Potts, AIA, Principal in Charge
Jeremy Jones, AIA, Project Architect
Mitchell Riggleman, Assoc. AIA, Designer

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MASONIC TEMPLE REPURPOSING STUDY

City of Medina, Ohio

Background:

The City of Medina purchased the Masonic Temple in July 2014 with the potential for repurposing the facility, all or in-part, as a new Medina Municipal Court. If inappropriate as a court facility, the City is interested in considering an alternative use; or the building may be demolished to accommodate more promising strategies. This repurposing study is a one of the three potential alternatives for the new court under consideration as part of a Master Plan approach that includes the new court and a new related parking structure with the possibility for a retail component on Liberty Street. The building is located at 120 North Elmwood Avenue directly south of the Medina City Hall parking lot. The Masonic Temple site a significant parcel in both its size (approximately 220 feet x 110 feet and a 170 foot enclosed pedestrian connection) and location as it adjoins the city owned public parking lot located to the southeast. In combination with the Municipal Building these two sites are critical to the City's objectives.

The study includes a consideration of space that is suitable to repurposing the existing structure a new Medina Municipal Court that will serve the City of Medina for generations. Therefore to be useful the space should be readily adaptable to the specific functional requirements of a modern court including the size, volume , and adjacency of rooms. Secondly, the study includes a review of the existing building systems and their suitability for long term use and performance.



GOOGLE EARTH VIEW OF THE SITE

General Description

The Medina Masonic Temple and Medina Theater is approximately 23,200 square feet and consists of two primary components that are distinguishable by the periods that they were constructed and include the original 1924 Masonic Lodge and the 1937 Masonic Theater additions and renovations. An elevator addition was added in 1966 to the 1924 component. The structure was added to the National Register of Historic Places in 2002.



1924 Masonic Lodge

The original 1924 Masonic Lodge was designed by Ridley & Glazier and was approximately 15,000 square feet. It was constructed in the Classical Revival Style and consisted of the following:

- Main floor high-volume ballroom of approximately 2,800 net square feet
- Second story high-volume lodge meeting room approximately 2,200 net square feet
- 3,000 net square feet basement that includes a 2,100 square feet multipurpose room.
- Four-story office component oriented to the west toward Elmwood Avenue with approximately 4,000 net square feet.

1937 Medina Theater

The 1937 Medina Theater addition was designed by George Howard Burrows and consisted of the following:

- Renovation of the original ballroom in-conjunction with an 8,200 square feet addition to the west establishing a theater seating capacity of 870.
- Liberty Street entry element and lobby
- In approximately 1982 it was renovated to divide the theaters and create a 196 seat theater in what is the original ballroom area.



IMAGE OF THE ENTRY TO THE MEDINA THEATER

MASONIC TEMPLE REPURPOSING STUDY

City of Medina, Ohio

Space Utilization

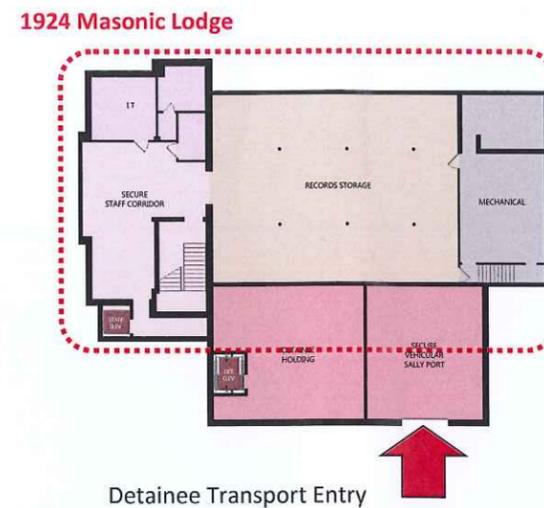
The following opinion of the potential space utilization assumes that the useable sections of the building are restored according to the needs discussed in this and later sections. The following considers the possibilities of the present space and overall arrangement with minimal structural demolition. It is an attempt to consider the suitability of the existing floor plan “as is” with minimal relocation or elimination of walls as useful court space.

The 1924 Masonic Lodge section offers the greatest potential space for repurposing as a new Medina Municipal Court as shown in the adjacent preliminary space plans. Under this proposal the 1924 section would remain as a courtrooms and judges’ suite component, and the 1937 and 1966 additions would be demolished to accommodate a new section that includes Public Entry, Public Lobbies, Clerk of Courts, Probation, Public Defender, Prosecuting Attorney and Detainee Management.

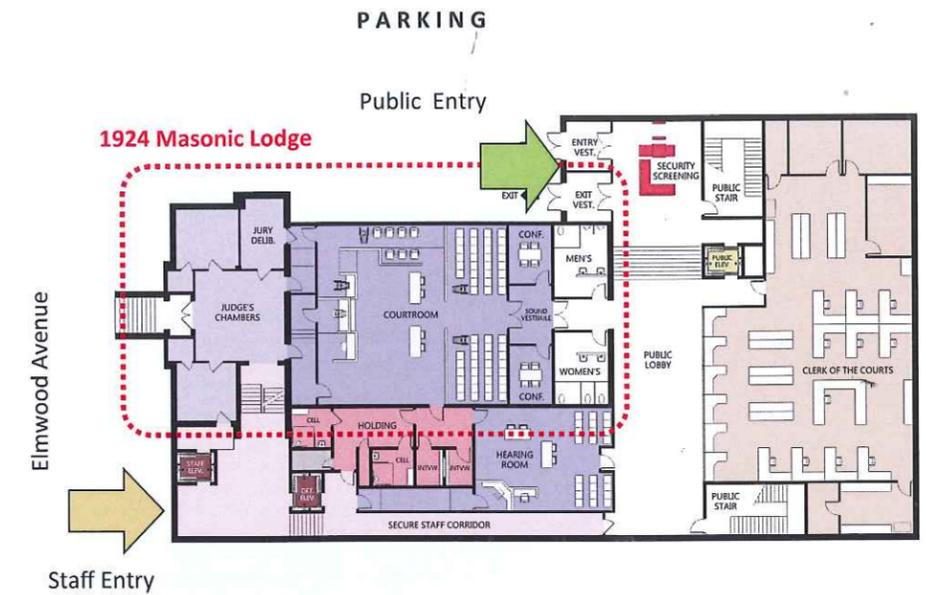
The original section consists of the three-story main body to include the upper two floors as courtrooms, the lower level as Clerk of Courts record storage, and the four-story office component as Municipal Court Judges’ suites. Although not without functional nuance, the current room sizes, space volume, and general arrangement can reasonably adapt to the needs of a modern court whereas the components of the 1937 section (including the theater, theater lobby and entry) are viewed as unsuitable to the program requirements of the new court.

The issues present in the 1937 addition include floor alignment and inadequate space. The floors and related slopes do not align to the original Masonic Lodge main floor elevation. Use “as is” is unsuitable and modifications would be prohibitive. Were renovations pursued in-lieu-of new construction, it would be necessary to construct two new floors within the footprint of the east theater addition to meet the floor levels of the original section. However, while new floors are technically feasible, the footprint of the 1937 theater addition is approximately 3,400 square feet as is inadequate space for the programmatic needs beyond courtrooms and judges’ offices. Finally, the floor elevation of the theater lobby creates similar issues as the theater and the entry ramp to Liberty Street is not considered useful.

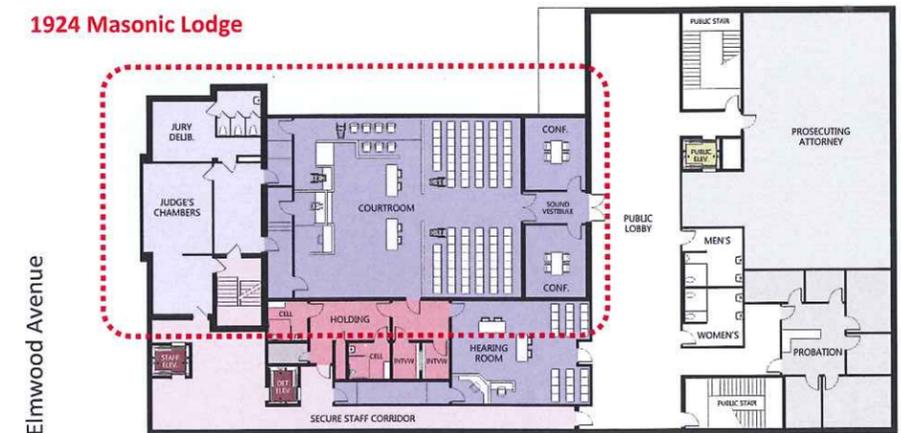
Additionally, it should be noted that the original Classical Revival Style of the 1924 section, while requiring significant masonry restoration, offers an appropriate architectural expression befitting a public building. Replicating the original style is not economically feasible and inappropriate; however, it presents a rich opportunity for a contrasting modern addition suitable for a court.



