

November 2022

◀ Oct 2022

Dec 2022 ▶

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 6:30 pm Special Park Rec Board	3	4	5
6	7 7:00 pm City Council	8 8:15am Privacy Committee 4:30 pm Board of Zoning Appeals	9 6:00pm Civil Service Police Officer Test @ St. Pauls	10	11 8:00am Annual Budget Review Meeting	12 8:00am Annual Budget Review Meeting
13	14 6:30 pm Municipal Properties Committee	15	16	17	18	19
20	21 6:00 pm Park Rec Committee 7:00 pm City Council	22 4:30 pm Civil Service	23	24 Thanksgiving - Closed	25	26
27	28 6:30 pm – Finance and Budget Committee 7:30 pm – Safety and Human Resources Committee	29	30 6:30 pm Park Rec Board			



City of Napoleon, Ohio

*255 West Riverview Avenue, P.O. Box 151
Napoleon, OH 43545
Telephone: (419) 592-4010 Fax: (419) 599-8393
www.napoleonohio.com*

Memorandum

To: Electric Committee, City Council, Mayor,
City Manager, City Finance Director, Law
Director, Department Supervisors, News-media

From: MARRISA FLOGAUS, Clerk

Date: November 10, 2022

Subject: Electric Committee Meeting Canceled

The Electric Committee meeting scheduled for Monday, November 14, 2022 at 6:30 pm has been cancelled by the Chair.



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Memorandum

To: Board of Public Affairs, City Council, Mayor, City Manager, City Finance Director, City Law Director, Department Supervisors, News-media
From: Marrison Flogaus, Clerk
Date: November 10, 2022
Subject: Board of Public Affairs Meeting Canceled

The regularly scheduled meeting of the Board of Public Affairs for Monday, November 14, 2022 at 6:30 pm has been CANCELED due to lack of agenda items.



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Memorandum

To: Water, Sewer, Refuse, Recycling & Litter Committee,
City Council, Mayor, City Manager, City Finance Director,
Law Director, Department Supervisors, News-media

From: Marrisa Flogaus, Clerk

Date: November 10, 2022

Subject: Water, Sewer, Refuse, Recycling & Litter
Committee Meeting Canceled

The regularly scheduled meeting of the **Water, Sewer, Refuse, Recycling and Litter Committee** for Monday, November 14, 2022 at 7:00 pm has been CANCELED due to lack of agenda items.

City of Napoleon

**MUNICIPAL PROPERTIES, BUILDINGS, LAND USE, AND ECONOMIC DEVELOPMENT COMMITTEE
MEETING AGENDA**

Monday, November 14, 2022 at 6:30 pm

LOCATION ~ Council Chambers, 255 West Riverview Avenue, Napoleon, Ohio

1. Call to Order
2. Approval of Minutes- August 8, 2022 (In the absence of any objections or corrections, the Minutes shall stand approved)
3. Feasibility Study
4. ODOT acquisition of City Property for US Route 24 project
5. Adjournment.


Marrison Flogaus
Marrisa Flogaus- Clerk

MUNICIPAL PROPERTIES, BUILDING, LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES

Monday, August 8, 2022 at 7:30 pm

PRESENT

Committee Members Molly Knepley-Chair, Joe Bialorucki, Jason Maassel
City Manager Joel Mazur
City Law Director Billy Harmon
Others News-media, Matt Smith-ODNR Officer, Mike Austermiller
Acting Recorder Roxanne Dietrich

ABSENT

Committee Member Lori Siclair

CALL TO ORDER

Knepley, Chair of the Municipal Properties, Building, Land Use and Economic Development Committee, called the meeting to order at 7:31 pm.

APPROVAL OF MINUTES

Hearing no objections or corrections, the minutes from the June 13, 2022 meeting were approved as presented.

Discussion on Deer in the City

Mazur stated we will be talking about deer population this evening. At the last City Council meeting, Mike Austermiller was present and expressed concerns about deer population in the city. Austermiller is here again tonight and brought Officer Matt Smith from ODNR with him. Mazur reported he talked with Josh Syntek from ODNR this morning. Mazur stated we will start with the recommendations and then explain the why. The recommendation is to not start a controlled hunt in any park grounds this year but, if feasible in some way, form, or fashion, prohibit the feeding of the deer population. To do more public education, monitor the situation and consider a controlled lottery hunt in the future, possibly at Oakwood Park for the next hunting season. For now, that would be archery only but not starting this year as we are close to the start of the archery hunting season. My concern would be, using Oakwood Park as the example, to have a controlled hunt there a lot of people use that park, and the trail system is heavily used. That time of year is no different than the summertime. Really do not think the time of year matters much except in harsh winters but, that park is used a lot. My concern would be that people would be hunting in these areas where there will be foot traffic of people. You can post as many signs as you want but, someone will find their way in there. There is not enough lead time to educate what would be done if there was a controlled hunt and we do not have a program set up to have a controlled hunt on public grounds at this time. It is a full-blown operation to manage the lottery, review the applicants for it and set up the designated areas for people that would want to hunt. That is the recommendation and why not now. A couple of other points. As far as I know, there are no regulations right now for bows that can be discharged in the city limits. Harmon replied that is correct. There are no regulations on hunting in the City of Napoleon and no regulations on discharging firearms in the City of Napoleon. Those ordinances were repealed in 2019. The city ordinances are not standing in the way of any effort to do this. We would have to rely on the state laws to make sure that everything is being followed according to the laws in place. Mazur stated a couple of notes on harvesting deer. If someone shoots a deer and it runs off and dies on somebody else's property, that person must obtain permission from that property owner to harvest that deer. If that property owner

does not allow them to harvest that deer, then they cannot harvest the deer and that property owner cannot harvest it either because they were not the hunter that hunted the animal. The animal would then need to be disposed of in some other way and believe they recommend disposing in the landfill. Officer Smith replied that is correct so there is not any disease spread or upset neighbors. Mazur continued with proximity to other properties, the property owner's rights pose an issue and wanted to point that out. Deer population in urban areas is up because there are no hunting pressures. In our area it appears as though the deer population is up just from people's observations. Mazur asked Austermilller if he has seen the population increased? Austermilller responded oh my goodness yes. Fifty-seven years ago, you hardly saw deer. Now, you see 33 in a herd and heard this week someone saw 52 in a herd in the city. Mazur continued a few other observations, feeding deer population is not illegal but is very strongly discouraged because of disease and over-population. Ottawa Hills has probably been doing this the longest in our area. If you recall when that first started, that blew up into a big media thing but, they did it and they are still doing it ten years later. I have been told if the deer population is bad now and it is unchecked, it will start to get out-of-control within several years. That is something to observe too. Controlled hunts are not common in a lot of areas now but are being more common or at least contemplated and are encouraged for population control. Maassel asked do you know what Ottawa Hills does. Mazur replied I do not know exactly where they hunt if it is on public property or not. One year they did hire sharp shooters to come out. Maassel said to cull the herd. Mazur added and working with ODNR. Local control and local ordinances can help and that is why the feeding of the deer is an easy target to do what we can to mitigate that draw. If the deer get used to coming back in a routine, they are animals and are creatures of habit so having somebody feeding them they are going to get used to it. From what I understand, there is a person out there that has a timed feeder in their yard somewhere and the deer herd that is out there is used to it and comes back to it. They are in that pattern. If you cut off the feeding source, they have to find another source and believe there is a way to implement some policies and also do some more public education on what people can do and what you should and should not do. ODNR does have a deer damage control educational flyer that goes through what you can do. You can scare the deer, there are scare techniques. There are physical barriers with specs for types of fencing that will work and also what type of chemical repellent pellets that can be used to keep deer away too. This is not a lot but, it is something and is a start. Bialorucki asked about the dates for bow hunting. Mazur said archery is from September 24, 2022 to February 5, 2023. Bialorucki continued I am not saying I would recommend doing this year or not but, in my opinion, I have been to Oakwood Park when there were football games going on. There is only one way to get in there or if you are going to walk the trail and I'm sure people could walk from different places but, if we choose a time say January 3rd until the end of January when we know it is going to be pretty cold and not a lot of activity going on out there that will still give us five or six months of education and things to let people know. I did not realize what a wide range there was. I do not care what year we do it in, do not think we want to do it September 24th through December 24th as there is probably a lot more activity out there during those times. Mazur noted the closing date varies from state to state. Maassel asked if that date gets changed based on the Ohio perceived size of the Ohio deer herd? Officer Smith responded it does. They do a survey every winter when they leaves are off the trees and there is snow on the ground, and they will fly over and do a study on population densities. Here in Napoleon the population density would be way above what the state would recommend. It does change from year to year. If you are looking at doing it in January and February, the easiest way to do that is probably allow somebody to put out a tree stand and a bait site or a corn pile that will draw the deer in. I realize that is kind of cheating as far as hunting goes but, if your goal is to reduce the number of the deer that is probably the most effective way to do it. You can dictate where you take that animal. Maassel agreed starting September 24th is early and Oakwood Park does get used a lot during the fall months. My understanding is a lot of hunters do not like to see an animal get hurt, they do not want to see a deer on the side of the road still alive. They would rather just be done and have

Yea-Maassel, Bialorucki, Knepley
Nay-
Yea-3, Nay-0. Motion Passed.

Approved

Molly Knepley – Chair
Municipal Properties, Building, Land Use & ED Committee

DRAFT



Feasibility Study for:

City of Napoleon, Ohio New Municipal Complex

October 12, 2022



Prepared By:



mull & weithman architects, inc.

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Please note that this study has been specifically prepared for the City of Napoleon, Ohio and is the intellectual property of Mull & Weithman Architects, Inc. Release of this study or any of the contents to anyone other than the intended recipients is strictly prohibited.

PROJECT TEAM

Joel Mazur, City Manager, City of Napoleon
Chad Lufts, P.E., P.S., City Engineer, City of Napoleon
Clayton O'Brien, Fire Chief, Napoleon Fire Department
David Mack, Police Chief, Napoleon Police Department
B.J. Mull, Architect, CSI, CCS, LEED-AP, Mull & Weithman Architects
Joe Weithman, AIA, LEED-AP, Mull & Weithman Architects
Joe Malone, LEED-AP, Mull & Weithman Architects

EXECUTIVE SUMMARY

The main purpose of this study is to demonstrate the possibility of creating a combined public safety and city administration complex that satisfies the current space needs for city services and allows space for future growth.

This study used information from fire, police, and city administration surveys which included leadership and employees to generate a list of priority needs that are insufficient or non-existent in the current facilities. These lists were then used to develop a program of required spaces including their individual attributes for the new complex.

Tours and condition surveys of the existing buildings ranging in age from 48 to 78 years old were completed. The existing police facility (Glenwood Avenue) is considered “poor” condition and the fire station (W. Riverview) is considered “fair to poor” condition. The existing city administration building is considered “good to fair” condition. All three facilities fall short of current codes and standards and have been renovated and modified several times in attempts to achieve better efficiency and operations.

The project team has developed preliminary concept plans for the Main Street site at the old high school location. These plans were studied from a functional and operational standpoint. Shared spaces within public safety were used wherever possible. Where appropriate, spaces have multiple uses to minimize required program area.

The development of the main street site allows for east / west response via W. Riverview along the Maumee River. It also centrally locates city administration and services in the downtown planning area while freeing up space along the river for public use. Redeveloping the existing City Hall and Fire Station sites could allow for expansion of the Napoleon Outdoor Refreshment Area (NORA) along the river. There would be views from the new building community and civic spaces of the river and the potential to develop a pocket park and lawn / performance space along the river’s edge.

The overall project costs for the Municipal Complex are estimated to be in the \$38 million to \$45 million range. Currently inflation is at a 10% average for 2022. Public-Private Partnerships may be part of an overall creative plan to provide new, modern, up-dated public safety and city administrative services.

The City’s existing safety / service providers need replacement facilities to continue to provide the high-quality level of services for the citizens of Napoleon. Growth of Housing and Businesses within the City will only continue to amplify the need for this development.



PROCESS

The Mull & Weithman Architects team together with the City of Napoleon team began this feasibility study by touring the existing police, fire, and city administration buildings located on West Riverview Avenue and Glenwood Avenue. After the tours there was a general discussion regarding the future goals of the two public safety departments as well as the various components of the city administration.

GOALS

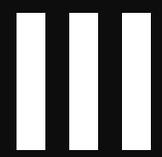
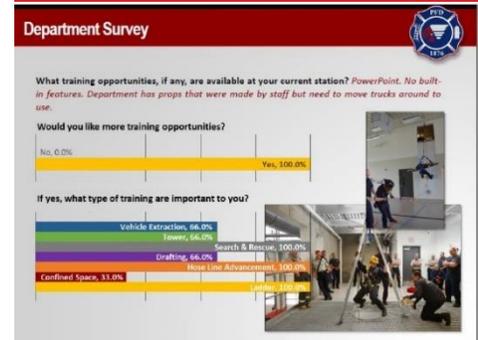
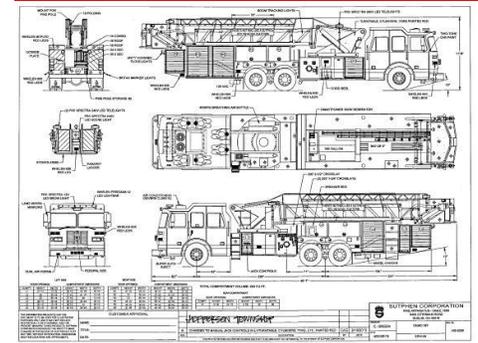
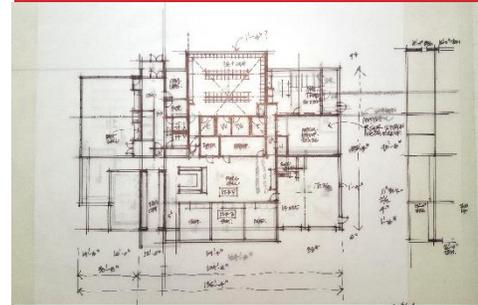
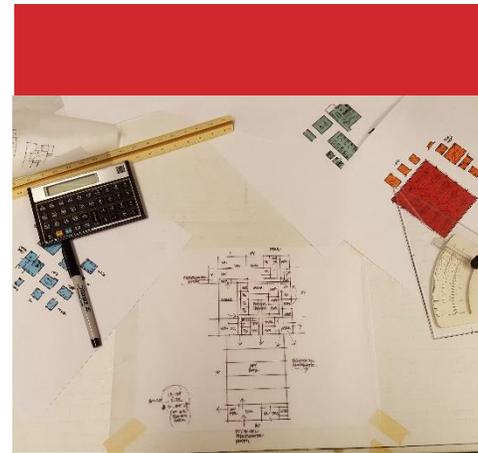
The main goals / questions for the study included the following;

- Is it possible to bring together police, fire, city services, and administration into one building and thus provide a “one-stop-shop” approach for city residents?
- In such a scenario, while maintaining an open, user friendly, and accessible experience for the public, could secure and sensitive operations and circulation of the various user groups in the building be protected?
- What is the design team’s assessment and recommendations of the existing buildings? Are additions or renovations an option?
- How would a proposed solution fit within the city’s masterplan?
- What would be the size and cost of the facility?

It should be noted that the police and fire leadership had a desire to work together as much as possible and to share program spaces for fitness, breaks, meetings, offices, etc. for teambuilding, efficiency, and for the overall economy of the project.

SURVEYS

One of the earliest steps in the process was the distribution of surveys to the various user groups to collect data. This included information regarding the workflow relationships, services provided, required equipment and processes, current and future staffing, storage needs, public interface, and operating procedures. Once the design team collected the surveys, the results were compiled and reviewed, and additional questions were generated for the city project team members.



CONCEPTUAL SPACE NEEDS

The next step was the creation of conceptual space needs outlines which created a formal listing of each individual space and the operations criteria, space attributes, area, and approximate dimensions of that space. These needs outlines were created for Public Safety (Police & Fire) and City Administration (Administrative offices, City Council, Human Resources, Law Department, Finance, Tax Office, Utility Office, Parks & Recreation, Information Technology, Zoning, and Engineering).