Medina Municipal Court – Modifications to the Masonic Lodge
Low Level
Space Planning Diagram



Medina Municipal Court – Modifications to the Masonic Lodge Main
Floor
Space Planning Diagram



Medina Municipal Court – Modifications to the Masonic Lodge Second Floor
Space Planning Diagram

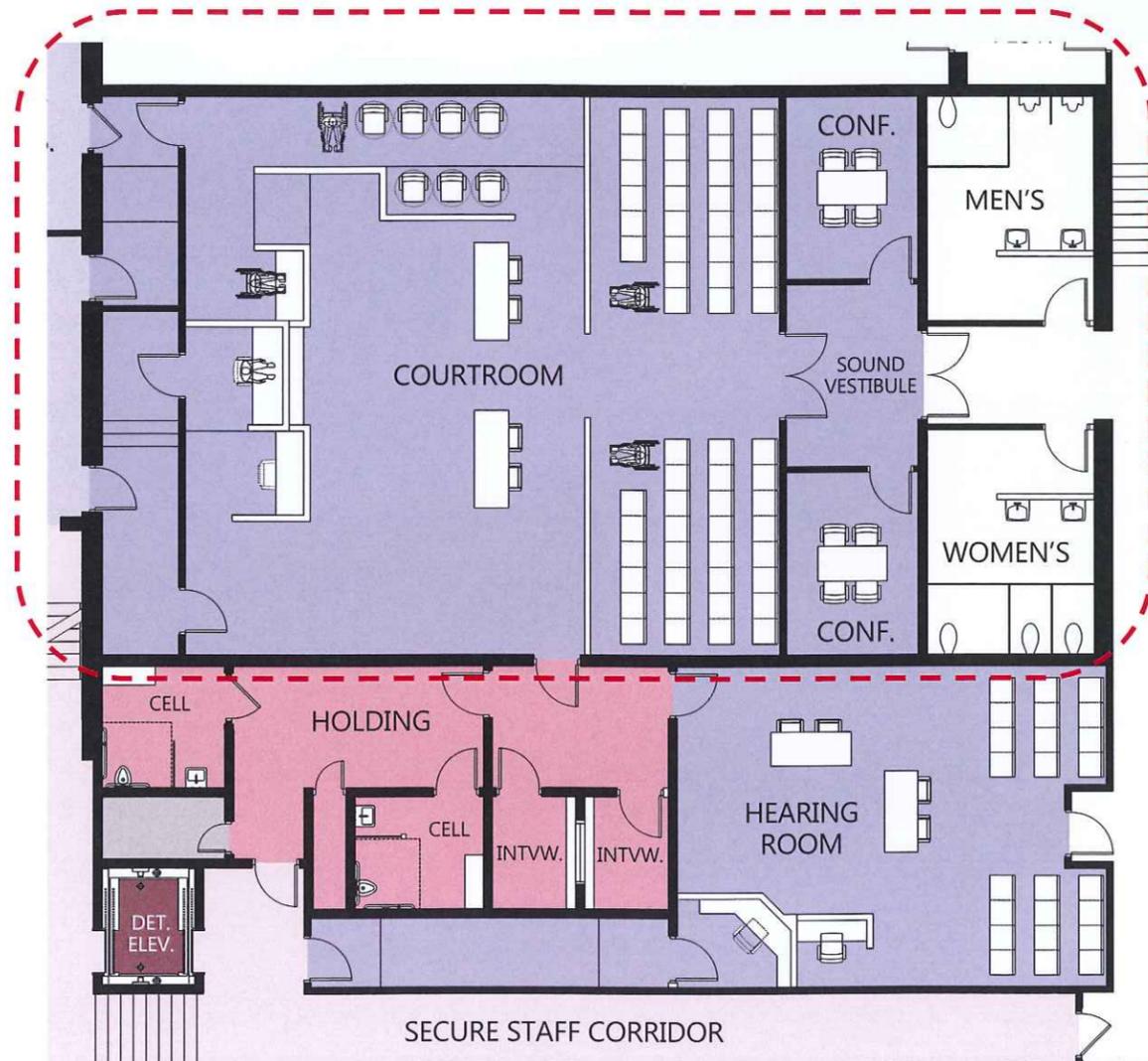
MASONIC TEMPLE REPURPOSING STUDY

City of Medina, Ohio

Courtooms:

The litigation spaces are the most significant space of the courthouse, and any existing structure under consideration for court facility repurposing must be capable of accommodating the courtroom space requirements with minimal sacrifice to functionality. For this reason the most promising features of the Masonic Lodge are the two large public spaces of the original 1924 section. The structural footprint of the original main floor ballroom and second floor temple meeting room are approximately 40' x 57' and 40' x 70' respectively. In addition to their ideal dimensions, their high-volume and clear-span features make them attractive as courtrooms with the most significant demolition involving the removal of the sloped floor over the 1924 level ballroom floor structure. The following image shows the possibility for a general purpose trial courtroom with gallery seating capacity ranging of 60. The space is front-loaded" with both attorney conference rooms and toilets leading to the public lobby. Without the toilets the gallery seating capacity is 100.

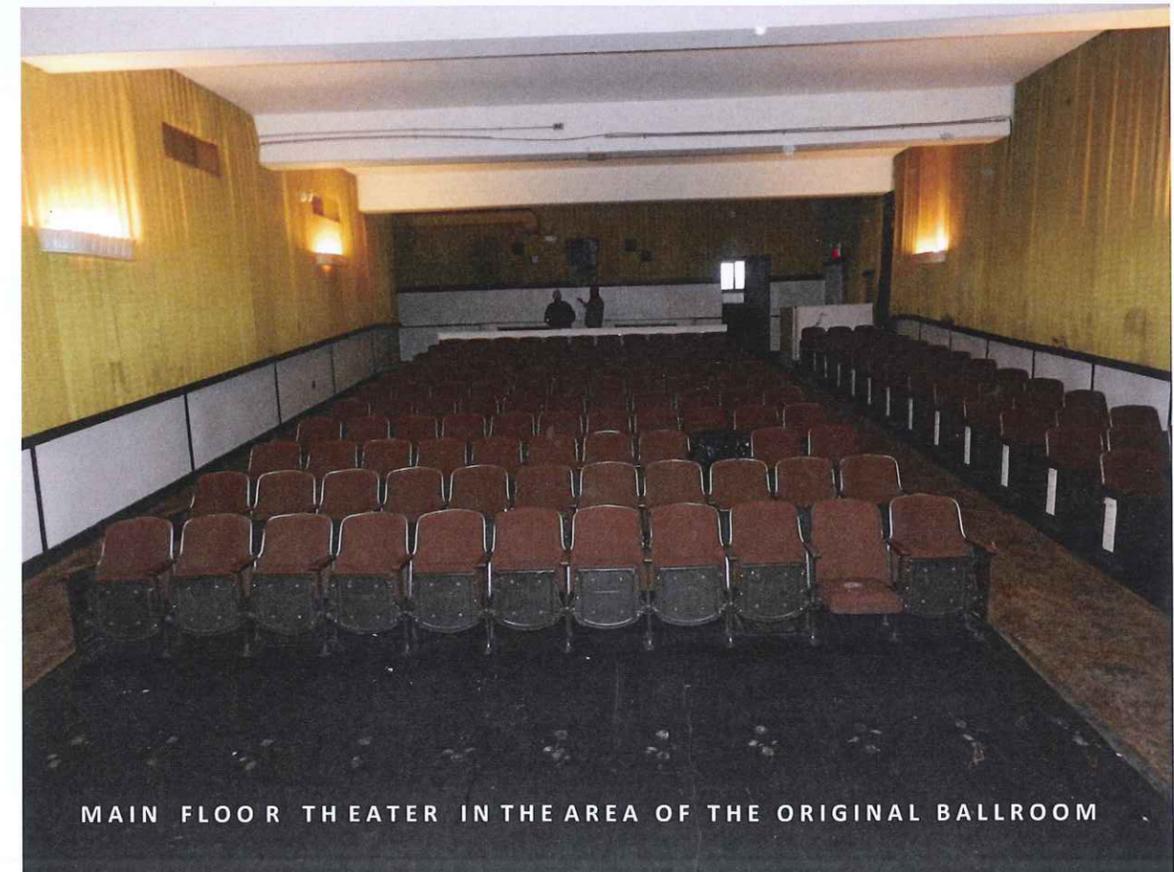
1924 Masonic Lodge original ball room area



CONCEPTUAL COURTROOM



SECOND FLOOR TEMPLE



MAIN FLOOR THEATER IN THE AREA OF THE ORIGINAL BALLROOM

MASONIC TEMPLE REPURPOSING STUDY

City of Medina, Ohio

Judges' Suites:

Given the overall operational requirements of other court components such as Public Entry, Public Lobby, etc. as indicated in the Main Floor Space Planning Diagram the best placement for the judges' suites is the existing four-story office component located to the west toward Elmwood Avenue.