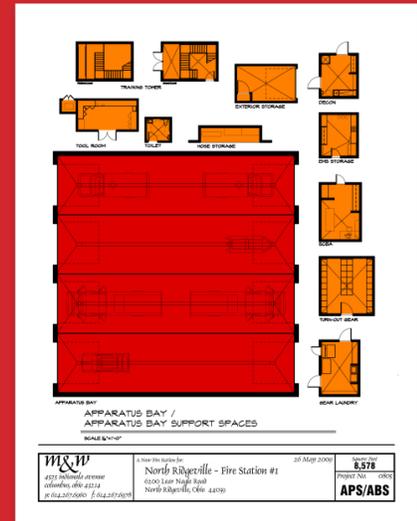
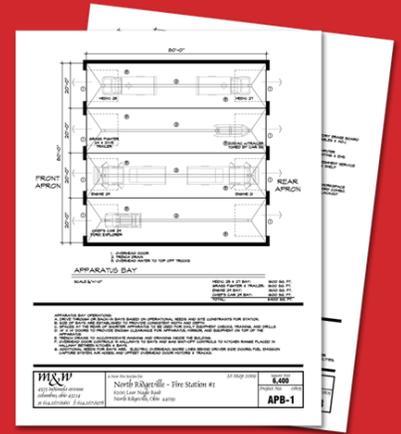
OPERATIONS-BASED DIAGRAMS

From this point the design team created individual diagrams for each room, based on the “operations” or activities that would take place in that space. These diagrams were reviewed with the city project team for accuracy and completeness. These diagrams along with operations criteria and space attributes were then used to create adjacency diagrams showing the relative location of each space to one another.

PRELIMINARY CONCEPTS

Finally, the approved adjacency diagrams were detailed and integrated with proposed circulation and building services to create the preliminary plans presented as part of this study. The conceptual plans have additional storage space included that was not part of the original needs outline. The “creation” of this additional space was a factor of the site that was chosen to be modeled. It made sense functionally as part of the stacking diagram of the two floors built into the side of the hill. This additional space could be eliminated in future concept development or maintained to accommodate other off-site storage files and provide additional space for future expansion.

The site, although random, is helpful in vetting the operational needs of the various user groups, required site security needs, and separation of public, employee, and emergency vehicle circulation requirements. It is also a helpful reference for the approximate size of a site for the anticipated needs outlined in this study.



EXISTING FACILITY ASSESSMENT

POLICE DEPARTMENT

SITE

The Napoleon Police Department is located at 310 Glenwood Avenue, Napoleon, Ohio, 43545. The current police building was believed to have been built in 1944 and was first used for Tri-County Electric. The security fencing is believed to be the same that was installed during this initial period.

- In 1980 the Police Department was moved into its current facility as a temporary fix from a condemned structure that housed the fire department and police department in the downtown area.
- In 1982 The Police Department hosted an open house for the “new” police building.
- According to the Chief, the department's awnings were donated by Denny Clapp from the old 7up Bottling building that he purchased in the early 1980's. He stated that the current awnings are most likely the same ones that he donated.

The parking lot is unsecured and does not have enough parking to hold the Department's vehicles (9 marked cruisers, 2 unmarked & 1 trailer) and multiple shifts of employees. Employees are often required to park in grass areas at shift change. Public parking consists of a few designated parking spaces. This lack of spaces causes overflow into the police vehicle lot and is a major source of congestion. To accommodate future growth parking should be provided for 45 POVs (20 secure & 25 public), a safe exchange space, and covered secure parking 15 department vehicles.

Analyzing the site vehicular traffic, police employee parking is mixed with public parking which results in mixing emergency operations vehicles with pedestrian and civilian traffic. There is no designated parking for special events surrounding the police department that occur at the adjacent city park and swimming pool across the street. At various times throughout the year, the public is utilizing the police department parking for special events held at these other facilities.

Another significant concern is that during events hosted by the police department, such as “Safety City,” “Haunted PD,” and “Kidz Fest,” police and public parking are in the same parking lot with added pedestrian traffic. If a school bus or other similar vehicle is on-site for a presentation, this further congests the available parking area.

The community out-reach events provided by the police department and the increased traffic to the new city pool facility



across the street, offer significant issues and safety concerns for the department due to the increased vehicles and mixed parking.

BUILDING CONDITION

The existing building was built in the 1940's and not specifically designed to hold law enforcement operations. The layout of the current facility prevents effective communications and operations between supervisors, dispatch, and officers.

The department has re-allocated various spaces numerous times over the last 20 + years. Officers work areas have been divided, and walls built to multiply spaces into additional offices. However, the department still has up to 5 officers on a desk at times. An evidence room was built inside the garage at the sacrifice of a weight room and garage space several years ago.

A secondary garage has been converted into records storage and bike patrol storage area. The department does not have enough storage area for supplies, uniforms, and weapons. Many of these items are stored together with limited organization due to lack of space.

There is no longer enough room in the garage to pull a vehicle in and comfortably work on the vehicle. Currently, there is no functioning sallyport and no police training space in the building. Having available space to train is critical to ensure operational readiness.

The overall building envelope condition for the main station and storage building is "poor condition."

ACCESSIBILITY

The facility does not meet current ADAAG or ANSI accessibility standards for the public, civilian police employees or the officers. As a Federal Law, violations of the ADAGG are often raised in lawsuits filed by visitors or staff. Areas to be addressed include an accessible path from the public parking spaces to the main public entrance, access to dispatch, lack of adequate maneuvering and clearance space at doors and within rooms, lack of accessible toilet facilities, lockers, and workspaces.

CODE / SAFETY

The existing station does not have an automatic fire suppression system or addressable fire alarm system. There is currently a lack of required fire separation between the various use groups as defined in the building code. The existing electrical system is undersized for the station's needs. Adequate clearances between various building services needs to be addressed. The existing ventilation system is inadequate for the buildings current use, which is especially true of the property and evidence storage areas.



There appears to be suspected hazardous materials within the building. Before any work would take place (demolition or other) an “Existing Building Survey” in accordance with the inspection requirements of the EPA’s Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations (40 CFR Part 61, Subpart M) will be required. This would consist of field sampling and laboratory testing to identify hazardous materials and building components in need of removal.

BUILDING SYSTEMS

As mentioned above, the building mechanical system is not designed for this type of use. There is no ventilation in the evidence room. There have been complaints of headaches after working in the evidence room for extended periods of time. This is common given the substances that are currently being processed by law enforcement. There are not proper dedicated storage spaces for narcotics, marijuana, fentanyl, and prescription drugs.

Currently, there are multiple electrical panels or electronics near water supply equipment. There is a hot water heater that is located extremely near an electrical area and communications electronics area.

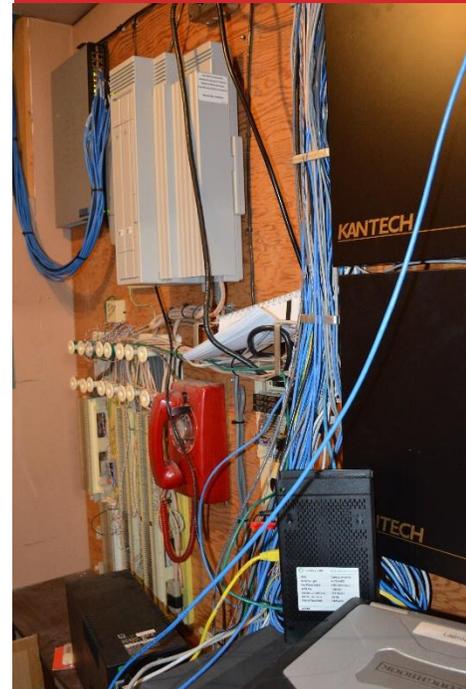
The current facility does not have the electrical and technology systems required for wiring offices with modern technology. There is a shortage of both power and data outlets. There have been suspended ceilings added to create a plenum space for running networking cables. This has created a potential firefighting hazard. As technology systems continue to evolve, digital forensics (audio and video evidence) is becoming an increasingly valuable tool for modern law enforcement.

OPERATIONS

The existing Police Department operations occupy two facilities on Glenwood Avenue. The main station is approximately 5,794 s.f. and the adjacent unconditioned storage building is approximately 2,400 s.f., for a total of 8,194 s.f. The current staffing is 21, with 2 to 8 officers per shift. There are three shifts per day.

Currently, the police department does not have a training room, however there are several annual training requirements for officers to complete (In-service or continuing education classes) during the year. The department utilizes the fire department training room, as well as the EMA building which often results in scheduling conflicts. Due to the lack of dedicated training space, mats and training equipment must be moved and the room reconfigured for every training session.

The existing construction of the public lobby is not hardened to prevent forced access, ballistic or other significant threats. The booking area layout is not a secured area. The entry doors to the lobby are not designed to be security doors. Officers have their



backs turned to arrestees at times during processing. Both officers and dispatchers do not have secured access to their vehicles. There is only one “interview room” and it is not soundproof or separated from the other two patrol offices. The detective’s office is immediately next to the interview room but not soundproofed and does not allowing private conversations to occur in this office.

There is a lack of suitable workspace / workstations available for officers to complete reports. The existing area does not allow for more than 2 officers to complete reports simultaneously. When more than that is needed, the supervisors’ workstations need to be utilized.

Modifications have been made in recent years to maximize the use of the current building area by constructing new partitions to divide existing offices into smaller multiple offices. The records office and a conference room have been converted into additional offices. There are multiple officers assigned to all these workspaces. The Administrative Lieutenants and the Chief of Police’s Office are the only offices that have yet to be divided.

The department does not have a meeting or briefing room to hold Police Department meetings. Command meetings are currently held in the Chief’s offices and tactical briefings are held in the garage utilizing a chalkboard. There is not enough space to house outside agency personnel during critical incidents or major crimes.

The current facility does not have a sally port or a secured garage. This creates a potential public safety threat given that the building is currently located across from a city park where many young children play, and where school field trips are taken. It is also across the street from the city aquatic facility.

If officers attempt to use the current garage, the vehicle does not fit well inside this space and officers cannot get out of the vehicle easily. It is exceedingly difficult to have prisoners exit the vehicle while the vehicle is in the garage.

The current building does not leave room for growth, and it does not accommodate evidence processing effectively. The temporary holding room for evidence is not designed to process or hold the type of evidence that officers are routinely seizing. It also does not allow for a fluid workflow to the evidence / property storage room. The department also lacks any facility to process vehicles for evidentiary value. With today’s expectations on law enforcement for forensic evidence, this is a significant concern. Currently, the “Quonset Hut” is utilized to process vehicles, however it is not a conditioned space (no heating or cooling) which limits the practicality for this use.

According to Chief Mack, in the past 25 years, there has been a shift from most police employees being residents to many employees being commuters from adjacent communities. This has caused the intermittent need for a bunk room occasionally, whether due to scheduling of unexpected overtime, weather, or court required appearances after shift time. This could potentially be shared space with the fire department on an as needed basis.



FIRE DEPARTMENT

SITE

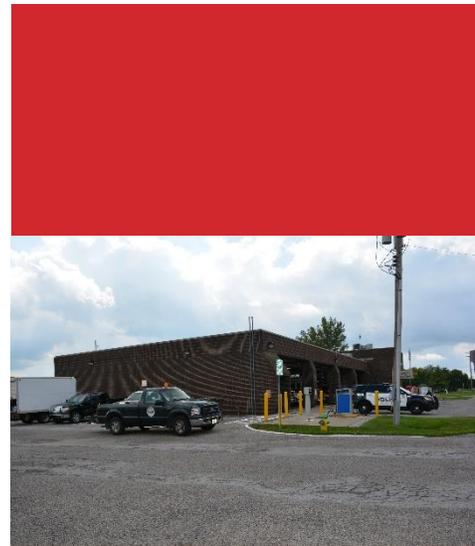
The existing Main Fire Station is located on the south side of Riverview Avenue (SR 424) between the road and the Maumee River. It is adjacent to the existing City Building and was constructed in 1974. There is a separation of on-site vehicle circulation from that of the fire apparatus. There is currently no separation between public vehicles and firefighter POV / fire administration parking. The fire apparatus apron connects directly onto W. Riverview Avenue and is smaller in dimension than recommended to accommodate existing larger apparatus. There is a fuel point directly adjacent to the apron with a 1500 gal. steel underground storage tank (UST) for gasoline, and a 550 gal. fiberglass reinforced plastic UST for diesel fuel. There has been a pavement addition to the west of the parking lot to provide parking space for special incident trailers.

BUILDING CONDITION

The existing 48-year-old fire station is comprised of eight apparatus bays (approx. 7,090 s.f.) and an adjacent two-story wing that houses administrative offices and firefighter living quarters (approx. 5,160 s.f.) for a total area of 12,250 s.f.. Current staffing is 5 Firefighters/EMT's per shift with a Chief and Asst. Chief. The internal spaces of the station as originally designed have been modified over time to meet the changing needs of the department.

There is a shortage of apparatus bay support spaces. For example, there is no dedicated turn-out gear storage room. There is also no Physical Training room. This currently takes place within the contaminated bay spaces. The bays and bay doors are small as compared to current fire industry standards. This creates difficulties when performing maintenance checks, equipment and vehicle decontamination and cleaning / washing apparatus. Additionally, the lack of bay space forces the Department to store trailers outside.

The existing structure is a load-bearing masonry system. There are signs of moderate to severe settlement in the exterior walls of the station in various locations. These were specifically noted in the second-floor dayroom / training room area and in the dormitory rooms. Structural modifications and repairs to the original building were completed in 1985 to anchor and reinforce the existing 1974 structure. A comprehensive structural analysis is beyond the scope of this report but is recommended if the building is expected to be renovated and re-used. The overall building envelope condition for the building is "fair to poor." Based on site observations and the proximity of the river, this site may be more suitable to lighter recreational structures and activities that would develop and improve the riverfront such as public park space, boat rental, outdoor performance space, etc.



IV

ACCESSIBILITY

The fire station facility does not meet current ADAAG or ANSI accessibility standards for the public spaces within the station. Areas to be addressed include an accessible path from the public parking spaces to the main public entrance, access to the main entrance, lack of adequate maneuvering and clearance space at doors and within rooms and lack of accessible toilet facilities.

CODE / SAFETY

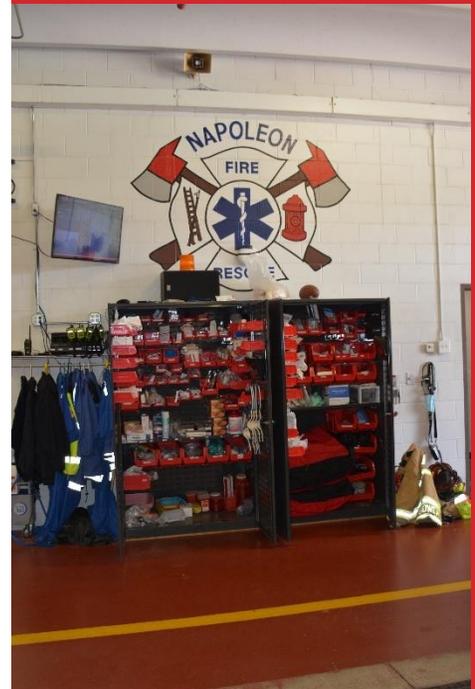
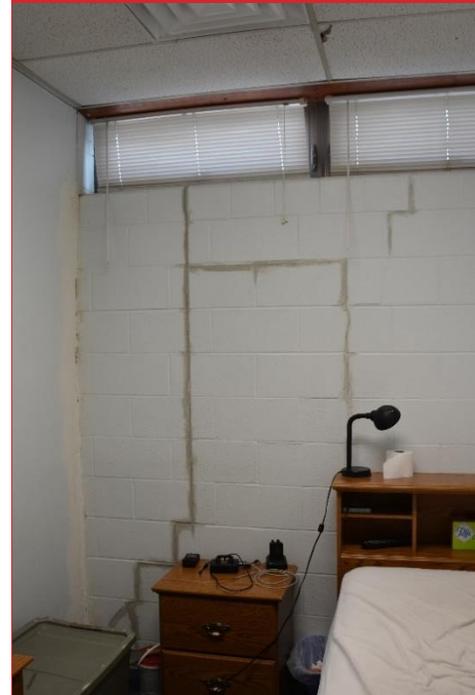
The existing fire station does have an automatic fire suppression system. The building itself is non-combustible type construction but there appears to have been a wood (combustible) structure added to the rear of the station at some point. The existing fire alarm system is not centrally monitored. The dormitory area has been improved from the original design and converted into private bunk rooms, but their construction does not meet current fire separation code requirements for sleeping units. There is a shortage of apparatus and fire gear support spaces and no dedicated physical training space. The department has made the best possible use of the spaces available however the “zone design” within the station is mixed and not properly separated resulting in cross contamination of various spaces.

There may be suspected hazardous materials within the building. Before any work would take place (demolition or other) an “Existing Building Survey” in accordance with the inspection requirements of the EPA’s Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations (40 CFR Part 61, Subpart M) will be required. This would consist of field sampling and laboratory testing to identify hazardous materials and building components in need of removal.

BUILDING SYSTEMS

The existing electrical service is a 600 amp, 3-phase service. There are modifications that have been made to the existing power and lighting systems over the last 48 years to accommodate additional fixtures, equipment, and technology, but overall, the service is in decent shape. All technology and station alerting systems have been added since the original building was constructed. The stand-by generator has been replaced and slightly relocated on the site.

The building mechanical system is comprised of three rooftop HVAC units. The condition of these units was not observed. There are suspended electric heaters in the apparatus bays. The bay ventilation is via roof mounted exhaust fans and an under slab piped exhaust system which is no longer in operational. Currently, there is no direct source capture system for the apparatus exhaust. There is an oil interceptor structure located in the southwest corner of the apparatus bays. In reviewing the existing building drawings, it



appears that all trench drains except for the laundry alcove flow through this interceptor. The overall plumbing fixtures are in “good” condition however, there is an inadequate number of fixtures based on current and projected staffing.

OPERATIONS

The fire department operations have evolved over the years as the department has grown and as additional equipment, training, and technology have become part of modern station culture. The Department has employed innovative approaches to accommodate all the new equipment and technology systems added to their operations since 1974.

Apparatus sizes and types have changed significantly in the last 48 years. For example, the existing eight apparatus bays are each approximately 12 feet in width. Current design standards for the fire service, are bays which are 18 feet in width. This is significant while trying to clean and maintain the apparatus and equipment. It also can become a safety issue as maneuvering of personnel and equipment is executed in limited spaces.

The department has several trailers to assist in the various missions that it has been tasked to respond to, including water rescue, agricultural accidents, mass casualties, and hazardous material incidents. Most of these trailers are stored outside which is not recommended for the trailers or the gear and equipment. These should be stored inside a temperature-controlled space.

The zoning of clean, transition, and contaminated spaces within the station are lacking proper circulation, isolation, and flow from one space to another or they lack separation totally. The increased health risks to firefighters because of their exposure to various contaminants was officially recognized by the State of Ohio with the passage of Senate Bill 27 in 2017. This bill recognized for the first time that based on occupation, firefighters are at an increased risk for all types of cancer and provides for worker’s compensation eligibility for this risk. This risk is caused not only by exposure to diesel exhaust fumes but by all the various contaminants that firefighters encounter at a fire event. An increasing number of products are made with plastics and chemical compounds which have proven to be harmful if ingested. Areas in need of “zone design” improvement include providing a dedicated turnout gear storage room, separation of administrative offices, kitchen/dining and living quarters from direct access to apparatus bays, separation of clean supplies, supply rooms, and “clean” operations from direct exposure to apparatus bays.



CITY DEPARTMENTS

SITE

The existing 13,000 s.f. City Administration Building is located on the south side of Riverview Avenue (SR 424) between the road and the Maumee River. It is adjacent to the existing Fire Station. The time of construction is unknown however, the building was existing at the time of the fire station construction in 1974 and there are renovation plans from modifications that were completed in 1990. The Council Chambers was modified since the 1990 renovations and the mayors' court was moved from the building. There is a public parking lot located on the east side of the building along with two entrances. One is designated for city administration, and one is designated for the tax and utility office. There is also a drive-up window for utility payments. There is a separate parking lot on the west side of the building shared with the fire department for employee parking.

BUILDING CONDITION

The existing building is a single-story slab-on-grade pre-engineered metal building of non-combustible construction. It has a partial second floor that was added in 1990. The second-floor construction is comprised of wood (combustible) construction. The overall building condition is "fair to good."

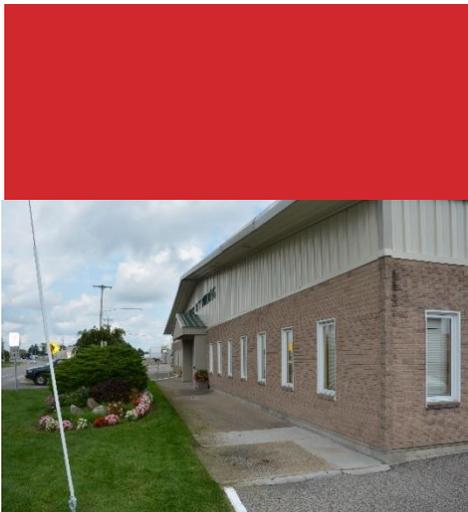
ACCESSIBILITY

The city administration building does not meet current ADAAG or ANSI accessibility standards for the public and employee spaces within the facility. Areas to be addressed include lack of adequate maneuvering and clearance space at doors and within rooms and lack of accessible toilet facilities.

CODE / SAFETY

The existing building has a limited area dry chemical fire suppression system for storage and equipment spaces. The building itself is non-combustible IIB type construction but there has been a wood (combustible) structure added to create the second floor. There does not appear to be an addressable fire alarm system for the building. This is not a requirement for the business use but would be required for an assembly use (i.e., City Council Meetings).

There is minimal public / administration separation at the administration office and the tax / utility's office. Current design standards typically include more physical separation and may include security rated enclosures and assemblies.



There may be suspected hazardous materials within the building. Before any work would take place (demolition or other) an “Existing Building Survey” in accordance with the inspection requirements of the EPA’s Asbestos National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations (40 CFR Part 61, Subpart M) will be required. This would consist of field sampling and laboratory testing to identify hazardous materials and building components in need of removal.

BUILDING SYSTEMS

The building has been retrofitted with technology systems and cabling that were not part of the original construction. Often this is surface mounted in the various finished spaces. The heating and air conditioning systems are a mixture of perimeter and forced air systems, which seem to be in good operational condition. There is a building access control system to control entry into secure administrative areas. The existing 3-phase 400-amp electrical service is adequate but there are several multiple outlet extension cords throughout the various offices in the building, indicating additional electrical power needs.

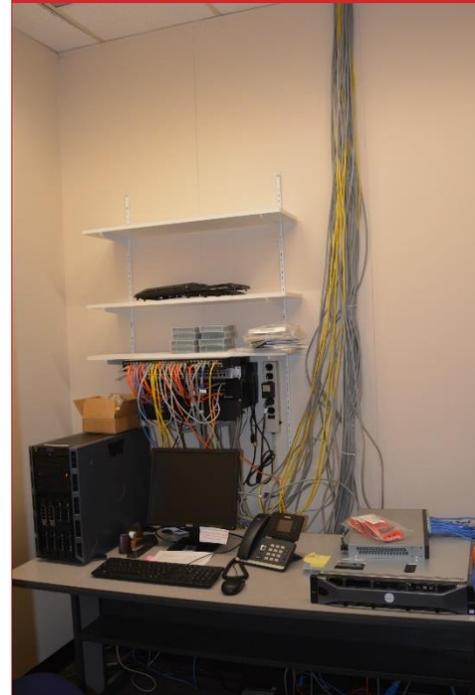
OPERATIONS

The administrative departments include City Administrative Offices, City Council, Human Resources, Law Department, Finance & Payroll, Tax Office, Utility Office, Parks & Recreation, Information Technology, Zoning, and Engineering.

There is some confusion generated by the existence of two separate entrances on the east side of the building. Visitors must decide which public entrance to use based on the services desired.

The internal / private circulation within the building was modified as part of the 1990 expansion and renovation project. This was necessary to respond to the growing needs of various departments and has resulted in a very compact yet arduous arrangement.

With the relocation of the mayor’s court, the Jury Room, Judges Chambers, holding room, Conference Rooms and Clerk of Courts offices have been re-assigned to other uses. Most of this space now serves as file storage space.



CONCLUSION & RECOMMENDATIONS

Based on the existing building tours, interviews with key personnel, review of existing plans, photographs, current condition, operational needs, future expansion, and age of existing structures, the Mull & Weithman Architects design team recommends that the City prioritize the replacement of these facilities.

Of the three buildings, priority should be given to the police and fire departments given the inadequate space needs of these departments to support on-going and future operations. Adding to the fact, these buildings are 70+ and 48+ years old and in fair to poor condition due to their age and the original construction quality.

Replacement over renovations and/or additions is preferred due to the constraints of the existing sites (stand-off distances, circulation separation, etc.), condition of the fire station (masonry movement and settlement) structure and condition of the police department structure and functionality relative to its current and future use.

Although the City Administration building is in better shape than the police and fire department buildings, the opportunity to have a municipal building where all city services can be centrally located, or a municipal complex / grouping of city service buildings would be convenient for the citizens, efficient operationally, and convey a strong civic and public safety presence to the community.

The recommended size for the current and future police functions based on existing and projected personnel and equipment is in the 20,000 to 25,000 s.f. range. The recommended area for fire operations including existing apparatus, trailers, and proposed future operations and personnel is 30,000 s.f. to 35,000 s.f. City Administration space including public meeting spaces and future growth opportunities is recommended to be approximately 25,000 s.f.

Consideration should be given to the combination of the public safety facilities for operational efficiencies / agency interaction, joint training opportunities, and initial and long-term cost savings. Shared spaces that can be utilized by both police and fire personnel would result in 8,000 to 12,000 s.f. reduction in building area. This equates to a savings of approximately 4.6 to 6.9 M. Including city administration with public safety provides for a centralized public safety and public service location (one-stop-shop) for all city residents.

CONCEPT DRAWINGS

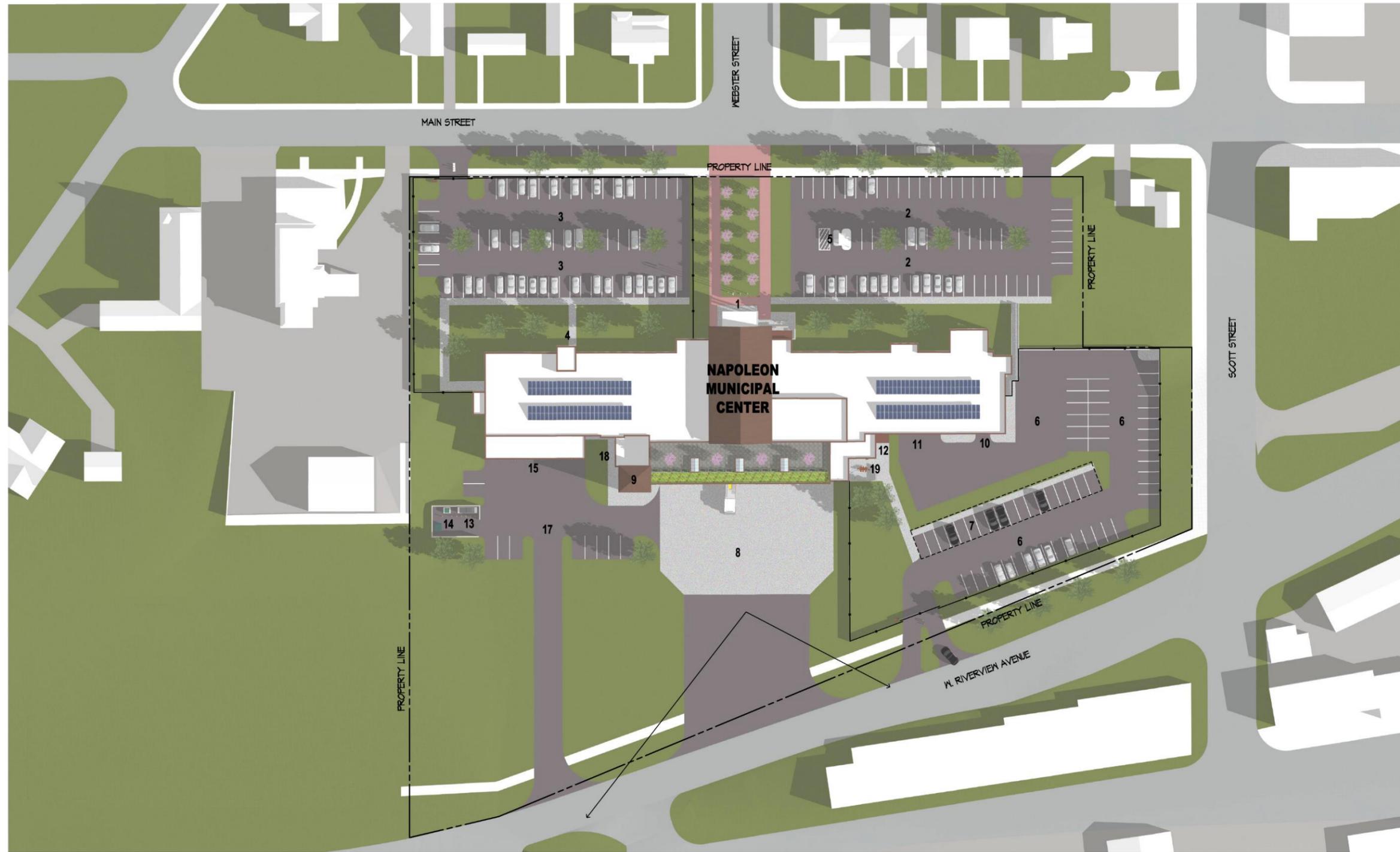
The Concept drawings were developed with the input of the entire project team. Adjacencies, shared spaces, public, employee, and secure circulation patterns, site access and separation distances were all considered in the development of these plans.

The determination of all three entities being able to co-exist and function within the same building was proven through this exercise. Although there was a limited amount of time to study various building configurations, and that different building massing / shapes are possible and should be explored in greater detail as the project moves forward. The selection of a specific site based upon a site selection matrix would also impact the overall building form.

The 2019 masterplan was reviewed and referenced while completing this feasibility study. The design team's vision for the existing fire station site and the city administration site would be to re-purpose this land to improve the riverfront by creating new park & recreational opportunities for the public. This could include outdoor performance space and an extension of the NORA boundary.

The massing and exterior concept was developed by the design team from the associated function and operational needs of the spaces within the building. The team favored a more traditional design for both efficiency and economy. Green / sustainable technologies are proposed to be integrated into the design and/or planned for the future. The exterior concept should be studied in greater detail as the project evolves.