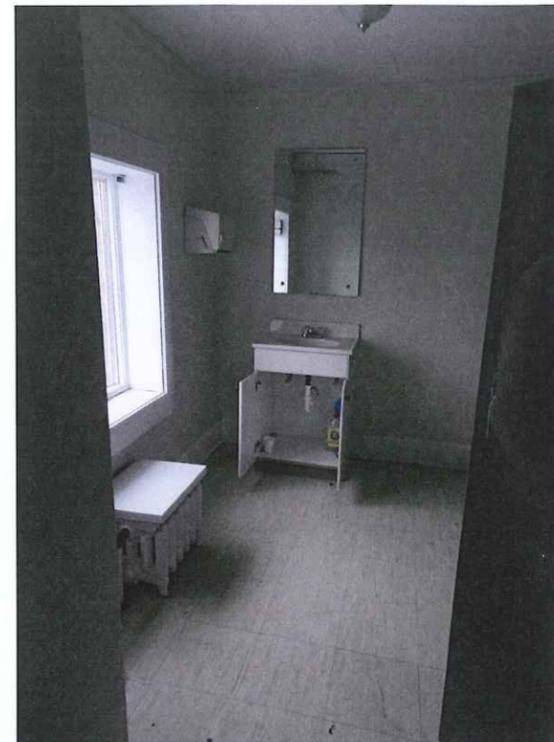
The positive aspect of the office component is that it is arranged in a manner that allows the judges' suites to be located "behind" the courtrooms and separated from the public zone with the judges' access directly from the office component into the courtroom from behind the bench. While that location is the most efficient use of available space, the distance to the Clerk of Courts is to the east and on the opposite side of the courtrooms and may be problematic to court operations.

The office component provides a total of approximately 4,000 square feet of area on four floors. While the total space would meet the program area requirement, it is likely that the separation of offices on four floors would be less than desirable and negatively impact operations. Another consideration is the separation of the suite from jury rooms that would likely be located in the space. The existing stair is an obstruction for a corridor that allows separated circulation so the condition will require greater study.

It should be noted that the four story component is the most ornate and significant element of the structure; and replacing it with a new tower that provides more accommodating office suites, or constructing an addition to either the west or the north appear to be inappropriate strategies.

Selected images of the spaces are included at the right of this page. In order for the office suite to perform at the desired level, the project would require a total modernization of existing finishes, doors, and door hardware. As noted in other report sections, we recommend the installation of new furring and plaster finish of the perimeter walls to accommodate a new layer of rigid perimeter insulation and to provide space to conceal new power and data conduit. Interior walls will require similar treatment to avoid the use of surface mounted conduit.

It is evident from the images of the office space that ceiling heights are limited and the incorporation of new HVAC into the office areas will be a challenge to introduce new systems and to maintain ceiling heights. A non ducted system such as a VRF Variable Air Volume that use refrigerant piping is generally more suitable to such conditions. Meeting the code requirements for ventilation can be achieved with operable windows however, the building security must be maintained.



TOILET IN OFFICE COMPONENT



TOILET IN OFFICE COMPONENT



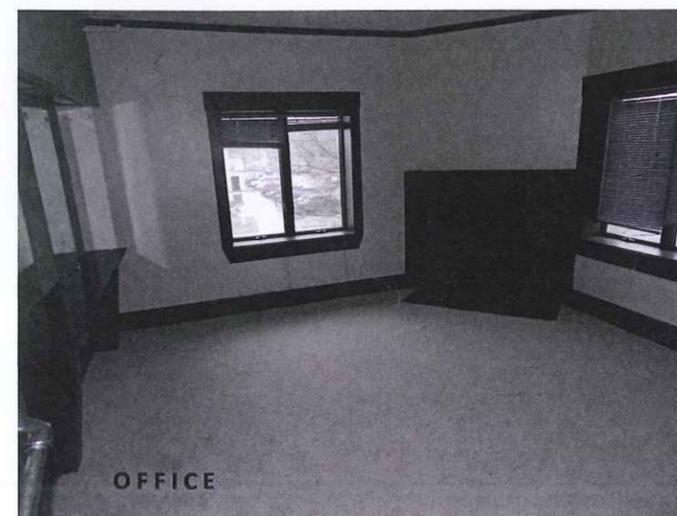
OFFICE TOWER COMPONENT



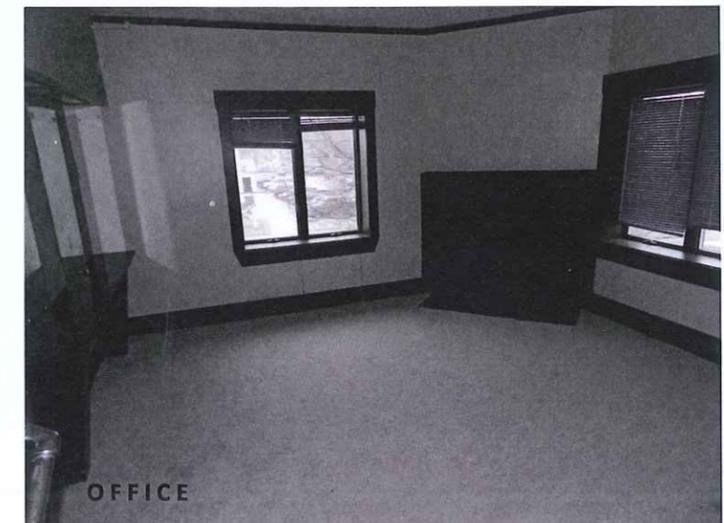
OFFICE



OFFICE



OFFICE



OFFICE

MASONIC TEMPLE REPURPOSING STUDY

City of Medina, Ohio

Clerk of Courts Records Storage and Information Technology Office

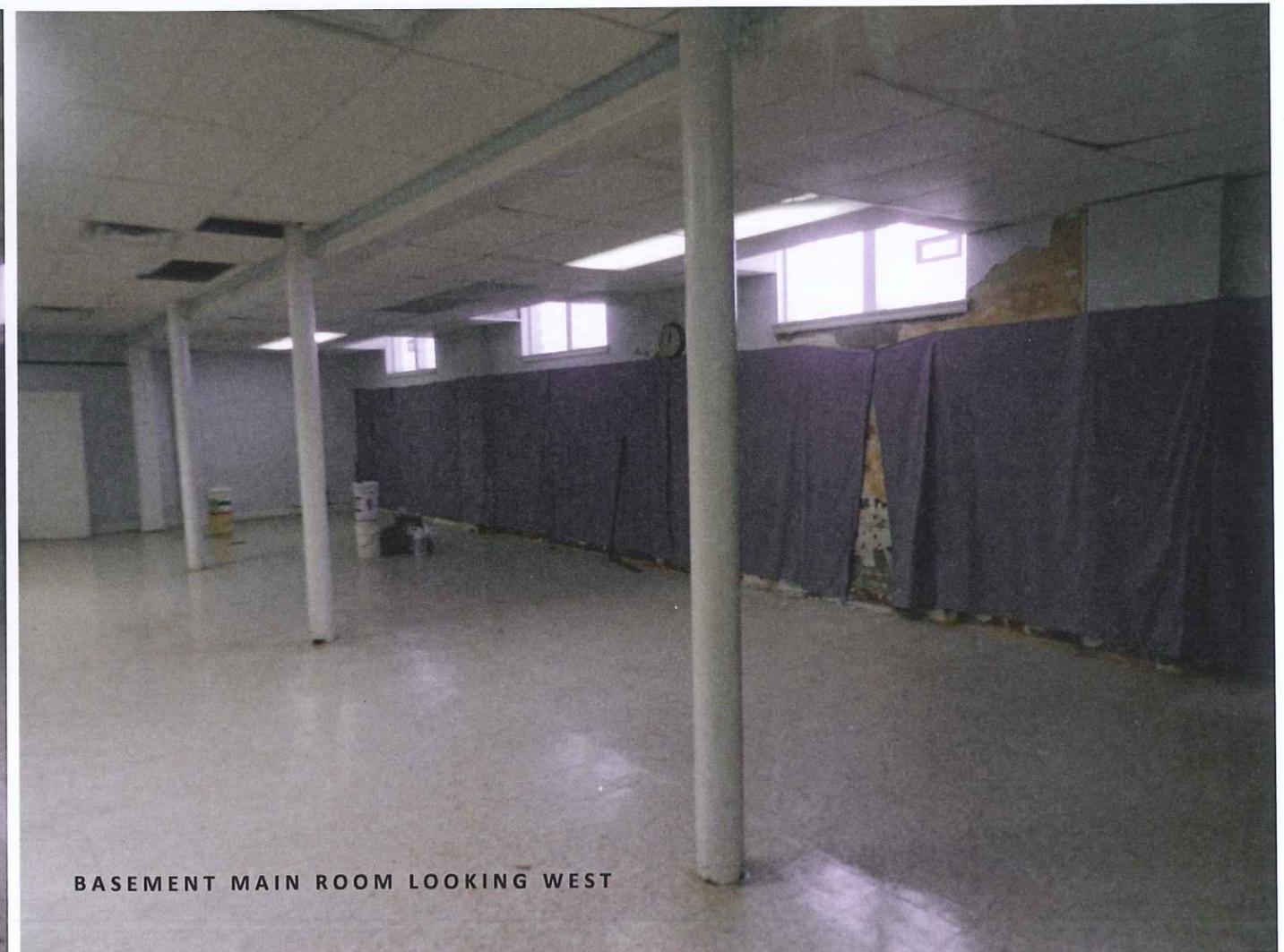
The basement of the 1924 section consists of the main room as shown in the images. It measures 40 feet x 52 feet. It has two rows of round section steel columns. The space is partially out of ground and there are windows on the north elevation that permit natural light into the main room. Given its location below grade, and related volume the main space would appear to be a reasonable fit for Clerk of Courts records storage. As is evident in the images water infiltration is present on the exterior walls and indicates the need for a new exterior foundation waterproofing system at the entire building perimeter. There is an 18 feet x 23 feet space that to the east of the main space was used as a kitchen. Use as a limited kitchen serving an office lunch room may be possible but would require all new equipment and related MEP systems. The suggested use would include an extension of records, general storage, or mechanical equipment. The use of this general area as storage in-lieu-of an office area is suggested to potentially avoid the need to construct a second means of egress from the main room.