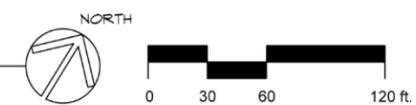


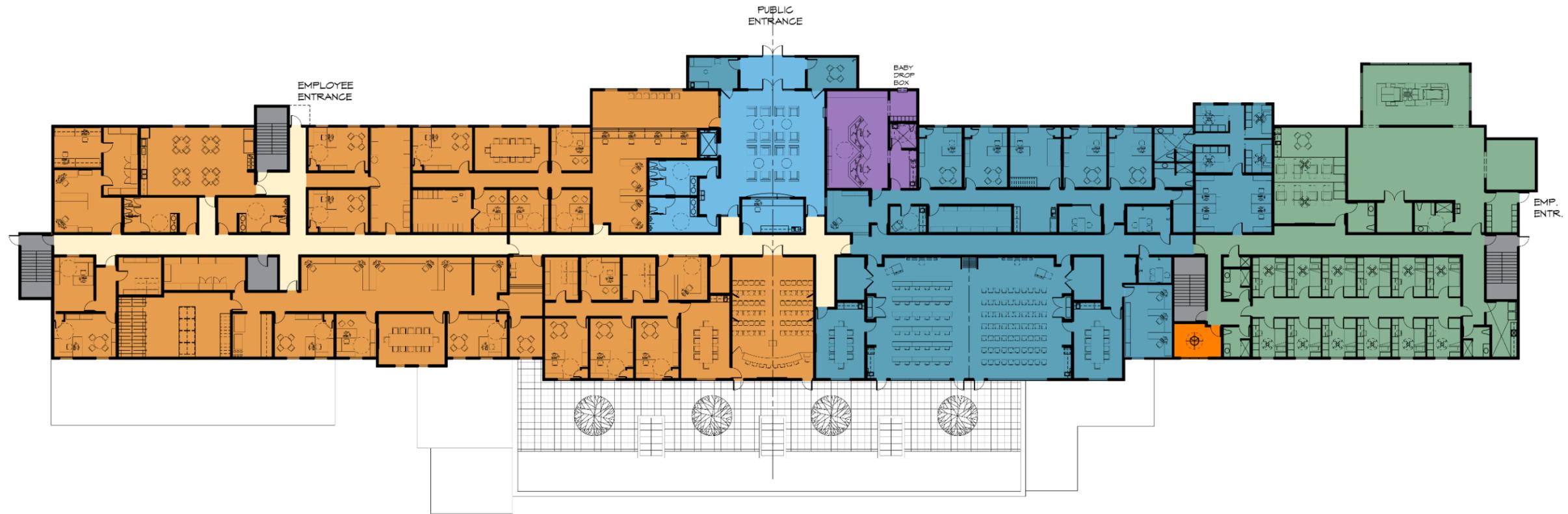


LEGEND

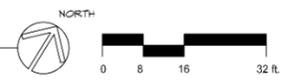
1. Public Entrance
2. Public Parking (61 Spaces)
3. Secure Staff Parking (57 Spaces)
4. Staff Entrance
5. Utility Drive-Up Kiosk
6. Secure First Responder Parking (39 Spaces)
7. Covered Cruiser Parking (16 Spaces)
8. Responding Apparatus Apron
9. Training Tower
10. Sallyport
11. Evidence Garage
12. First Responder Entry
13. Emergency Generator
14. Dumpster
15. Retaining Wall
16. Trailer Storage
17. Volunteer / On-Call Parking (10 Spaces)
18. Volunteer / On-Call Entry
19. Patio

SITE PLAN





UPPER LEVEL PLAN





LOWER LEVEL PLAN





MAIN STREET ELEVATION

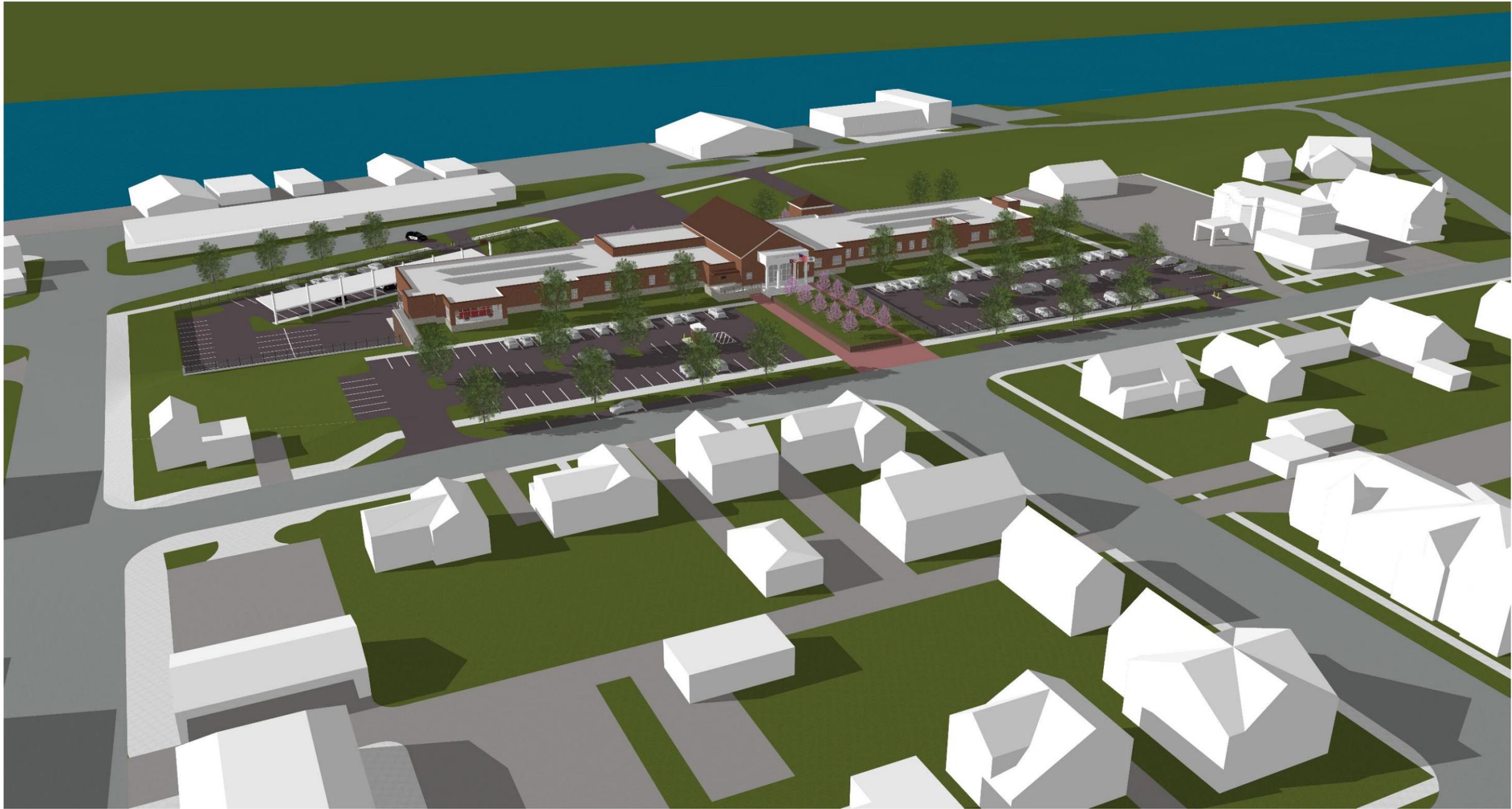
SCALE: 1/16" = 1'-0"



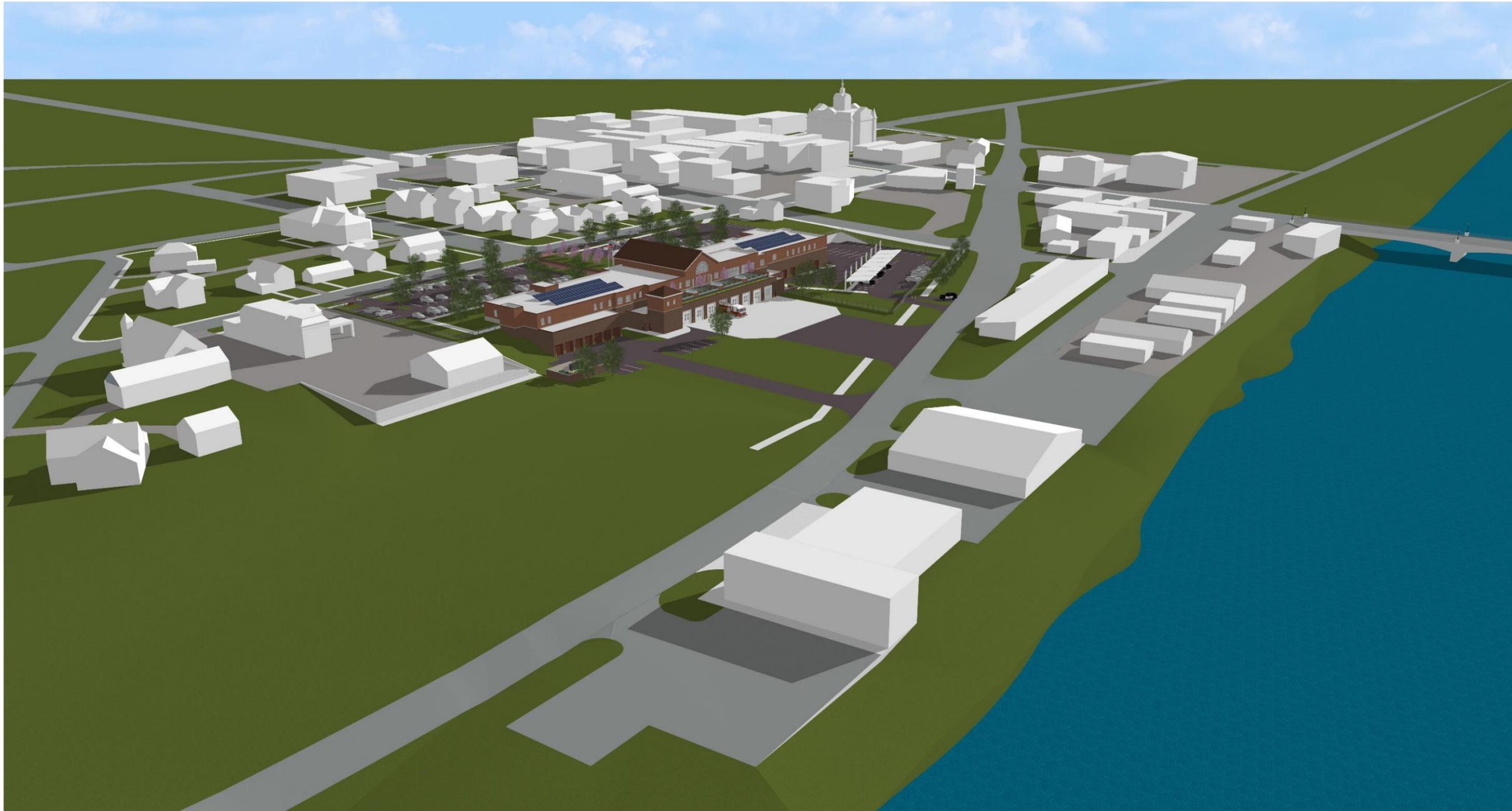
WEST RIVERVIEW ELEVATION

SCALE: 1/16" = 1'-0"





VIEW LOOKING SOUTH



VIEW LOOKING NORTH

PROGRAM SPACE ALLOCATIONS

COMBINED PUBLIC SAFETY OPERATIONS

- Apparatus & Vehicle Bays
- Apparatus Support & Vehicle Bay Support
- Public Safety Administration
- Dispatch
- Operations
- Living Quarters
- Equipment & Support Spaces
- Summary

POLICE OPERATIONS (separate building)

- Vehicle Bays
- Vehicle Bay Support
- Administration
- Dispatch
- Operations
- Equipment & Support Spaces
- Summary

FIRE OPERATIONS (separate building)

- Apparatus Bays
- Apparatus Support
- Administration
- Living Quarters
- Equipment & Support Spaces
- Summary

CITY ADMINISTRATION

- Administration
- City Council
- Human Resources
- Legal Department
- Finance Department
- Parks & Recreation
- Information & Technology Department
- Engineering / Public Works Department
- Shared Functions
- Unassigned / Future Growth
- Equipment & Support Spaces
- Summary

**City of Napoleon
Public Safety Operations Space Needs**

COMBINED PUBLIC SAFETY OPERATIONS

Apparatus & Vehicle Bays

Apparatus Bay	10,741
* Trailer Storage	4,200
Secure Sally Port	837
Evidence Bay	1,484
Sub-Total	17,262 SF

Apparatus & Vehicle Bay Support

Decontamination Room & Apparatus Bay Toilet / Shower	164
EMS Supply	142
SCBA/Air Fill	265
Tool Alcove	265
Turn Out Gear Storage	709
Gear Laundry Room	240
* General Storage	206
Bulk EMS Storage	156
Association Storage	211
Hose Storage Alcove	0 in app bays
Entry Vestibule / Fire Pole	298
Transition Vestibule / Ice, Vending	172
Transition Vestibule	84
Training Tower (3 levels)	1,323
Storage Mezzanine	0
Evidence Storage	1,627
Evidence Intake & Lab	200
Cell	175
Detox Cell	175
Clean-up	75
Interrogation	95
Processing	475
Security Vestibule (Qty. 2)	224
Sub-Total	7,281 SF

Public Safety Administration

* Administrative Asst.	160
Police Chief	232
Asst. Chief	232
Detectives Office Area	303
Safe Room	138
Interview Rooms (Qty. 2)	181
Fire Chief	232
Asst. Fire Chief	232
Duty Office	396
Duty Office Dorm / Shower	590

City of Napoleon
Public Safety Operations Space Needs

Fire Inspection / Prevention	280
* Podcast Room	100
Watch Room	279
* Work Room/Alcove	110
* Training Room (including Storage Rms)	2,440
* Conference Room A	320
* Conference Room B	320
* Records	196
* Janitor Closet	25
* Nursing Room	86
* Toilets	87
Triage Room	138
* Admin Suite Corridor	443
Apparatus Display	576
Sub-Total	8,096 SF

Dispatching

Dispatch Center	534
Dispatch Support	223
Sub-Total	757 SF

Operations

Sergeants Office Area	289
Roll Call / Squad Room	976
* Police Entry Vestibule	0 w/ Fire Pole
Tactical Storage Lockers	255
Armory & Ammo Storage	318
Defensive Tactics & Storage	315
Break Room	194
Men's Locker Room	452
Men's Toilet / Shower	275
Women's Locker Room	241
Women's Toilet / Shower	197
* Physical Training	1,099
* Physical Training Toilet / Shower	101
* Employee Entrance	112
* Supply Storage	167
* Parts & Equipment Storage	210
Sub-Total	5,201 SF

**City of Napoleon
Public Safety Operations Space Needs**

Fire Department Living Quarters

Dormitory	1,452
Dormitory Corridor	363
Kitchen & Dining	739
House Laundry	138
Physical Training	0
Toilets / Showers & Locker Room	219
Nightroom	619
Union Office	0
Janitor Closet	0
Decompression Patio	421
Sub-Total	3,951 SF

Equipment & Support

* Mechanical Room	402
* Tornado Shelter & Toilet	851
* Electrical Room	180
* Data Room	144
* Fire Riser	142
* Stairways	780
* Elevator w/ Equipment Room	173
Sub-total	2,672 SF

SUMMARY - Combined Public Safety Operations

Apparatus & Vehicle Bays	17,262
Apparatus & Vehicle Bay Support	7,281
Public Safety Administration	8,096
Dispatching	757
Operations	5,201
Fire Department Living Quarters	3,951
Equipment & Support	2,672
Sub-Total	45,220 SF
 Circulation & Walls	 6,437 SF
TOTAL	51,657

* Shared Space between Police & Fire

**City of Napoleon
Police Building Space Needs**

POLICE OPERATIONS - Separate Building

Vehicle Bays

Trailer Storage	660
Secure Sally Port	837
Evidence Bay	1,484
Sub-Total	2,981 SF

Vehicle Bay Support

Evidence Storage	1,627
Evidence Intake & Lab	200
Cell	175
Detox Cell	175
Clean-up	75
Interrogation	95
Processing	475
Security Vestibule (Qty. 2)	224
Sub-Total	3,046 SF

Administration

Vestibule / Secure Lobby / Toilet	450
Administrative Asst.	160
Police Chief	232
Asst. Chief	232
Detectives Office Area	303
Safe Room	138
Interview Rooms (Qty. 2)	181
Podcast Room	100
Work Room/Alcove	110
Training Room (including Storage Rms)	2,440
Conference Room A	320
Conference Room B	320
Records	196
Janitor Closet	25
Nursing Room	86
Toilets	87
Admin Suite Corridor	300
Sub-Total	5,230 SF