The space beneath the four story office tower is located to the west of the main room and consists of an irregular open space that is approximately 627 square feet, a 13'6 x 13'9 room, toilets, stairs and access to the elevator. This area is best suited to the development of the Information Technology office. Given the non-public nature of the basement the development of public toilets similar to those in the west section is not recommended.

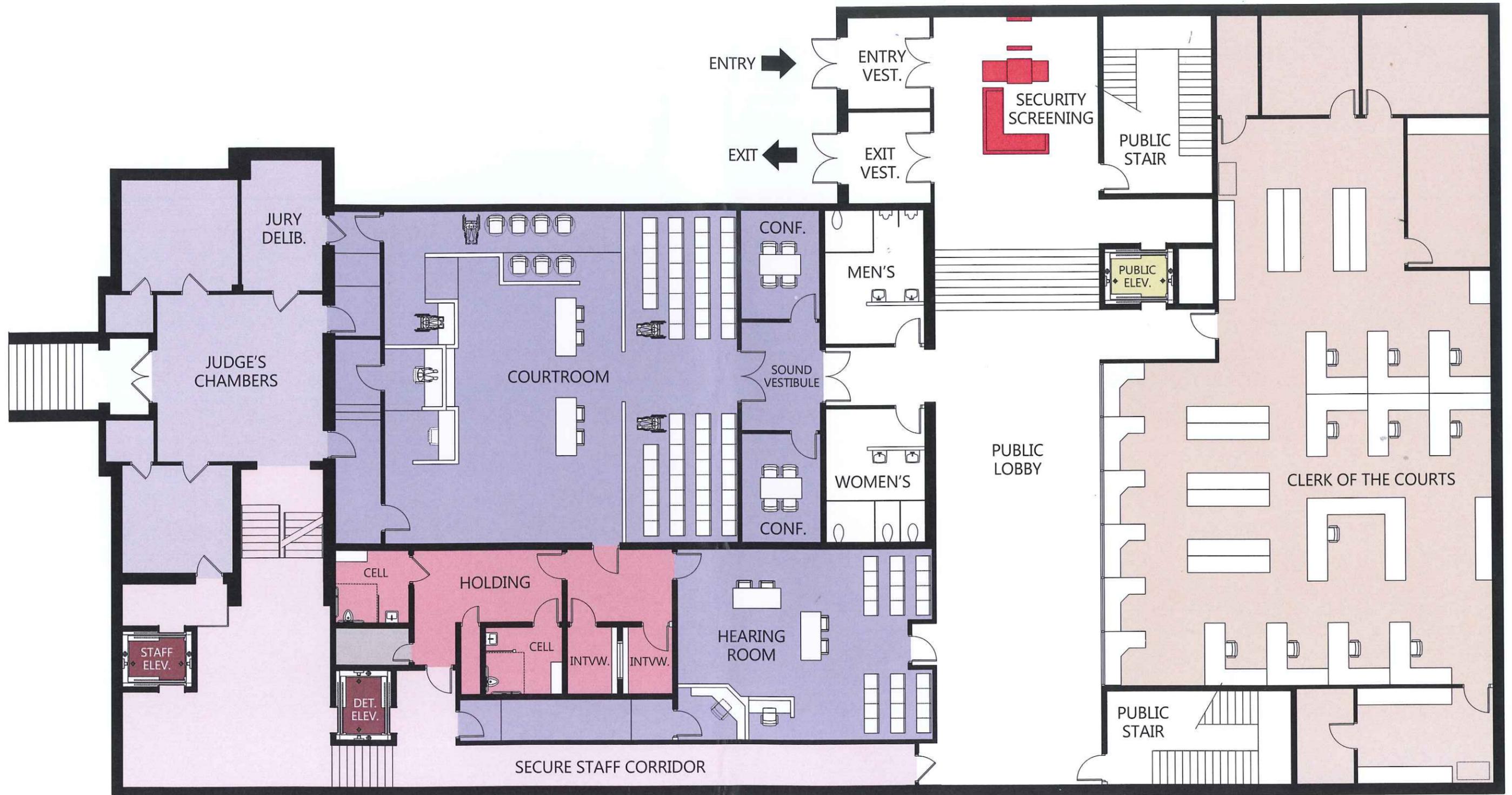
1924 Masonic Lodge original ball room



BASEMENT MAIN ROOM LOOKING WEST



BASEMENT MAIN ROOM LOOKING WEST



MAIN FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN

MASONIC TEMPLE REPURPOSING STUDY

City of Medina, Ohio

Exterior Masonry Technical Assessment

As is evident in the images, there is obvious extensive deterioration on the 1924 section that occurs at the cornices, parapets, roofs, mortar joints, roof drains, lintels, flashings, copings and joints. The deterioration is primarily due to water infiltration into open mortar joints and the subsequent freeze thaw condition, leaking parapets, masonry projections, and roofing system. Water damage can be noted in the interior walls evident in the damaged and blistering plaster and rusted window lintels and water stains on plaster ceilings. The damage is particularly extreme at the cornice and parapet. The parapet is leaning outward and cabling has been added to tie the parapet back to more stable structure to prevent it from falling off the building.

The exterior brick and stone requires comprehensive masonry restoration to include masonry pointing and cleaning throughout the 1924 section. This work would include the replacement and or consolidation of the existing ornamental stone parapet, water table, etc. Work would be done in accordance with the Secretary of the Interiors Standards for Rehabilitation to appropriately restore the façade.



Exterior Masonry and Roofing Technical Assessment

As is evident in the images, the parapet is leaning outward and cabling has been added to tie the parapet back to more stable structure to prevent it from falling off the building. It is likely that the parapet will need to be reconstructed to include new structural back-up tied to the existing roof structural system. Where possible existing decorative stone elements would be salvaged and reused.

A new roofing system would be required to replace the entire existing system. The new system would likely include a new EPDM membrane roof, flashings, parapet coping, roof drains, gutters and downspouts, roof hatch and roof access ladder.



MASONIC TEMPLE REPURPOSING STUDY

City of Medina, Ohio

Exterior Masonry Technical Assessment

The 1937 section also shows considerable water infiltration, especially at the top of the wall. Migration can be seen in the dark colored brick and mortar joints in the adjacent images. The infiltration is a result of failing coping joints at the parapet wall, deteriorated roof flashing and deteriorating mortar joints.

As is indicated in the space planning section, it is recommended that the 1937 and 1966 sections be demolished to accommodate an addition meeting the required programmatic requirements of the court.