Dispatch

Dispatch Center	534
Dispatch Support	223
Sub-Total	757 SF

**City of Napoleon
Police Building Space Needs**

Operations

Sergeants Office Area	289
Roll Call / Squad Room	976
Police Entry Vestibule	200
Tactical Storage Lockers	255
Armory & Ammo Storage	318
Defensive Tactics & Storage	315
Break Room	194
Men's Locker Room	452
Men's Toilet / Shower	275
Women's Locker Room	241
Women's Toilet / Shower	197
Physical Training	600
Physical Training Toilet / Shower	101
Supply Storage	167
Temporary Dorm Space	384
Parts & Equipment Storage	210
Sub-Total	5,174 SF

Equipment & Support

Mechanical Room	402
Tornado Shelter & Toilet	851
Electrical Room	180
Data Room	144
Fire Riser	142
Stairways	780
Elevator w/ Equipment Room	173
Sub-total	2,672 SF

SUMMARY - Separate Police Building

Vehicle Bays	2,981
Vehicle Bay Support	3,046
Administration	5,230
Dispatch	757
Operations	5,174
Equipment & Support	2,672
Sub-Total	19,860 SF
 Circulation & Walls (+15%)	 2,979 SF
TOTAL	22,839

**City of Napoleon
Fire Station Space Needs**

FIRE OPERATIONS - Separate Building

Apparatus Bays

Apparatus Bay	10,741
Trailer Storage	3,540
Sub-Total	14,281 SF

Apparatus Support

Decontamination Room & Apparatus Bay Toilet / Shower	164
EMS Supply	142
SCBA/Air Fill	265
Tool Alcove	265
Turn Out Gear Storage	709
Gear Laundry Room	240
General Storage	103
Bulk EMS Storage	156
Association Storage	211
Hose Storage Alcove	0 in app bays
Entry Vestibule / Fire Pole	298
Transition Vestibule / Ice, Vending	172
Transition Vestibule	84
Training Tower (3 levels)	1,323
Storage Mezzanine	0
Sub-Total	4,132 SF

Administration

Vestibule / Secure Lobby / Toilet	450
Administrative Asst.	160
Fire Chief	232
Asst. Fire Chief	232
Duty Office	396
Duty Office Dorm / Shower	590
Fire Inspection / Prevention	280
Podcast Room	100
Watch Room	279
Work Room/Alcove	110
Training Room (including Storage Rms)	2,440
Conference Room A	320
Conference Room B	320
Records	196
Janitor Closet	25
Nursing Room	86
Toilets	87
Triage Room	138
Admin Suite Corridor	300
Apparatus Display	576
Sub-Total	6,867 SF

**City of Napoleon
Fire Station Space Needs**

Living Quarters

Dormitory	1,452
Dormitory Corridor	363
Kitchen & Dining	739
House Laundry	138
Physical Training	600
Toilets / Showers & Locker Room	219
Nightroom	619
Union Office	0
Janitor Closet	50
Decompression Patio	421
Sub-Total	4,601 SF

Equipment & Support

Mechanical Room	402
Tornado Shelter & Toilet	851
Electrical Room	180
Data Room	144
Fire Riser	142
Stairways	780
Elevator w/ Equipment Room	173
Sub-total	2,672 SF

SUMMARY - Separate Fire Station

Apparatus Bays	14,281
Apparatus Support	4,132
Administration	6,867
Living Quarters	4,601
Equipment & Support	2,672
Sub-Total	32,553 SF
 Circulation & Walls (+15%)	 4,883 SF
TOTAL	37,436

**City of Napoleon
City Administration Space Needs**

CITY ADMINISTRATION

City Manager / Administration

Vestibule	183
Lobby	1,122
Public Toilet (Men's)	182
Public Toilet (Women's)	182
Front Desk	185
Executive Assistant	194
Administration Suite Corridor	166
Mayor	231
City Manager	233
Sub-Total	2,678 SF

City Council

Council Chambers	890
Meeting Room	347
Clerk of Council	233
Records Clerk	153
File Storage - Council	129
Sub-Total	1,752 SF

Human Resources

Human Resources Director	233
File Storage	131
Sub-Total	364 SF

Legal Department

Law Director Secretary	196
Law Director	243
Legal Dept Corridor	78
File Storage	147
Sub-Total	664 SF

Finance Department

Finance Director	233
Payroll Office	130
Accounts Payable	152
Tax Administrator	152
Utility Office	154
Finance Open Office	240
Conference Room	289
Finance Department Corridor	343
Files / Counting	226
Transaction Counter / Lobby	705
Sub-Total	2,624 SF

**City of Napoleon
City Administration Space Needs**

Parks & Recreation

P&R Director	233
P&R Storage	378
Sub-Total	611 SF

I.T. Department

IT Build Room	171
IT Open Office	331
IT Storage	214
Server Room	189
Sub-Total	905 SF

Engineering / Public Works Department

Engineering Director	233
Admin Assistant	106
Flex Office / Small Conference	116
Engineering Counter / Lobby	177
Conference Room	306
Large File Storage	631
Engineering Equipment Storage	245
Plotter Room	155
Zoning Office	234
Engineering Office Corridor	453
Engineering Offices (Qty. 6)	703
Sub-Total	3,359 SF

Shared Functions

Storage / Packages	65
Break Room	696
Staff Toilets	449
Sub-Total	1,210 SF

Unassigned Space (Future Growth)

Bulk Storage 1	425
Bulk Storage 2	973
Records / File Storage	1,882
Sub-Total	3,280 SF

Equipment & Support

Mechanical Room	302
Tornado Shelter & Toilet	640
Electrical Room	180
Data Room	90
Fire Riser	106
Stairways	696
Elevator w/ Equipment Room	0
Sub-total	2,014 SF

**City of Napoleon
City Administration Space Needs**

SUMMARY - City Administration

City Manager / Administration	2,678
City Council	1,752
Human Resources	364
Legal Department	664
Finance Department	2,624
Parks & Recreation	611
I.T. Department	905
Engineering / Public Works Department	3,359
Shared Functions	1,210
Unassigned Space (Future Growth)	3,280
Equipment & Support	2,014
Sub-Total	19,461 SF
Circulation & Walls	4,836 SF
TOTAL	24,297

PROJECT COST / BUDGET

For the purposes of this study, we are looking at the hard costs (“brick and mortar”) based on cost per square foot of building area. These square foot costs are based on our past experience and trends we are currently seeing in the construction industry for government administration and public safety facilities. These square foot costs vary depending on the type of use for the space. City Administration spaces were estimated between \$300.00 - \$325.00 per square foot, while Law Enforcement & Fire Service were estimated between \$450.00 - \$700.00 per square foot. Some of the considerations that factor into the unit cost ranges includes level of security, function, operations, equipment, systems, and materials. Costs less than this are achievable with the understanding that there will be compromises in the considerations listed above. Conversely, there are projects with costs above these ranges. This is not a “definitive” estimate as it is too early in project development and there are multiple variables that have yet to be determined.

There are several unassigned or “Not in Program” spaces that are within the building envelope. Options include an attached, heated-only garage space that provides storage for fire and police trailers and equipment that could be a separate detached building located on the same site or an adjacent site. The concept can be revised as the project is developed to eliminate these spaces from the building footprint which would reduce the overall building area and cost.

Based on similar projects with typical finishes, systems and furnishings for a public safety / city administration building, the preliminary construction costs range would be in the \$32M to \$38M range. The project “soft costs” for furnishings, permits, approvals, design, engineering, equipment & technology are typically 15% of the overall total project costs. This would add an additional \$5.6M to \$6.7M in soft costs. A sample Project Budget worksheet is included to illustrate typical hard & soft costs for the project.

According to the Associated General Contractors, price changes for construction and selected materials between June 2020 and June 2022 were nearing 30 percent average project increase, at the same time current market conditions have inflation rates for 2022 at 10 percent. This is compounded by supply-chain issues and material shortages. Strategies to help offset the current market volatility include alternate bid items to adjust overall project scope and building flexibility into the design and the overall project schedule.

PROJECT BUDGET WORKSHEET

HARD COSTS	85%
Estimated Construction Cost	\$30,381,600.00
Environmental / Abatement & Demolition Cost (Allowance)	\$250,000.00
Owners Construction Contingency (5%)	\$1,519,080.00
<hr/>	
Hard Costs Sub-Total	\$32,150,680.00

SOFT COSTS (Allowance)	15%
Architectural, Structural, MEPFT Engineering	
Design Contingency & Reimbursables	
Civil Engineering	
Geotechnical Engineering	
Surveying	
Landscaping (Allowance included in Hard Costs above)	
Quality Control Testing & Special Inspections	
Financing Costs / Legal Fees	
Building /Zoning Permits & Inspections	
Tap, Frontage, Usage, Capacity fees	
Environmental Fees (OEPA NOI)	
Stand-by Utility Inspections	
State Fees (ODOT)	
Traffic / Signal Preemption	
Building Dedication & Moving	
Technology & Communications Equipment	
Station Alerting Systems & Equipment	
Exercise / Training Equipment	
FF&E (Furniture, fixtures & equipment)	
Appliances (Kitchen & Laundry)	
<hr/>	
Soft Costs Sub-Total	\$5,673,650.00

Total Project Costs	\$37,824,330.00
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These budgetary numbers are based on a single Municipal Complex. Developing two or three standalone facilities would have a higher overall cost due to;

- Additional square footage to account for the loss of shared spaces, duplication of MEPFT spaces, stairs & elevators.
- Additional land acquisition costs.
- Multiple utility extensions / connections.
- Additional contractor overhead / multiple contractors.
- Additional permitting costs.
- Additional maintenance due to decentralization.
- Additional site development costs (paving, security, storm water management, etc.)

DESIGN NARRATIVE

FACILITY DESIGN STANDARDS & CODES

- Ohio Building Code 2017
- ICC 500-2014 Standard for the Design and Construction of Storm Shelters
- NFPA 1581 - Standard on Fire Department Infection Control Program
- NFPA 1582 - Standard on Comprehensive Occupational Medical Program for Fire Departments
- NFPA 1583 - Standard on Health-Related Fitness Programs for Fire Department Members
- NFPA 1710 - Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments Scope.
- NFPA 1851 - Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting.
- NFPA 1989 - Standard on Breathing Air Quality for Emergency Services Respiratory Protection
- OSHA 1030 - Occupational exposure to blood or other potentially infectious materials
- Crime Prevention Through Environmental Design (CPTED)
- IACP Police Facility Planning Guidelines.
- National Institute of Justice - Forensic Laboratories: Handbook for Facility Planning, Design, Construction, and Moving.
- Ohio Department of Rehabilitation & Correction, Bureau of Adult Detention – Temporary Holding Facility (THF) Guidelines & Requirements.
- State of Ohio, Board of Pharmacy
- International Association for Property & Evidence Standards

SITE DESIGN

Passive Security Features

The use of passive security elements includes key strategies using Crime Prevention Through Environmental Design (CPTED) principles. These principles consider using the designed environment to create safe, visually open spaces and effective people flow or access controls. Several key elements to these principles include the use of;

- Natural surveillance which is a design concept directed primarily at keeping possible intruders under observation and giving potential witnesses a clear view of activities in the defined spaces.
- Natural Access Control which effectively uses defined walkways, adequate and well-balanced lighting, fencing or other physical barriers, gates, way-finding signage, and landscaping to clearly guide appropriate people and vehicle movement.
- Territorial Reinforcement which utilizes built spaces such as sidewalks, landscaping, or architectural walls to distinguish between public and restricted areas.

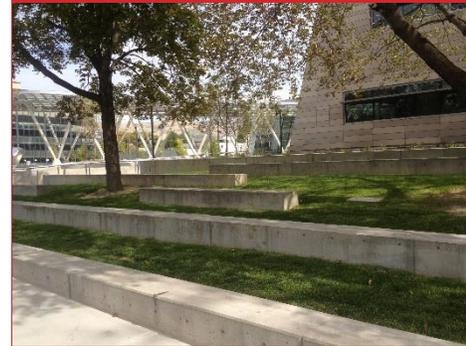
Consideration should be given to setbacks from public thoroughfares when possible. Vehicular site security should be enhanced using passive barrier design features such as drainage ditches, grade changes, ha-ha walls, crash rated planters, bollards, etc. Site access should only be accessible via a roadway and should limit the ability for an intentional or unintentional vehicular crash into the building.

Active Security Elements

Concentric levels of control and protection should be considered to provide progressively enhanced levels of security to deter, prevent, detect, delay, and respond to threats in the protection of assets. The concept of concentric levels of control is to protect the central asset behind layers of security measures such that it is least exposed to the threats. Where a single line of defense might be easily breached, the concentric levels approach offers redundancy in lines of defense that is less likely to be breached.

The outer most layer may be perimeter of the property consisting of fences or other barriers with one to two dedicated property entry points. The building perimeter should be protected by electronic security features such as access control readers, intrusion detection systems and CCTV system cameras located at key locations both interior and exterior of the facility.

Once inside, the areas should be configured to segregate authorized from unauthorized individuals with the use of electronic access control measures. Police, Fire and City Office areas, staging, patrol operations, evidentiary storage, vehicle apparatus and other such areas should be separated from any publicly accessible areas.



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Parking lots for first responders and city employees and other authorized support staff should be appropriately secured by means of electronic access control gates. Visitor parking should be in an area that is separate from staff parking. Minimal ingress and egress points should be planned for both staff and public. A dedicated staff entrance(s) should be always locked with access via proximity control readers.

Fencing

The secure city staff and first responder parking lots should be enclosed with an appropriately constructed security fence, and an automatic gate(s) with card reader, CCTV camera monitoring and security lighting.

CCTV

A preliminary security analysis should be completed to determine the number of security cameras required to monitor the site. These cameras should be pole mounted, and a combination of pan, tilt, zoom (PTZ) cameras and fixed cameras. Consider providing sufficient CCTV coverage of the public parking area to create a “safe zone” presence for the public. It is intended that the cameras are posted as “video surveillance in use” to facilitate the parking lot area use for Craig’s List transactions, child custody exchanges, etc. Interior CCTV coverage should capture all public areas with all monitoring of the site and interior CCTV routed to Dispatch. Consider size and quantity of monitors and resolution of cameras as well as duration of stored video files when planning overall data storage and UPS needs.

Site Lighting

Adequate illumination levels should be maintained at all times for parking lots, pedestrian pathways, entrances and building services. Lighting should provide for safety and security without compromising the quality of the site environment including neighboring properties, and the architectural character of the building. Site lighting must be sufficient for security and CCTV requirements.

Oftentimes organizations over-light their facilities to address this matter. It is not necessary to have “bright” lighting, but more importantly, adequate lighting that is well-balanced and meets the standards outlined by the Illuminating Engineering Society of North America. Unbalanced lighting creates blind spots since our eyes adjust to the brightest light and hence cannot see into darker areas. A general rule of thumb for an ideal lighting level for CCTV camera applications is a minimally balanced two to five-foot-candle parking lot having “white light,” such as metal halide or LED. This type of light source has the highest Color Rendition Index or ability to faithfully reproduce visually the correct colors for both the human eye as well as security video technology.



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Openings

Consideration should be given to size and placement of window openings based on internal building operations. Direct visual sight into sensitive areas, especially in private police operations areas should be avoided. Bullet resistant transaction counters, windows and doors assemblies should be used where appropriate.

Site Signage

General site signage in the form of cast letters and numerals identifying the facility and providing the facility address is anticipated. There may also be secondary “wayfinding” for directing visitors and community members to the appropriate entrance. Vehicle circulation areas should be clearly identified and separated to reduce accidental overlap of responding emergency vehicles, staff, and public traffic. Specific window and building entrance identification signage should also be included.

PUBLIC FACILITIES

Safe Room

Secure room monitored by CCTV with free access from the public lobby vestibule. Door should be kept open but will automatically lock when an occupant closes the door. Public facing walls and openings should be protected by a minimum of Level 4 ballistic resistant assemblies. Access to this room should be monitored by Dispatchers. A second secure door within the room should allow officers to access the safe room from the secure portion of the building. Occupants should be able to communicate with dispatchers via phone once safely inside this room.