MASONIC TEMPLE REPURPOSING STUDY

City of Medina, Ohio

Structural Assessment

1924 Masonic Lodge section existing structural system

The structure is primarily load-bearing masonry at the walls with concrete on steel framing at the floors. The walls are a composite brick and clay tile construction at least three-wythes thick. The floor construction is a concrete slab known as Hy-Rib and metal lath. The lath is stretched between “black iron” cold formed metal framing. This framing spans to “red iron” or rolled structural steel shapes. These shapes bear on columns or walls. A concrete slab was placed on the lath which acts as both formwork and positive moment reinforcement. The floor structure of the original ballroom appears to be a concrete slab spanning to beams spanning to columns or the exterior walls. The beams and columns can be seen in the basement spaces. The ballroom space above is column free but a sloping floor and stage were built over the original construction. The Temple on the top floor is also column free with the roof structure clear spanning from wall to wall. As it could not be observed, the roof construction is unknown at this time.

The load bearing capacity of the ballroom and temple are assumed to have been constructed to accommodate the live load requirements that are present in the occupancy of the new building given the similar assembly use of court and the Masonic Lodge.

The following constraints will impact the repurposing of the existing facility.

- Alterations causing an increase in design gravity loads of more than 5% in an element shall require that the element be strengthened or replaced.
- Existing lateral load carrying structural elements whose demand capacity ratio with alterations is no more than 10% greater than the ratio with alterations ignored shall be permitted to remain unaltered.
- A seismic evaluation, compliance with seismic forces or compliance with reduced seismic forces will likely be required depending on the use or occupancy of the building and also on the extent of the building that is salvaged, reused and altered. The existing building was constructed during a period when seismic design, detailing and connections were not considered. It is likely that salvaged portions of the existing building will require seismic retrofit. If the code does not mandate the seismic upgrade, the City may want to make the modifications to upgrade the life safety of the existing structure to match the seismic resistance of any new additions.



1924 SECTION EXTERIOR WALL CONSTRUCTION



1924 SECTION EXTERIOR WALL CONSTRUCTION



1924 SECTION FLOOR CONSTRUCTION



1924 SECTION FLOOR CONSTRUCTION

MASONIC TEMPLE REPURPOSING STUDY

City of Medina, Ohio

Essentially all of the architectural, mechanical and electrical systems will require replacement as indicated below. The restoration of the 1924 section includes the masonry and elements of the interior plaster found in offices and the temple.

Architectural

- It is assumed that minimal foundation waterproofing is present. A new system will be required throughout the footprint of the 1924 section.
- See exterior masonry restoration.
- The existing structural system is required to be protected in accordance with code requirements protecting columns, beams, joists, etc.
- The existing roofing should be replaced with and an EPDM membrane system to include rigid roofing insulation meeting energy code requirements.
- Exterior walls include multi-wythe masonry and clay tile without perimeter insulation. New furring with rigid insulation and plaster or gypsum board walls are required.
- Existing windows in the 1924 section are replacement windows. New thermally broken, energy efficient windows should replace existing windows. New windows should be added to the courtroom areas where openings have been previously closed off.
- New exterior and interior doors and hardware are required throughout.
- Interior finishes are required to replace outdated and deteriorated finishes.
- New elevators are required to replace the outdated elevator in the 1966 addition.

Mechanical

- The existing HVAC systems in the building consists of rooftop units with gas fired furnaces and indoor twin furnaces located in the basement. This equipment is beyond the useful life and it will be necessary to replace the existing equipment in its entirety. Additionally, there are parts of the old steam system that is assumed to be original to the building. It should be totally removed to accommodate new systems .
- The building has a natural gas service that will require relocation to a central mechanical service entrance that is part of the renovation/new construction.
- The building has a domestic water service that will require replacement to meet the current standards of the water service provider. The new service will be sized to accommodate both fire service and domestic water. It should be noted that the new service provider may require a separate fire service tap.
- It is likely that the existing piping is not suitable for re-use in a renovated structure, At a minimum the piping should be inspected with a camera through the piping lateral to the street connect to assess its condition.
- The building does not have an automatic sprinkler system.

Electrical

- Lighting throughout is combination of T12 fluorescent and incandescent fixtures. This lighting is outdated and requires replacement. It is inefficient and does not meet current energy standards for commercial buildings. In addition, the building is poorly illuminated.
- There are multiple violations for life safety/egress lighting. Required exit signage is missing and is required.
- Lighting in the ballroom is incandescent in the cove. Ceiling fans are installed in the center of the space. Lighting is in poor condition.
- Ballroom electrical panel has been upgraded. A Siemens panel is semi-flush mounted right of the stage. There are two Lutron dimming packs to control the cove mounted incandescent lighting. There is incandescent pendant lighting over the balcony area.
- There are surface mounted receptacles located throughout the building. Most receptacles were probably added after original construction. The original receptacles do not have grounding conductors and in general, there are insufficient receptacles throughout the building.
- Building elevator was not operating at the time of the visit. There isn't any life safety features required for current elevator installations such as recall, battery lowering, etc.
- There is no fire alarm system in the building.
- There is no sprinkler system in the building.
- There is some battery operated exit signage in the theater portion of the building.

MASONIC TEMPLE REPURPOSING STUDY

City of Medina, Ohio

Electrical - Continued:

- There are 4 electrical services to this building:
 - a. Service 1 is located on the right side of the building. It is a 208/120V, 3 phase, 4 wire electrical service. There is a separate meter with pole mounted transformers out on the utility pole. Service drops down below grade and enters the elevator machine room or a room directly below the side building entrance. This feeds electrical items at the front of the building including the elevator and lighting receptacles loads.
 - b. Service 2 is on the left side of the building toward the front lease space. This electrical service appears dedicated to the lease space at the front of the building. Service panel could not be located.
 - c. Service 3 is at the rear of the building. It is a 400A, 208/120V, 3 phase, 4 wire electrical service. Both service 3 and 4 are at the rear of the building and drop via two poles from a common set of utility pole mounted transformers. The service disconnect is a fusible switch located in a dedicated space accessible only from the exterior of the building. Service 3 extends from the main switch to a panelboard located on the basement level adjacent to the former kitchen area. This feeds the rear of the original building and is in fair condition. It has been upgraded since the original construction most likely at the time the theater addition was constructed.
 - d. Service entrance 4 appears to serve the theater addition. It is a 600A, 208/120V, 3-phase, 4-wire electrical service. The main fused disconnect is located in the rear electrical room. This service serves all loads in the theater addition. All of the equipment in the rear electrical room is Square D equipment in fair condition. Service 4 main panelboard has multiple breakers feeding sub-panels located in the theater and all the HVAC loads located on the theater roof.
- The telecommunications system is non-existent.

The building's electrical system requires complete removal and replacement including all branch circuit wiring and lighting systems. The panelboards, main disconnects, etc. require replacement. Much of the equipment may be salvageable unfortunately, since the building has four independent distribution systems, none are sized with adequate capacity for a single use building.

- An emergency generator is recommended if this building is to be used. While emergency lighting could be accomplished using unitized battery packs for egress lighting, the building size would render testing a servicing this type of system labor intensive. Therefore, we recommend a standby generator be installed.
- A fire alarm system will be required.
- Electrical, fire alarm and emergency services should be installed for the elevator system.
- A complete telecommunications system is required.
- Lightning protection is recommended for this building.

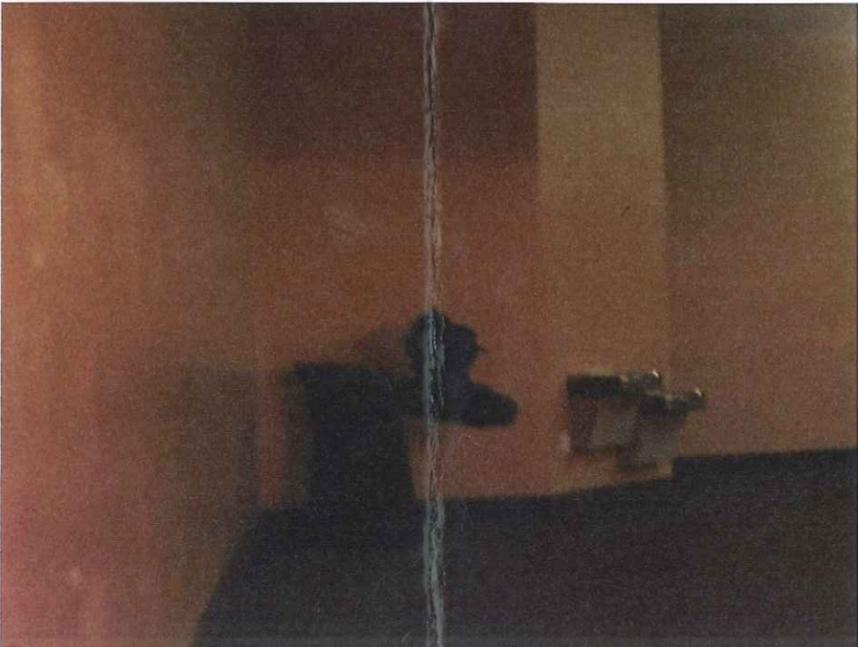
Estimated electrical budget pricing for a renovation of this building is \$35/sq. ft.