Public Meeting Spaces

Consideration should be given to security of public meetings. Mobile metal detectors can be stored in a secure room and placed to screen incoming visitors and packages as needed. Power will be needed at the locations where detectors will be employed. CCTV cameras should be placed in public areas to monitor visitors and access points into secure areas.

Public Toilets

Public toilets that can be locked by an occupant presents a potential security risk (barricade / hostage situations, hiding a weapon, etc.) or allow users a secure space to take drugs or conduct other illegal activities. Preference would be for multiuser toilet room in unsecure public areas.



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General Public / Administration Interface

All public facing walls and openings should be protected by a minimum of Level 4 ballistic resistant assemblies. Reception areas accessible to the public should be protected Level 4 ballistic resistant transaction windows. The ability to remotely release electronic door strikes to permit access should be provided.

FIRE OPERATIONS

Current trends in Fire Station design practices strive to create different zones to minimize the risk of spreading contaminants between different areas of the fire station. The Zones we focus on are Hot Zones, Cold Zones, & the Transition Zones. The Hot Zones are the “Dirty Environments” associated with firefighters returning from incidents to the Apparatus Bays and associated support spaces, such as the Decontamination Area, Turnout Gear Storage, Shop areas, Gear Laundry, etc. The Cold Zones are the “Clean Environment” including the Administrative Areas and the firefighter Living Quarters, including Office spaces, Training Room, Dayroom, Exercise Room, Dormitory Space or Rooms, House Laundry, and the Kitchen and Dining Spaces. The Transition Zones are just that, spaces that mediate between the two zones.

This portion of the building is classified as an “Essential Facility,” Occupancy Category IV, by the Ohio Building Code, and is required to comply with the provisions of ASCE 7-10, “Minimum Design Loads for Buildings and Other Structures”. Based on the soil classification of the site, the mechanical, electrical, plumbing, and fire protection systems will have bracing and anchoring that meets the additional seismic design criteria of the code for essential facilities. Architectural items such as suspended ceilings and millwork may need additional bracing for an Essential Facility.

Public Safety Administration Offices

The administrative areas will contain office spaces for the administration of the Department. This area will be shared with Police administration. A shared duty office / dormitory area for the department officers will include designated restroom and sleeping quarters. Meeting and training rooms will be shared amongst fire and police and will be available for use by other City Departments and Public as appropriate. Designated sleeping areas within the administration area must comply with the requirements of R-2 use group including rated assemblies and NFPA 13 fire suppression.



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Apparatus Bays

The 8 apparatus bays will be sized appropriately to house the existing Fire Department apparatus. The bay sizes will provide for efficient and safe circulation space around the apparatus for equipment checks, cleaning, and decontamination. Ceiling heights should be 16-18 feet high. The bay doors (4-fold or overhead sectional) will be the industry standard 14' x 14' and will allow the city to purchase future apparatus / equipment without modification. Provide ceiling mounted shorelines for charging vehicles, air and water drops between bay doors, truck fill line, and direct capture vehicle exhaust removal system. Provide 8" wide (min) floor drains centered in each apparatus bay with floors sloped to drains. HVLS fans should be considered for this space. The responding apparatus apron and transition to the street elevation should be graded to accommodate existing and proposed apparatus break-over angle.

Decontamination & Gear Laundry (NFPA 1581 & 1851)

Open to the bays for easy access. Finishes should be durable and easily cleaned. Consider using full height stainless steel wall panels. Provide custom 8-foot-long stainless-steel decontamination sink with two deep bowls and commercial dishwasher style faucet with foot pedal controls for decontamination of equipment and gear. All surfaces should be bleachable to prevent the spread of biological pathogens and other contaminants. Gear extractor to be mounted on pad or thickened slab with recessed drain trough with integrated lint filter. Provide connections for residential style washer and dryer to be used for cleaning towels and rags for maintenance and washing of apparatus. Provide floor drain. Additional features to consider include wall mounted sharps container(s), mobile gear lockers (Gear Grid or Ready Rack) for hanging gear to dry, backboard racks, chemical distribution system for laundry equipment. Wall mounted storage shelves for PPE, hand soap dispenser, paper towel dispensers, glove dispenser and emergency eye wash / shower.

Post Run Shower & Changing (NFPA 1581)

Provide space for personal decontamination. Include cubbies or lockers for spare uniforms or scrubs/sweats and bags for dirty laundry. Shower space to include large shower and a seating area for dressing. Consider using full height stainless steel panels in the shower for easy cleaning and bleaching. Provide floor drains in each shower area and post run changing. These spaces should be pressurized to keep vehicle exhaust and fumes out. Access to Post Run areas should be via Decontamination area only.

Turnout Gear Storage (NFPA 1971)

Space to store turn out gear in a separate room with direct ventilation to the exterior. Pressurized per NFPA requirements. LED lighting. Space should be heated, cooled, and include a dedicated dehumidifier.



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Provide (24) 24”w x 20”d x 72”h heavy duty wall mounted gear lockers by Gear Grid or similar that allow air circulation around gear. Gang outlets for charging. Shelf above ea. locker for extra set of PPE. Provide floor drain. If this is a proposed space for a storm shelter provide tornado rated doors (Steelcraft Paladin or similar) and hardware to meet the requirements of ICC 500-2014. Structure of Turnout Gear Storage should be designed to meet the requirements of ICC 500-2014 and checked by peer review. Penetrations through the storm shelter envelope for mechanical, electrical, and plumbing systems larger than a 3 1/2” square inch rectilinear penetration or 2 1/16” in diameter shall be considered openings and must be protected by steel plating / shrouds to protect occupants against potential projectiles entering the shelter. Penetrations of the storm shelter by hazardous gases or liquids shall have automatic shutoff to protect against leakage. Space should be provided for bottled water storage and toilet room. A secondary means of egress must be provided if the shelter occupancy will exceed 16.

SCBA & Compressors (NFPA 1989)

Space for filling and storing bottles pressurized per NFPA requirements. Provide stainless steel counter and sink with storage for spare parts. Compressors for the SBCA bottle fill and the compressed air lines for the bay are in an adjacent room for acoustic separation. Compressors room should include exterior intake air and a secure door to the outside for oxygen delivery. Tool compressor should have plumbed lines to the Maintenance Shop and Apparatus Bays – verify pressures needed. Both spaces should have a floor drain. Provide partition and door construction with a minimum STC 52 rating. Provide safety-rack wall mounted cylinder brackets to secure compressed gas cylinders to the wall.

Maintenance Shop

Space in shop for multiple activities. Shop is sized to accommodate daily equipment checks and maintenance. Compressed air lines for operating tools, cleaning equipment, and filling tires from compressor room. Store supplies for light vehicle maintenance and oil changes. Provide workbench with space vise, drill, press and grinder. 8-foot-long Peg board above bench. Large central island type bench work area. Built-in full height lockable cabinetry including flame proof cabinet. Provide mobile tool cart. Provide floor drain.

EMS Storage

Space to store medical supplies and equipment. Storage for Medic, truck, and engine supplies. Provide space for large and small medical grade oxygen bottle storage. Include power and data outlets for medical supply vending. Lockable full-height cabinetry for drugs. Full-height heavy-duty stainless-steel wire shelving (Metro Shelving or similar). Keycard access. Adjacent to Apparatus Bays. Preferred accessed off



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transition vestibule if possible. Provide CCTV camera in this space. Storage and records of controlled substances to comply with The State of Ohio, Board of Pharmacy requirements.

Transition Vestibules (NFPA 1581)

These vestibules provide direct access to apparatus bays from the administrative areas and the living quarters. They provide quick access that minimizes response times, while providing separation that mitigates the chance for cross-contamination between the dirty and clean zones. The spaces between Apparatus Bays and Living / Admin spaces are positively pressurized to reduce contamination from Hot Zone spaces. Vestibule spaces should have hard surfaces that can be easily disinfected. Replaceable walk-off mats and space for boot wash. Sink for hand washing and personal decontamination. Potential space for an icemaker (provide floor drain), EWC and/or Vending Machine(s).

Fire Pole

Provides quick access by fire pole to first floor. Proximity to dormitories and apparatus bays is necessary. Pole should be in a self-contained vestibule under positive pressure to reduce Hot Zone contamination. Provide Model 19 stationary fire pole by McIntire Brass Works or similar. If the pole is open to the bays, provide Model 20 with operable shutter. Include optional floor trim and safety kit. Provided upgraded 8" thick pole mat by Trassig Corp.

Living Quarters

The living quarters include the Kitchen / Dining / Dayroom, the Dormitory, the Toilet / Shower facilities, and a House Laundry room. The Kitchen and Dining area features an open plan concept and is located adjacent to the apparatus bays. The Dayroom space is located on the upper level adjacent to the dormitory. The dormitory will provide sleeping quarters for 12 private bunk spaces, each with dedicated millwork lockers (one per shift) and a study desk. Provide an individual controlled residential style ceiling fan for each bunk room. Provide ceiling fans for the dayroom space. The toilet / shower facilities will be configured as single-occupant gender-neutral spaces for varying force composition. The house laundry room (Clean Laundry) will provide laundry facilities for house linens, towels, uniforms, etc. Provide partition and door construction for individual dorm rooms and toilet / shower rooms with a minimum STC rating of 52.

Physical Fitness (NFPA 1582 & 1583)

Sizing of space to accommodate the station personnel's physical training. Provide equipment to address and strengthen common areas of injury for first responders. Provide equipment to improve and

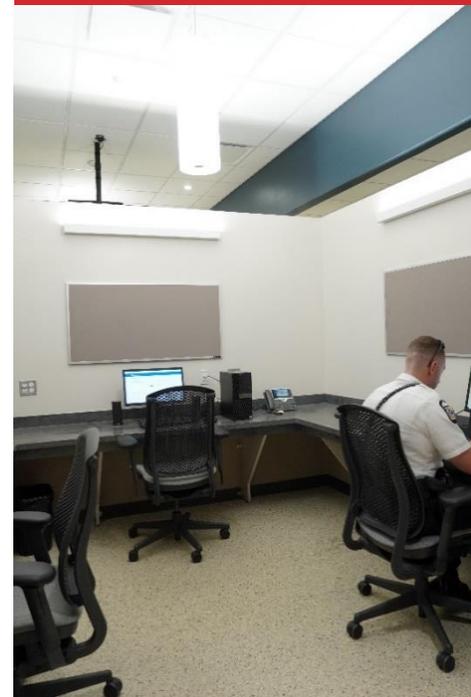


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maintain cardio endurance. Provide dedicated dehumidification unit and electric water cooler with bottle fill. Shared with Police Department and City Personnel. Adjacent Defensive Tactics Training Room. Provide ceiling fans for air movement.

POLICE OPERATIONS

The proposed Police Station will contain Administration, Dispatching, Patrol Operations, Holding Cells, Evidence / Property Intake & Storage, Investigation Operations, and support spaces. This portion of the building is classified as an “Essential Facility,” Occupancy Category IV, by the Ohio Building Code, and is required to comply with the provisions of ASCE 7-10, “Minimum Design Loads for Buildings and Other Structures”. The mechanical, electrical, plumbing, and fire protection systems will have bracing and anchoring that meets the additional seismic design criteria of this code. The Dispatch / “Public Safety Answering Point” (PSAP) portion of this facility will be designed as a “Critical Operations Power Systems” (COPS) compliant area as described in the National Electric Code.



Public Safety Administration Offices

These areas will contain office spaces for the administration of the Department. The Police Department will have dedicated offices for the Police Chief, Assistant Chief, future Admin Office, and include space for storage / filing needs. These offices will be near the Police Investigation / Detectives, interview areas and Dispatch. Meeting and Training rooms will be shared with Fire Administration.

Police Investigation Offices

The Police Investigation area will be a shared open office space with 3 workstations for department detectives, a shared huddle space, Case Conference Room, and two interview rooms.



Soft Interview (Witness / Victim) Room

Dedicated space for taking statements from witnesses and/or victims. Room should be designed to feel inviting and calming. Space finishes and furnishings should be comparable to a typical office conference room and include carpet, acoustic ceiling tiles, well-lit with a calming paint scheme and artwork. Furniture could include a couch and lounge chairs. Consideration should be given to witnesses / victims with young children that may be in attendance. Room should have a minimum Speech Privacy Potential (SPP) rating of 75. This can be achieved with solid grouted CMU with furring and gyp board finish or a double, offset insulated stud wall. Additional sound separation can be achieved using sound masking technology. Provide acoustical wall panels for sound

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absorption. The door should be an out-swinging acoustically-rated solid core door with sound gasketing. Hardware selection should prevent the door from being locked from the interior of the room. Security features should include a duress alarm, monitored CCTV camera feed and equipment for recording audio and video of the interview.

Secure Interview Room

Dedicated space for taking statements from potential suspects. Room should be sized for three people with minimal open space. Furnishings should include a small table with two soft chairs for police use and a more durable chair for the suspect integrated cuff bar. The suspects chair should be bolted to the floor. Room should have a minimum Speech Privacy Potential (SPP) rating of 85. This can be achieved with solid grouted CMU walls or double, offset insulated stud wall with two layers of gyp board each side with security mesh behind the gyp board. Additional sound separation can be achieved using sound masking technology. Provide acoustical wall panels for sound absorption. The door should be an out-swinging acoustically-rated solid core door with sound gasketing. Hardware selection should prevent the door from being opened from the interior of the room as well as unauthorized access to the room. Floor finishes should be hard (concrete, VCT, etc.) for easy cleaning. Ceilings should have a hard cap with security mesh behind the gyp board. Protect any mechanical penetrations with a security grid. Thermostats and light switches should be located outside the room. Security features should include a duress alarm, monitored CCTV camera feed and equipment for recording audio and video of the interview.

Police Dispatch

The Police Dispatch suite will contain a single-occupant toilet room, small kitchenette area, and locker space for on-duty dispatchers. The open office dispatch room has space for two workstations and work counters and file storage. Workstations should be ergonomically designed with adjustable height features meeting industry standard designs or custom-built stations meeting those standards. Dispatcher room should make use of a raised floor system or underfloor plenum if feasible to facilitate I.T. distribution and improvements. Alternatively, Power and Data could be fed from overhead. Each dispatch station should include space for up to five monitors with the ability to share their screens to larger wall mounted monitors. Additional wall mounted monitors to have feeds for facility CCTV and LEADS (Law Enforcement Automated Data System). Dispatch Center should be designed with a view of the main entrance while preventing the public from seeing any monitors. A nursing room is adjacent to the dispatch suite for use by police & dispatch personnel. This space can also be utilized as a decompression area. Public facing walls and openings should be protected by a minimum of Level 4 ballistic resistant assemblies. Proximity to Public Entry is preferred. Room is used 24/7 and should meet the "Critical Operations Power Systems" requirements for a PSAP



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as described in the National Electric Code. There is a safe haven baby box drop-off that is monitored by dispatch.

Patrol Operations

The Patrol Operation areas will contain office spaces for a shared open office with 3 workstations for patrol sergeants, shared huddle space, and break room.

Squad Briefing Room

Classroom type space to be used for roll call, briefings, operational planning, updates, announcements, etc. at beginning of shifts. Provide tables with access to power and data. Large wall mounted display monitors connected to presenter's podium. Task chair seating (w/o arms) for up to 12 officers. Provide walkup counter with power and data connections for three computers for patrol use.

Sallyport

Provide durable, heated, ventilated, secure space to transfer prisoner, stainless steel sink and drain board for cleaning of floor mats & seats, vacuuming, air for tires, personnel decontamination, etc. Security features should include a duress alarm. CCTV camera feed should cover all points of entry. Provide 360-degree camera above each car. Consider providing gun lockers within the sally port for officers to store weapons prior to entering the secure prisoner areas (based on department SOP / policy). Provide vertical wall mounted bike storage racks for Police Department Bike Patrol use within secured cage. Include outlets and shelf for charging bicycle equipment and lights. Sally port floor drains should be connected to an oil interceptor.