MASONIC TEMPLE REPURPOSING STUDY

City of Medina, Ohio

Reuse of Temple Fixtures

The following items are identified as potential for use in the new court facility commemorating both the 1924 Masonic Lodge and the 1937 Medina Theater. . There are a sufficient number of chairs that can be resorted and utilized in the courtrooms. The ornate light fixtures can be used in significant public areas of the court. The old projector could be placed on display in the public lobby in a sealed display area. The display area could include historic photographs of the structure.



MASONIC TEMPLE REPURPOSING STUDY

City of Medina, Ohio

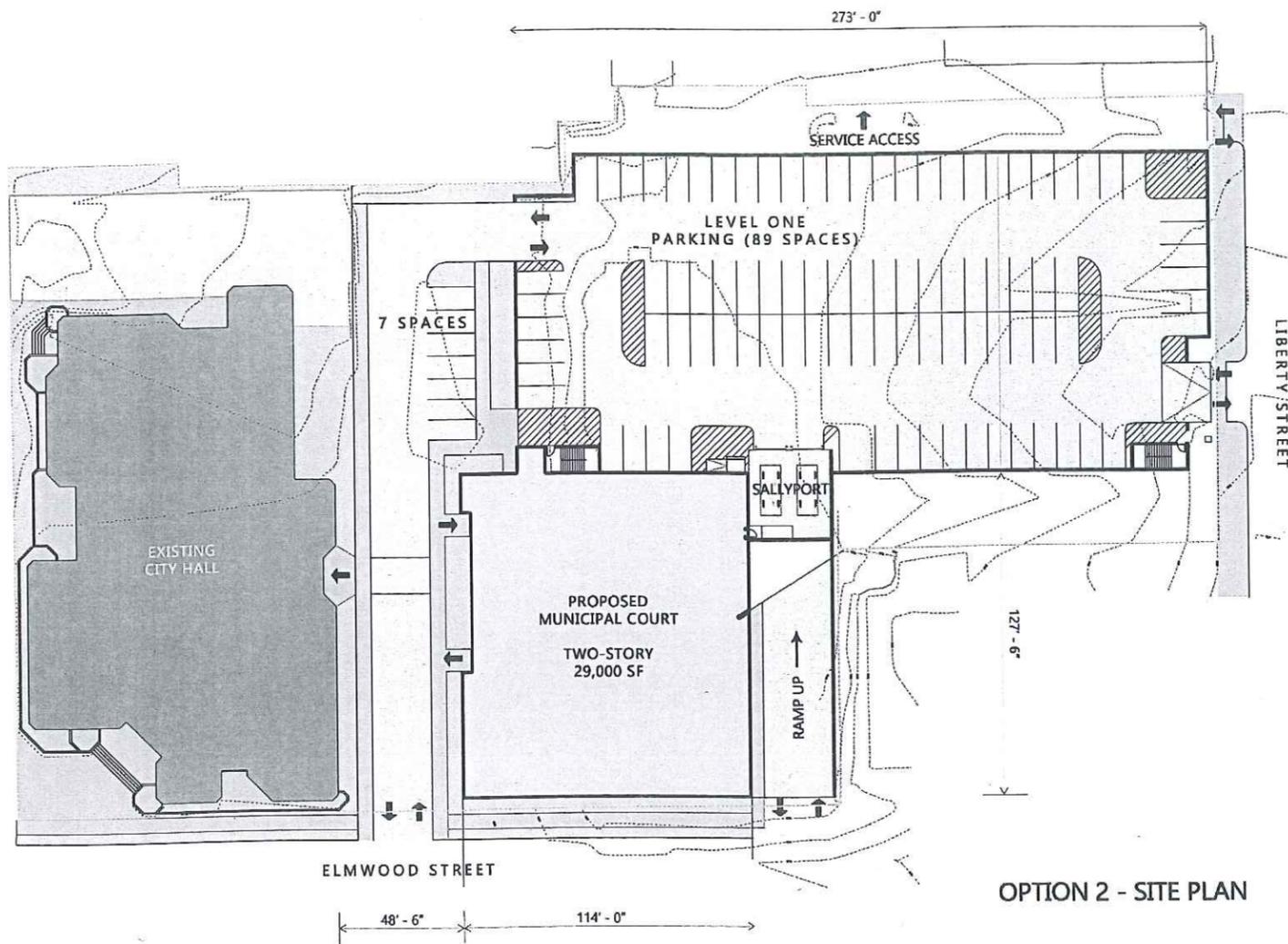


CONCEPTUAL LEVEL COST ESTIMATE

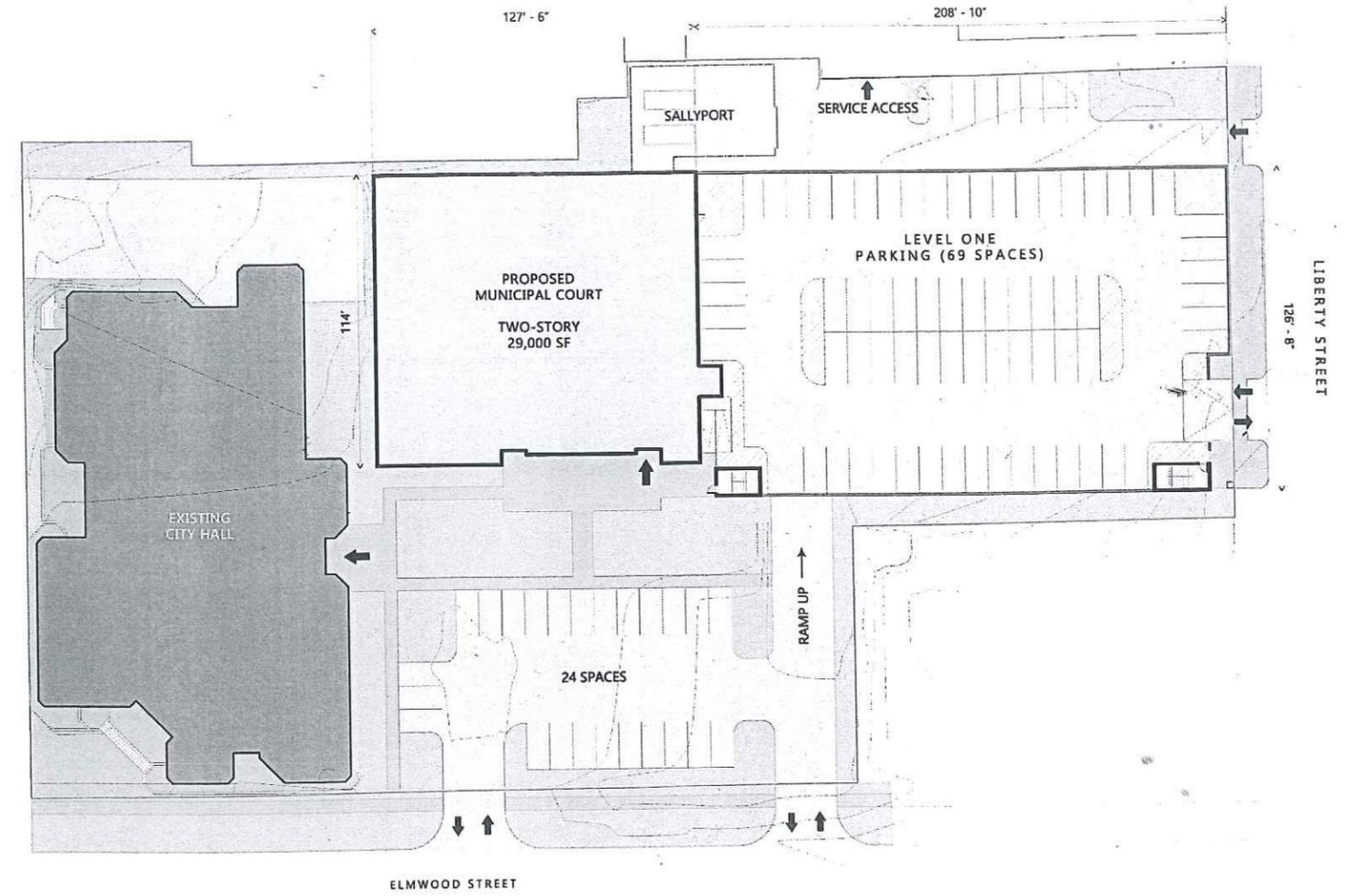
Demolition	\$ 496,998
Structural	\$ 713,378
Masonry Restoration	\$ 434,857
New Exterior Enclosure	\$ 406,174
Roofing	\$ 149,466
Interiors	\$ 724,613
Elevators	\$ 400,000
Plumbing	\$ 544,650
HVAC	\$1,535,350
Fire Protection	\$ 328,430
Electrical	\$1,535,350
Site Work	\$ 125,000
<hr/> Subtotal	<hr/> \$7,394,266
Ohio Material Sales Tax	\$ 23,965
Contingency	\$1,000,000
<hr/> Subtotal	<hr/> \$8,418,231
Contractor O.H., Profit & General Conditions	\$1,262,735
Builders Risk Insurance	\$ 19,362
General Liability Insurance	\$ 29,043
Owner's Protective Liability Insurance	\$ 19,362
Bond	\$ 121,859
Building Permit	\$ 29,246
City License	\$ 500
<hr/> Total.....	<hr/> \$9,900,338