Booking & Processing

Provide counter and storage cabinets, a bench for temporary holding/restraint and waiting, need space for mug shots in this room, and breathalyzer on counter with cabinet for storage. Room should be radio frequency shielded to protect equipment calibration. Include data for computer connection. Consider providing gun lockers outside security vestibule for officers to store weapons prior to entering the secure prisoner areas based on department SOP / policy.

Booking Interrogation Room

Dedicated space for taking statements from potential suspects. Room should be sized for three people with minimal open space. Furnishings should include a small table with two soft chairs for police use and a more durable chair for the suspect with an integrated cuff bar. The suspects chair should be bolted to the floor. Room should have a minimum Speech Privacy Potential (SPP) rating of 85. This can be



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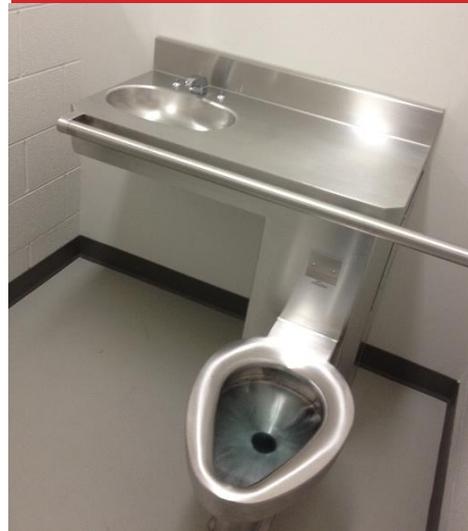
achieved with solid grouted CMU walls or double, offset insulated stud wall with two layers of gyp board each side with security mesh behind the gyp board. Provide acoustic panels for sound absorption. Additional sound separation can be achieved using sound masking technology. The door should be a solid core acoustically-rated door with sound gasketing. Hardware selection should prevent the door from being opened from the interior of the room as well as unauthorized access to the room. Floor finishes should be hard (concrete, VCT, etc.) for easy cleaning. Ceilings should have a hard cap with security mesh behind the gyp board. Provide acoustical wall panels for sound absorption. Protect all mechanical penetrations with heavy-duty security mesh. Thermostats and light switches should be located outside the room. Security features should include a duress alarm, monitored CCTV camera feed and equipment for recording audio and high-definition video of the interview. Provide one way glass observation window viewable from vestibule or remote monitor for viewing.

Holding Cells – (ODRC – Temporary Holding Facility (THF) Guidelines & Requirements)

Provide temporary holding cells that are designed to hold prisoners for less than 6 hours. Separate cells should be provided for male and female prisoners as well as juveniles. Rooms should be sized to provide a minimum of 20 square feet per person. Seating is provided for prisoners. Penal toilet fixtures are provided in each cell. A privacy panel should be provided. Holding areas should be ADAAG accessible. Doors should be secured by electronic locking hardware eliminating the need for keys. Provide CCTV cameras in each cell. Cell walls and ceiling construction should be durable and secure.

Evidence Intake

Dedicated, secure space, for intake of evidence. Provide laboratory cabinets with stainless steel marine-edge counters. Include a small hand sink with soap dispenser and paper towels. Data and power connections for walk-up computer terminal with barcode printer and scanner. Provide small refrigerator for cold storage. Room should have dedicated HVAC system to prevent circulating contaminants into the building. Articulating exhaust snorkel should be provided for point source capture of dangerous / smelly substances. Provide counter space for glue / fume hood & heat sealer and storage space for rolls of butcher paper and evidence storage bags. Provide one-way pass-through evidence lockers to maintain chain of custody between intake and secure evidence storage. Various locker sizes and refrigerated lockers should be provided. Entry into this room should be via a secure vestibule. Doors should be solid core metal doors with hinges on the room side or non-removable pin (NRP) hinges. Walls should be constructed of solid grouted concrete block wall, height to the deck above. All ducts through the walls should have a security mesh inside to prevent anyone from crawling into the evidence intake room. Security features should include a duress alarm and monitored CCTV camera feed.



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Property / Evidence Storage

Dedicated, secure space, for storage of property and evidence. Pass-through evidence lockers can be accessed from this room only. Provide laboratory cabinets with epoxy resin counters. Include a small hand sink with soap dispenser and paper towels. Data and power connections for walk-up computer terminal with barcode printer and scanner. Majority of evidence to be stored on mobile high-density shelving. Secure rooms / closets accessed off the evidence storage room should be provided for valuable evidence, i.e., guns, money, drugs, etc. Room should have dedicated HVAC system to prevent circulating contaminants into the building and prevent damage to evidence. Consider providing a separate space for a drying cabinet. Drying cabinets should have HEPA filter system, hot and cold-water connections and be direct ducted to the exterior. A refrigeration / freezer unit should be provided for temporary storage of sensitive DNA evidence. Walls should be constructed of solid grouted concrete block, full height to the deck above. All ducts through the walls should have a security mesh inside to prevent anyone from crawling into the evidence storage room. Doors should be solid core metal doors with hinges on the room side or of a non-removable variety. Floors should be durable and easily cleaned. Floor drain in this room to be connected to oil interceptor. Security features should include a duress alarm and monitored CCTV camera feed.

Armory

Secure room for storing and issuing weapons. Provide floor mounted weapons clearing device (Range Systems, Guardian TS TP5096 or similar). Provide base and wall cabinets for storage of supplies. Stainless steel counter tops. Provide armory workbench (Model #SMS-20-AB603084-BB1 w/ accessory kit 1 by Store More Store or equal). Walls and ceilings should be hardened to protect adjacent spaces from accidental discharging of weapons. Door should have a minimum of Level 4 ballistic resistance.

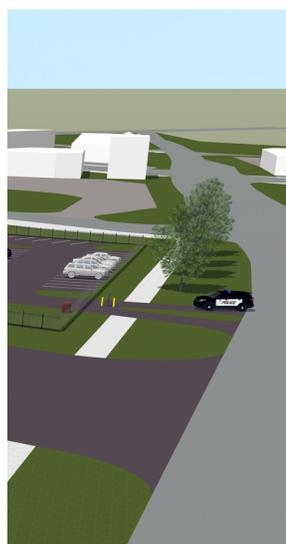
Provide an adjacent secure room for the storage of weapons and ammunition including locked assault rifle storage racks, locked shotgun storage racks, locked taser locker storage, ammunition storage, weapons maintenance area. Space should be sized for no more than two occupants at a time. Walls and ceilings should be hardened to protect adjacent spaces from accidental discharging of weapons. Door should have a minimum of Level 4 ballistic resistance.

Police Locker Rooms (Male & Female)

Provide separate men's and women's locker rooms. Police lockers should measure 24"x24"x75" and include a drawer bench base. Lockers should have sloped tops to prevent storing materials on top. Lockers should be capable of providing mechanical ventilation and power charging options. The interior of each locker should have a separate lockable gun safe for weapon storage. (Basis of design manufacturer DSM). Locker rooms should be well lit and have adequate ventilation. A dedicated dehumidification unit should be provided for each locker room.



VIII



M&W

mull & weithman architects, inc.

4525 indianola avenue, columbus, ohio 43214

614-267-6960 • 614-2676978 fax

**VALUE ANALYSIS
(\$10,000 OR LESS)**

OWNER'S NAME

City of Napoleon

COUNTY HEN
ROUTE 6
SECTION 11.36
PARCEL NO. 011-WL
PROJECT I.D. NO. 110524

Subject			APN		
Address/Location	Zoning	Utilities	Henry County Auditor #411100480000		
1602 Glenwood Avenue (aka CO RD 14B), Napoleon, OH 43545. East side of Glenwood Avenue approximately 1,270' north of U.S. 6. Property backs to U.S. 6.	C4 – Planned Commercial District	None	Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			16.65	Acres	Commercial
Comments					
The larger parcel consists of one auditor parcel containing 16.65 acres gross. The parcel is somewhat rectangular in shape and vacant with the exception of utility cabinets surrounded by fencing. The Highest and Best Use as vacant is commercial/industrial development. Current use conforms to zoning in the before and after.					

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
Nor20Com001	2250 Tracy Road, Northwood, OH Wood County NW corner of Arbor Drive and Tracy Road	Industrial	Public Records	8/18/2020
APN(s)		Zoning	Utilities	Sale Price
M50300240004011000		M2 – Heavy Industrial	All Public	\$330,000.00
			Parcel Size	
			11.40 Acres Gross & Net	
			Unit Value Indication	\$28,947.00/Acre
Comments				
The property was vacant at the time of sale. Grade is mostly level, and the property is somewhat rectangular in shape.				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
SWA21Com002	11201 & 11235 Crosswinds Dr. Swanton, OH Swanton Twp, Lucas County SE corner of Crosswinds Dr. & Aviation Dr.	Commercial	Public Records	3/18/2021
APN(s)		Zoning	Utilities	Sale Price
7201627 & 7201628		C4 – Highway Commercial District	All Public	\$390,000.00
			Parcel Size	
			7.834 Acres Gross & Net	
			Unit Value Indication	\$49,783.00/Acre
Comments				
Property was a two parcel sale. Grade is mostly level, and the property is somewhat triangular in shape. The property is across Airport Hwy from Toledo Express Airport and has easy access to the Ohio Turnpike.				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
YOR20Com003	7581 State Route 109, Delta, OH York Twp, Fulton County West side of State Route 109 approximately 2,650' north of U.S. 20A	Industrial	Public Records	10/9/2020
APN(s)		Zoning	Utilities	Sale Price
3105601201000		M2 – General Industrial	None	\$454,440.00
			Parcel Size	
			15.688 Acres Net	
			Unit Value Indication	\$28,967.00/Acre
Comments				
Property was vacant at the time of sale. Grade is mostly level, and the property is somewhat rectangular in shape.				

Overall Comments / Reconciliation

Comments

The search for comparable sales encompassed all of Henry County, Fulton County, and Wood County over the last 2 years. Sales used are vacant land, with commercial or industrial zoning, and Highest and Best Use, as vacant, of commercial/industrial development. Comparables used range in size from 7.834 acres gross to 15.688 acres gross and in value from \$28,967 per acre to \$49,783 per acre. Comparable 3 was weighted most heavily in the final analysis since it is most like the subject in size and location.

Reconciled Value: **\$30,000/Acre**

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
011-WL	0.09 Acre Unencumbered	100	N/A	\$30,000/Acre	Award is for the vacant land taken.	\$2,700.00
011-WL	0.643 Acre Encumbered by Existing Slope & Aerial Easements	100	N/A	\$30,000/Acre	Existing easements, paid @ 25%	\$4,825.00 Rounded
Total:						\$7,525.00

Part Taken – Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
011-WL	There are no improvements in the take area					
Total:						N/A

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
	N/A	
Total:		N/A

Preparers Conclusion

Comments

Parcel 011-WL is a fee simple taking of 0.733 acre gross. Approximately 0.643 Acre is encumbered by existing slope and aerial easements, leaving approximately 0.09 acre unencumbered. Areas encumbered by existing easements are paid at 25%. The take area is needed for the pavement reconstruction and structure rehabilitation on U.S. Route 6. There are no improvements in the take area and no negative effects or damage to the residue parcel.

Total Estimated Compensation: **\$7,525.00**

FMVE Conclusion

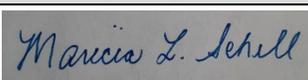
Comments

The conclusions of this report appear to be fair and reasonable.

Total FMVE: **\$7,525.00**

Signatures

Preparer Signature



Typed Name: Marcia L. Schell
 Title: Realty Specialist 3
 Date: 10/14/2022

Agency Signature

-

Typed Name: David E. Seasly
 Title: Real Estate Administrator, D2
 Date:

Administrative Settlement

Signature

--	--

Typed Name: David E. Seasly

FMVE Amount:

Title: Real Estate Administrator, D2

Additional Amount:

Date:

Total Settlement:

THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION | THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)

REQUIRED ATTACHMENTS

Photographs of the Subject Property

The Map of Comparable Sales

The Scoping Check List

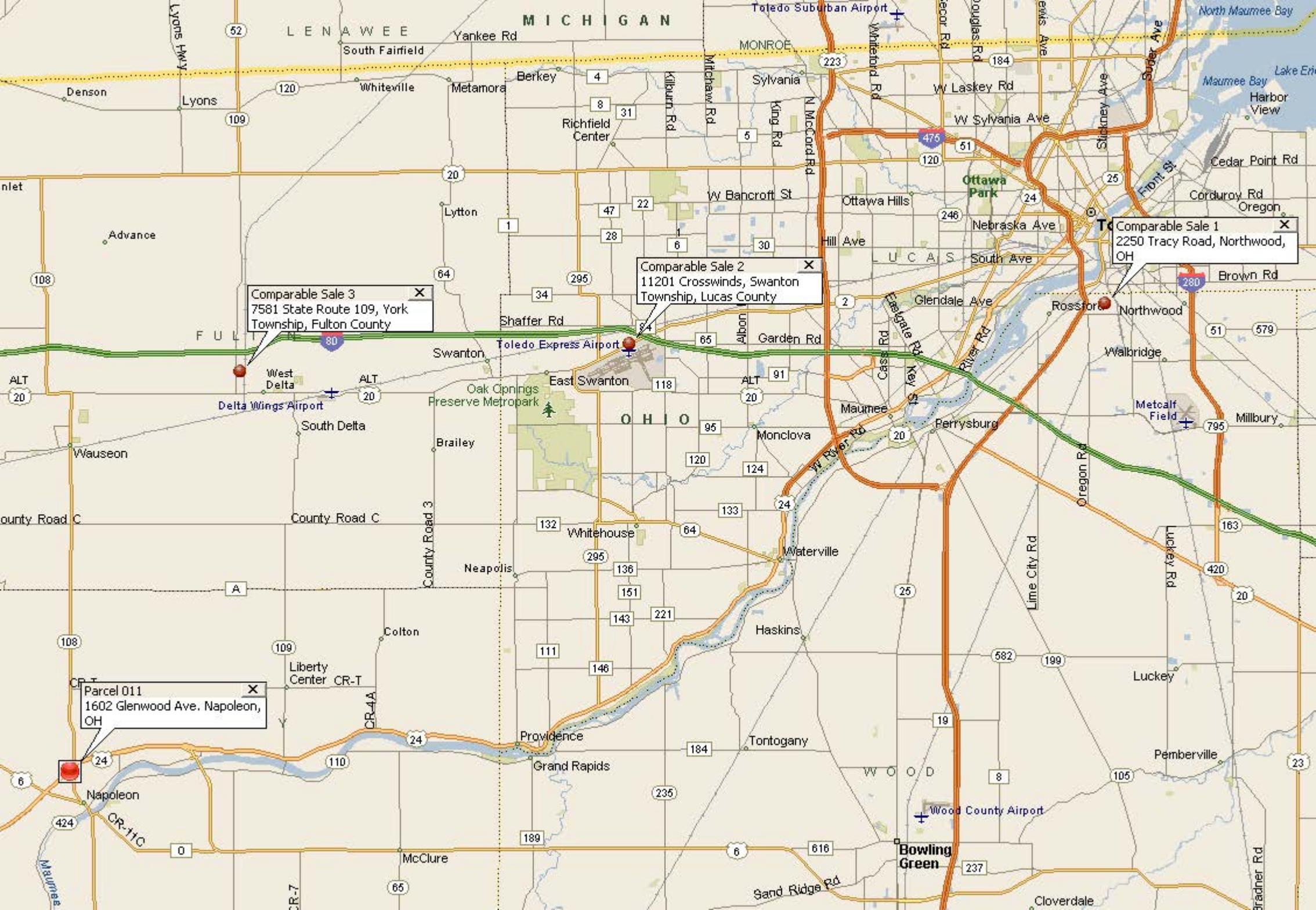
Subject Photos



Maricia L. Schell, 10/12/2022
Looking East from Glenwood Ave.



Looking Northwest down Glenwood Ave.