Municipal Court Test Fit Options 2 and 3

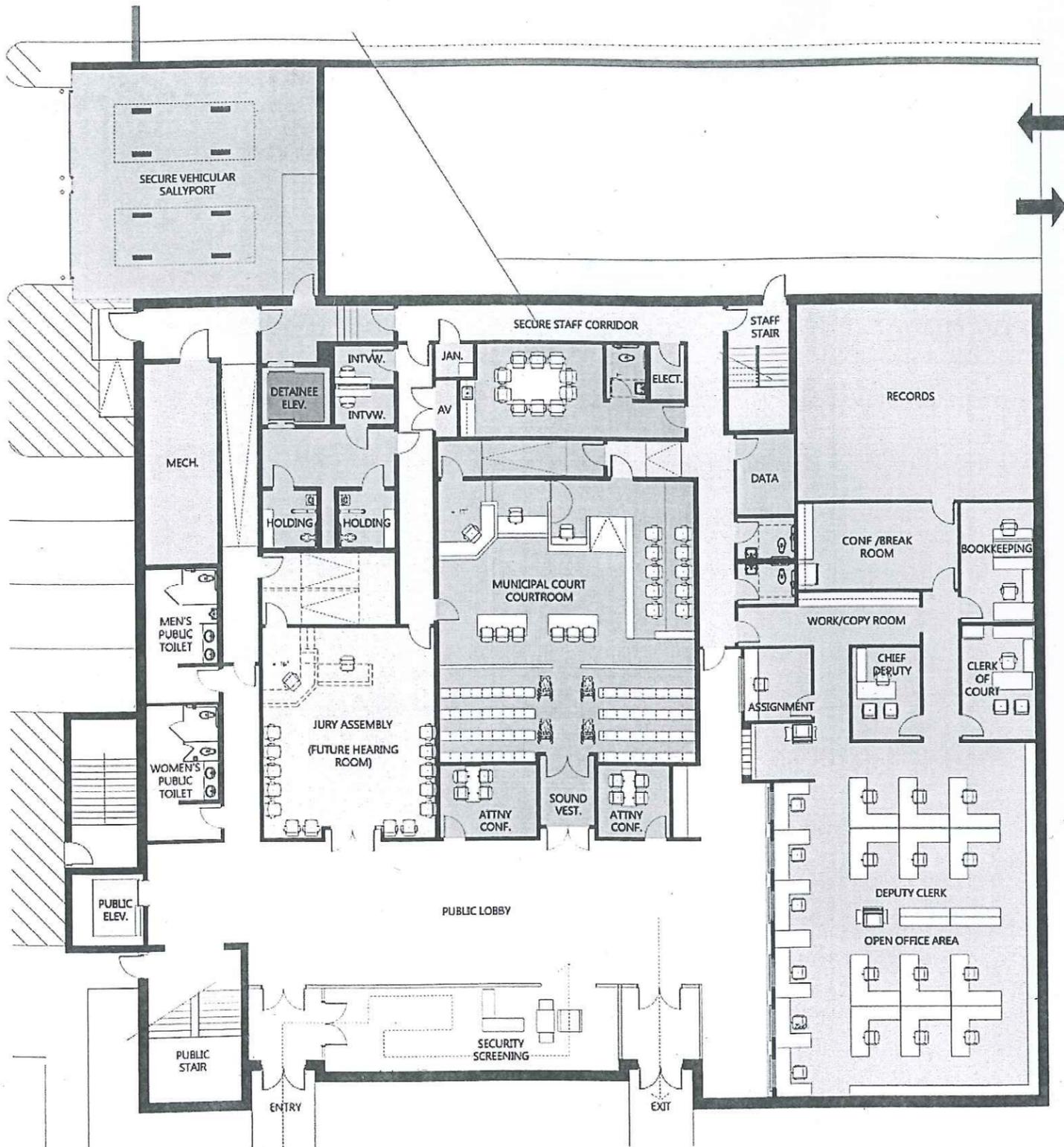
November 9, 2015



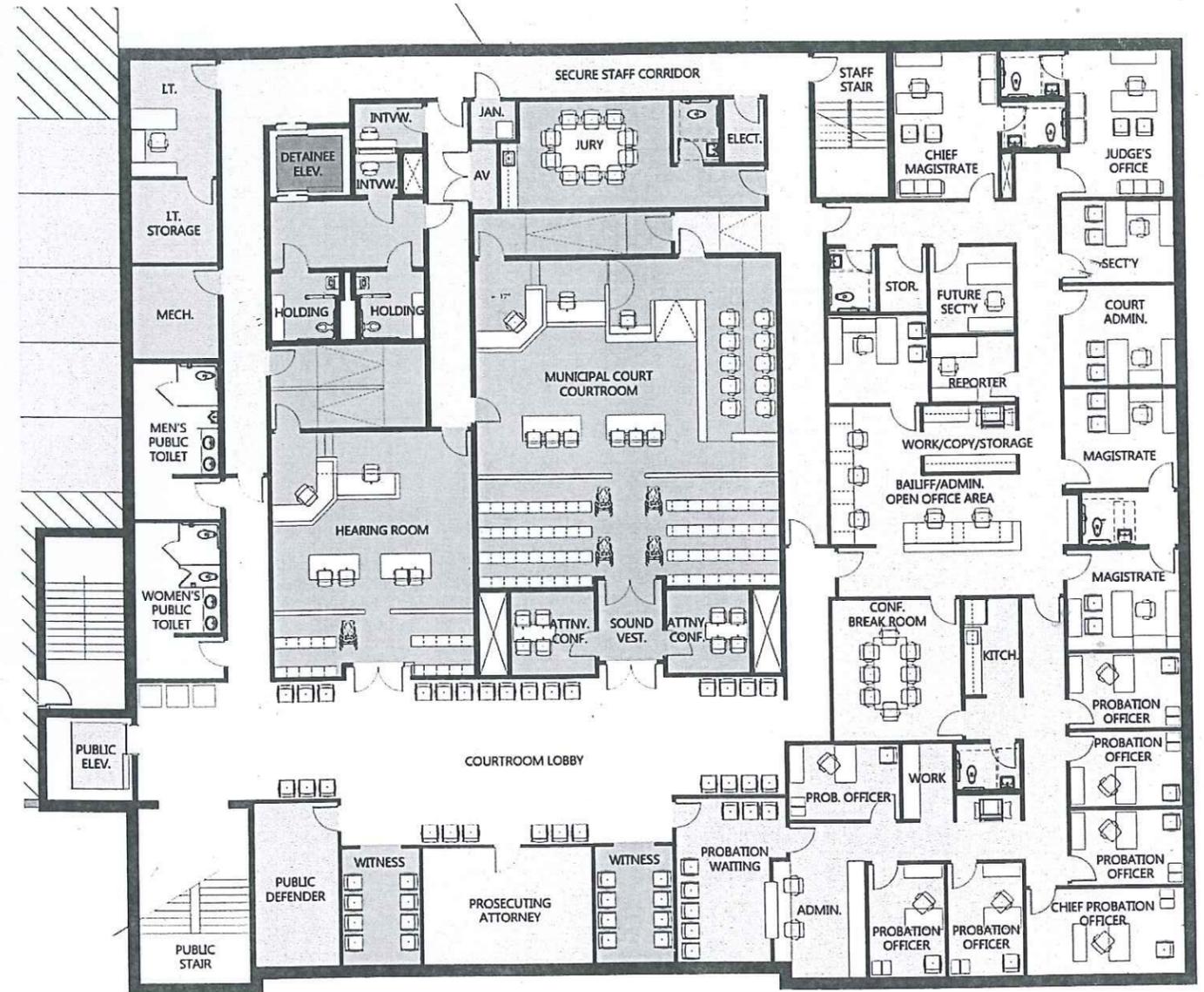
OPTION 2



OPTION 3

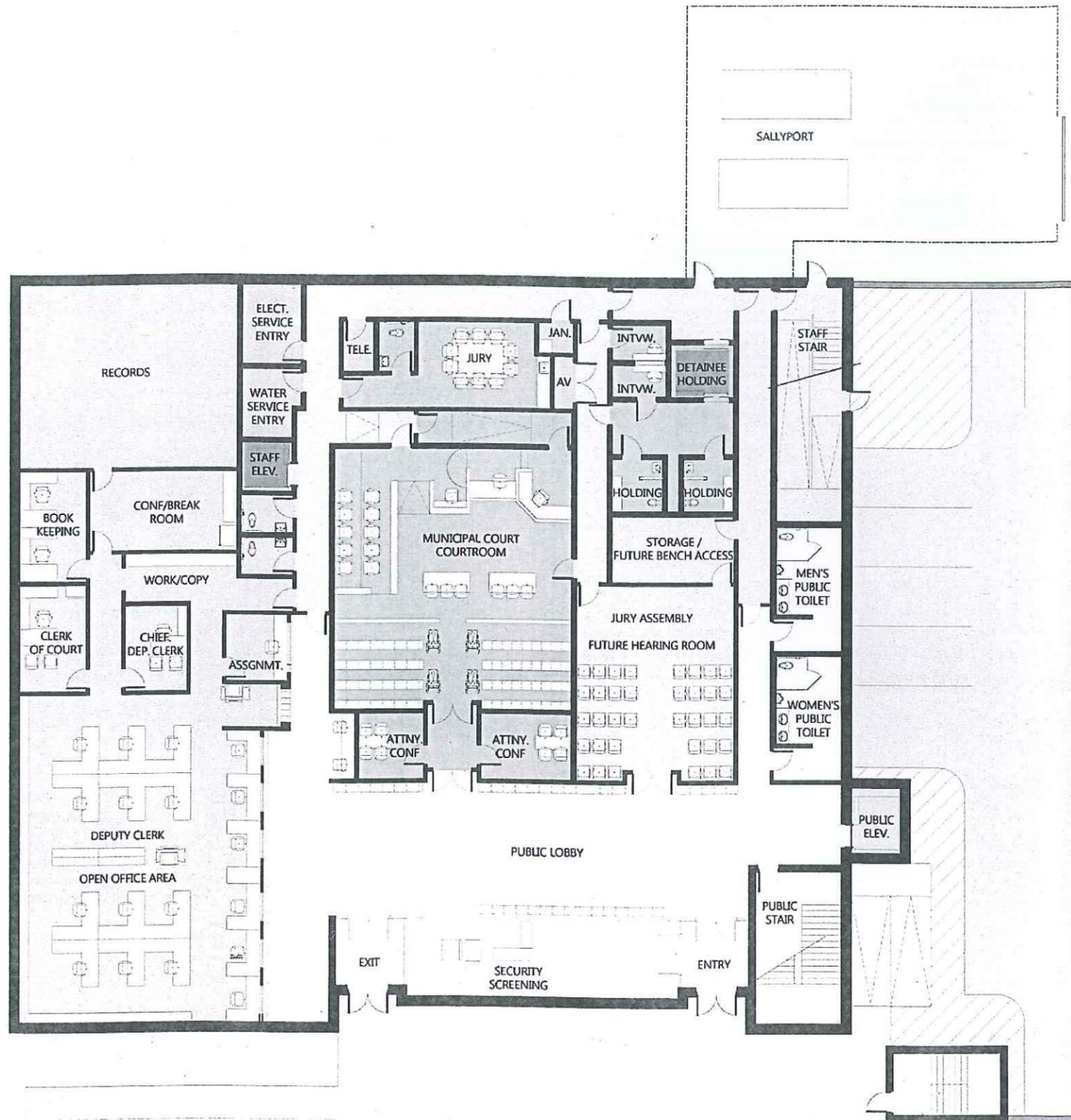


FIRST FLOOR

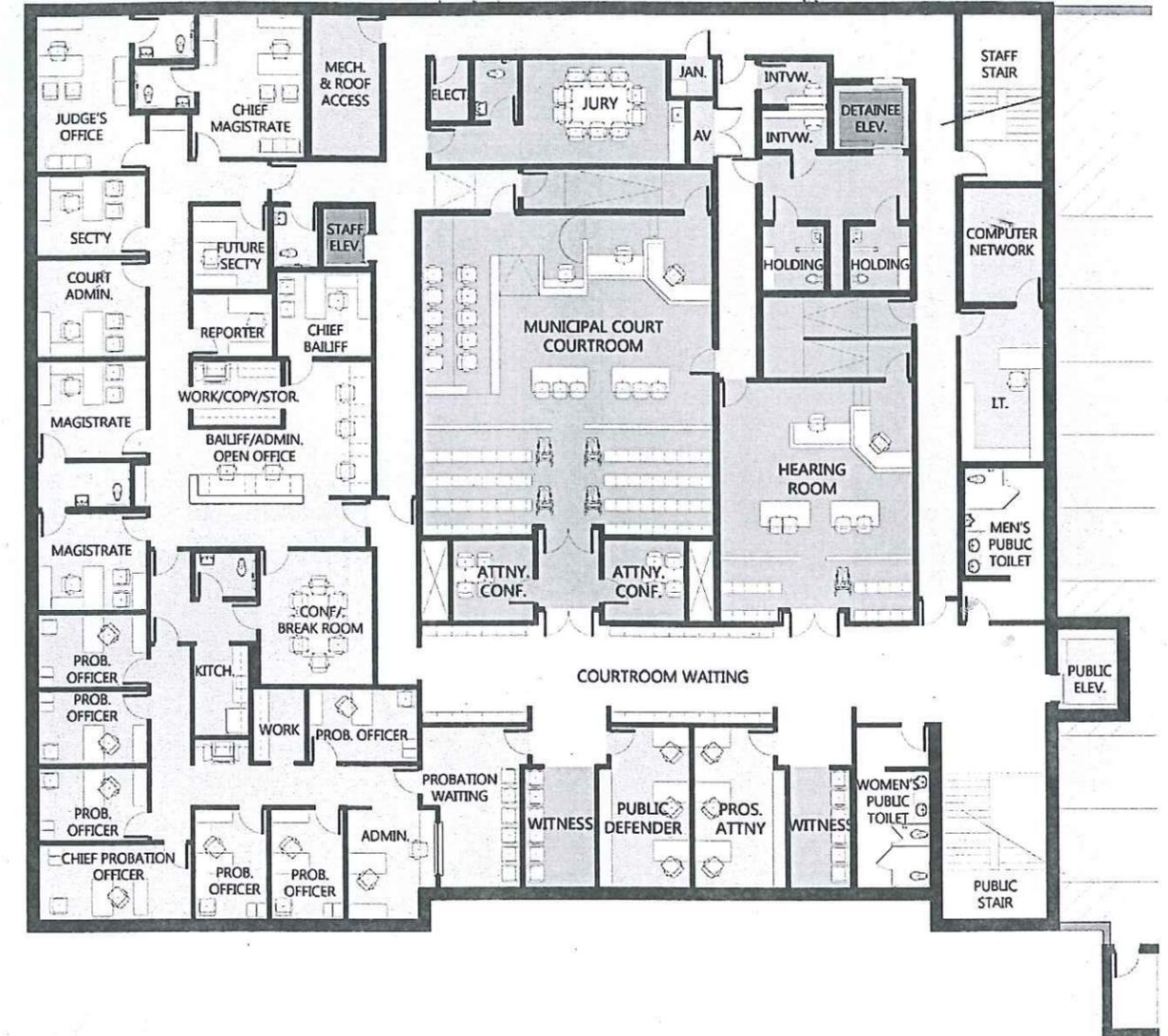


SECOND FLOOR

OPTION 2



FIRST FLOOR



SECOND FLOOR

OPTION 3

Master Plan Level Project Estimate

Option #2

Municipal Court Construction Cost	\$7,000,0000
Assume 29,000 SF x +/- \$240	
Design Fees: 8%	\$ 560,000
Municipal Court Loose Furniture and Equipment	\$ 400,000
Design Fees: 10 %	\$40,000
Parking Option #3	\$3, 200,000
Design Fees: 6%	\$ 192,000
Total:	<hr/> \$11,392,000

Contingency

Third Party Testing and Inspections

Geotechnical Survey

Moving

Option #3

Municipal Court Construction Cost	\$7,000,000
Assume 29,000 SF x +/- \$240	
Design Fees: 8%	\$ 560,000
Municipal Court Loose Furniture and Equipment	\$ 400,000
Design Fees: 10 %	\$40,000
Parking and Site Development Option #2	\$2, 900,000
Design Fees: 6%	<u>\$ 174,000</u>
Total:	\$11,074,000
Contingency	
Third Party Testing and Inspections	
Geotechnical Survey	
Moving	