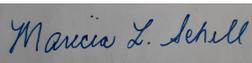
Comparable Sale 1
2250 Tracy Road, Northwood,
OH

Comparable Sale 2
11201 Crosswinds, Swanton
Township, Lucas County

Comparable Sale 3
7581 State Route 109, York
Township, Fulton County

Parcel 011
1602 Glenwood Ave. Napoleon,
OH

APPRAISAL SCOPING CHECKLIST

Owners Name	County	HEN
City of Napoleon	Route	6
	Section	11.36
	Parcel No.	011 WD
	Project ID No.	110524
Appraisal Scope		
Partial or total acquisition		Partial
Ownership		
Whole parcel determination is complex		No
RE-95 will be required		No
RE 22-1 Apportionment will be required		No
Title report has non-typical appraisal issues (i.e. tenants, fractured ownership, atypical easements)		No
Regulation		
Significant zoning or legal regulations are impacting acquisition		See Comments
Property is not compliant with legal regulations in the before or after		See Comments
R/W and Construction Plans		
Significant improvements are in the acquisition area (or impacted)		No
Significant impact to site improvements (landscaping, vegetation, or screening)		No
Significant utilities (i.e. well, septic, service lines, etc.) are in the acquisition area (or impacted)		No
Significant issues due to elevation change, topography, or flood plain		No
Conclusion		
Parcel acquisition cost estimate amount (\$10,000 VA limit or \$65,000 VF limit)		< \$10,000
Anticipated damages (access, proximity, internal circuitry, change H&B use, etc.) are expected		No
Cost-to-Cure should be considered		No
Specialized Report (parking, drainage, circuitry, etc.) should be considered		No
Appraisal Format Conclusion		VA w/o review
Explanation of appraisal problem. Include discussion of any "Yes" responses above		
The Appraisal Scoping Checklist is based on ROW plans dated 6/1/2022. Parcel 011 WL is a fee taking of 0.733 acre needed for pavement reconstruction and structure rehabilitation on U.S. Route 6. The VA Appraisal format without review is recommended since the appraisal problem is simplistic.		
Signatures		
Agency Approval by Signature, Title, and Date Typed Name		8/9/22
	Name and Title: David E. Seasley, REA	Date
Review Appraiser Signature and Date		
	Name: N/A	Date
Appraiser Acknowledgement	I have reviewed the right of way plans and other pertinent parts of the construction plans, have driven by the subject, have reviewed this scoping document and I have independently performed my own appraisal problem analysis. I am in agreement regarding the valuation problem, the determination of the complexity of this problem, and I agree that the recommended format is appropriate for use during the acquisition phase of this project.	
Appraiser Signature and Date		10/14/2022
	Name: Marcia Schell	Date:

This Value Analysis and or Review was developed and reported under the Jurisdictional Exception provision of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is in compliance with Section 4000.05 C (6/4/2019) and with Section 4200.02 (6/4/2019) of the Real Estate Manual of the Ohio Department of Transportation's (ODOT) Office of Real Estate, the intended user of this report. This report is also in compliance with Federal Public Law 91-646 as amended by Public Law 100-17 49 known as the Uniform Relocation and Real Property Acquisition Policies Act, Title III, Section 301, (2), United States Code 42 USC Ch.61 Sec. 4651 (2) and the Code of Federal Regulations 49CFR 24.102 (c)(2)(A) as well as the Ohio Revised Code 163.59 (C) and the Ohio Administrative Code Section 5501:2-5-06 (B)(3)(b)(ii)(a):

JURISDICTIONAL EXCEPTION

If any applicable law or regulation precludes compliance with any part of USPAP, only that part of USPAP becomes void for that assignment. In an assignment involving jurisdictional exception, an appraiser must:

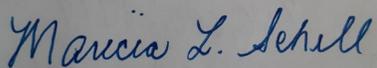
1. Identify the law or regulation that precludes compliance with USPAP;
Ohio Administrative Code 5501:2-5-06 (B) (3) (b)
2. Comply with that law or regulation;
3. Clearly and conspicuously disclose in the report the part of USPAP that is voided by that law or regulation;
All of Standards Rule 1 and all of Standards Rule 2 and
4. Cite in the report the law or regulation requiring this exception to USPAP compliance.

Ohio Administrative Code Section 5501:2-5-06 (B)(3)(b)(ii)(a):

When an appraisal is determined to be unnecessary, the agency shall prepare a waiver valuation. Persons preparing or reviewing a waiver valuation are precluded from complying with standard rules 1, 2, 3 and 4 of the "Uniform Standards of Professional Appraisal Practice" (USPAP), as in effect in the 2020-2021 Edition, as promulgated by the "Appraisal Standards Board of the Appraisal Foundation.

This Value Analysis and/or review was developed by ODOT in accordance with the waiver valuation provisions in both the Federal and State laws and regulations cited above. By definition of law and regulation, the Value Analysis is compliant with USPAP when it is used in accordance with the procedures published in ODOT's Real Estate Manual.

DATE: 10/14/2022



Appraiser (Typed Name): Marcia L. Schell

Type of Appraiser Certification or License: Licensed Residential

State of Ohio Certification or License #: 0000448581

RIGHT OF WAY LEGEND SHEET HEN-6-11.36

HENRY COUNTY
CITY OF NAPOLEON
NAPOLEON TOWNSHIP

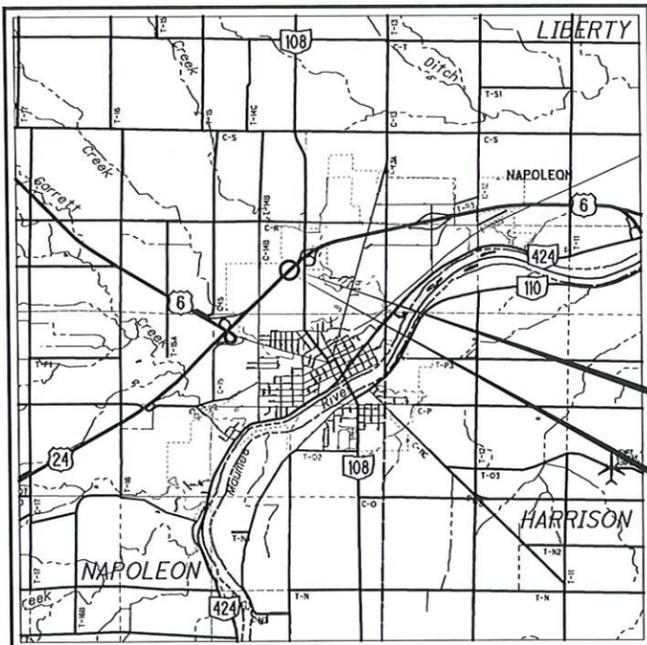
SE 1/4 OF SECTION 11, T-5-N, R-6-E

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF PAVEMENT RECONSTRUCTION AND STRUCTURE REHABILITATION ON U.S. ROUTE 6. DRAINAGE ITEMS WILL BE NEW OR RECONSTRUCTED. NEW TRAFFIC CONTROL INCLUDING SIGNS AND MARKING WILL BE INSTALLED. PROJECT LENGTH = 5.47 MILES.

PLANS PREPARED BY:

RICHLAND ENGINEERING LIMITED
FIRM NAME : A WALLACE PANCHER GROUP COMPANY
RW DESIGNER: PATRICK SCHWAN
RW REVIEWER: BRIAN BESECKER
FIELD REVIEWER: PATRICK SCHWAN
PRELIMINARY FIELD REVIEW DATE: _____
TRACINGS FIELD REVIEW DATE: 7-21-2022
OWNERSHIP UPDATED BY: BRIAN BESECKER
DATE COMPLETED: 7-21-2022
PLAN COMPLETION DATE: 7-21-2022



LOCATION MAP

LATITUDE: 41°24'50" N LONGITUDE: 84°06'20" W



UTILITY OWNERS

NONE KNOWN
AT LOCATION

INDEX OF SHEETS:

LEGEND SHEET	1
PROPERTY MAP/SUMMARY OF ADDITIONAL RW	2
RIGHT OF WAY DETAIL	3

STRUCTURE KEY

	RESIDENTIAL
	COMMERCIAL
	OUT-BUILDING

LEGEND

TYPES OF TITLE LEGEND:
WL = FEE SIMPLE WITH LIMITATION OF ACCESS

NOTES: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

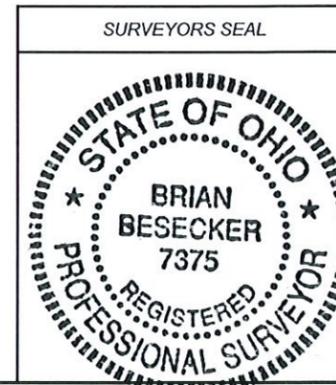
CONVENTIONAL SYMBOLS

County Line	-----	Edge of Shoulder (Ex)	-----
Township Line	-----	Edge of Shoulder (Pr)	-----
Section Line	-----	Ditch / Creek (Ex)	-----
Corporation Line	----- or -----	Ditch / Creek (Pr)	-----
Fence Line (Ex)	----- x----- x----- (Pr) ----- x----- x-----	Tree Line (Ex)	-----
Center Line	-----	Ownership Hook Symbol	Example
Right of Way (Ex)	----- Ex R/W -----	Property Line Symbol	Example
Right of Way (Pr)	----- R/W -----	Break Line Symbol	Example
Standard Highway Ease.(Ex)	----- Ex SH -----	Tree (Pr)	Tree (Ex)
Standard Highway Ease.(Pr)	----- SH -----	Shrub (Ex)	
Temporary Right of Way	----- TMP -----	Tree (Remove)	
Channel Ease. (Pr)	----- CH -----	Shrub (Remove)	
Utility Ease. (Ex)	----- Ex U -----	Evergreen (Ex)	
Railroad	----- or -----	Stump	
Guardrail (Ex)	----- (Pr) -----	Evergreen (Remove)	
Construction Limits	-----	Stump (Remove)	
Edge of Pavement (Ex)	-----	Wetland (Pr)	
Edge of Pavement (Pr)	-----	Grass (Pr)	
		Aerial Target	
		Post (Ex)	
		Mailbox (Ex)	
		Mailbox (Pr)	
		Light (Ex)	
		Telephone Marker (Ex)	
		Fire Hydrant (Ex)	
		Water Meter (Ex)	
		Water Valve (Ex)	
		Utility Valve Unknown (Ex.)	
		Telephone Pole (Ex)	
		Power Pole (Ex)	
		Light Pole (Ex)	

I, BRIAN BESECKER, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation in 2022. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinates System North Zone on NAD 83 (2011) datum. The Project Coordinates (US Survey Feet) are relative to State Plane Grid Coordinates (Meters or US Survey Feet) by a Project Adjustment Factor of 1.00006933. As a part of this project I have reestablished the locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein. As a part of this project I have established the proposed property lines, calculated the Gross Take, present roadway occupied (PRO), Net Take and Net Residue; as well as prepared the legal descriptions necessary to acquire the parcels as shown herein. As a part of this work I have set right of way monuments at the property corners, property line intersection, points along the right of way and/or angle points on the right of way, Section Corners and other points as shown herein. All of my work contained herein was conducted in accordance with Ohio Administrative Code 4733-37 commonly known as "Minimum Standards for Boundary Surveys in the State of Ohio" unless noted. The words I and my as used herein are to mean either myself or someone working under my direct supervision.

BRIAN BESECKER, Professional Land Surveyor NO. 7375

Date: 7-21-22



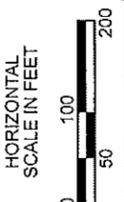
DESIGN AGENCY	RE
DESIGNER	PRS
REVIEWER	BB
PROJECT ID	110524
SUBSET	1
TOTAL	3
SHEET	1
TOTAL	3

RIGHT OF WAY
LEGEND SHEET

HEN-6-11.36

MODEL: Untitled Sheet PAPER SIZE: 17x11 (in.) DATE: 7/19/2022 TIME: 3:47:13 PM USER: smorr
F:\2020\2140 VAR-Dist-2 Survey & ROW PID 110977 (202002)\Task 7 -HEN-6-11.36\110524\400-Engineer\mg\RW\Sheets\110524_RL001.dgn

HENRY COUNTY
CITY OF NAPOLEON
NAPOLEON TOWNSHIP
SE 1/4 OF SECTION 11, T-5-N, 6-6-E



11
CITY OF NAPOLEON
411100480000
O.R.V. 273, P. 2290
16.646 AC.

12
VERNON NAGEL, INC.
071100400300
O.R.V. 308, P. 1193
16.682 AC.

10
GRAND TRUNK WESTERN RAILROAD COMPANY
A.K.A. DETROIT, TOLEDO AND Ironton RAILROAD COMPANY
D.V. 97, P. 337
MISC. V. 15, P. 96
2.320 AC. (C)

13
MAKA NAPOLEON LLC
411192110040
O.R.V. 274, P. 1313
4.50 AC.

64-WL
(D.V. 178,
P. 585)

65-LA
(D.V. 179,
P. 533)

BEGIN ACQUISITION
STA. 643+29.60
SLM = 12.18

END ACQUISITION
STA. 644+65.60
SLM = 12.21

© R/W USR 6/24
CURVE DATA
P.I. = Sta. 664+59.45
Δ = 31°52'00" RT
Dc = 01°00'00"
R = 5,729.58'
T = 1,635.72'
L = 3,186.67'
E = 228.91'

TOTAL NUMBER OF :
3 OWNERSHIPS 0 TOTAL TAKES
3 PARCELS 0 OWNERSHIPS W/ STRUCTURES INVOLVED

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

ALL AREAS IN ACRES

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC TURE	NET RESIDUE		TYPE FUND	REMARKS	AS ACQUIRED	
											LEFT	RIGHT			BOOK	PAGE
1-9	NOT USED															
10-WL	GRAND TRUNK WESTERN RAILWAY COMPANY		D.V. 97, P. 337 MISC. V. 15, P. 96	UNK.	2.360 (C)		2.360	----	2.360							
11-WL	CITY OF NAPOLEON		O.R.V. 273, P. 2290	411100480000	16.646	0.568	0.733	----	0.733							
12-WL	VERNON NAGEL, INC.		O.R.V. 308, P. 1193	071100400300	16.682	0.568	0.033	----	0.033							
13	MAKA NAPOLEON LLC		O.R.V. 274, P. 1313	411192110040	4.50	----	----	----	----							

NOTE: EASEMENTS
HEN-6-11.73 R/W PLAN
65-LA 65-AERIAL
65-SL1 65-A,B,C,D
65-SL2
D.V. 179, P. 533

REV. BY	DATE	DESCRIPTION

DATE COMPLETED 7-21-2022

PROPERTY MAP/
SUMMARY OF ADDITIONAL RIGHT OF WAY

DESIGN AGENCY	
DESIGNER	PRS
REVIEWER	BB
PROJECT ID	110524
SUBSET	TOTAL
2	3
SHEET	TOTAL

HEN-6-11.36

MODEL: Sheet PAPER SIZE: (7x11 in.) DATE: 7/19/2022 TIME: 3:47:59 PM USER: smarr
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HENRY COUNTY
CITY OF NAPOLEON
NAPOLEON TOWNSHIP
SE 1/4 OF SECTION 11, T-5-N, 6-6-E

(11)
CITY OF NAPOLEON
411100480000
O.R.V. 273, P. 2290
16.646 AC.

(12)
VERNON NAGEL, INC.
071100400300
O.R.V. 308, P. 1193
16.682 AC.

(10)
GRAND TRUNK WESTERN RAILROAD COMPANY
A.K.A. DETROIT, TOLEDO AND IRONTON RAILROAD COMPANY
D.V. 97, P. 337
MISC. V. 15, P. 96
2.320 AC. (C)

(13)
MAKA NAPOLEON LLC
411192110040
O.R.V. 274, P. 1313
4.50 AC.

BEGIN ACQUISITION
STA. 640+65.00
SLM = 12.13

END ACQUISITION
STA. 644+65.60
SLM = 12.21

PARCEL NO.	AREA	AREA OF OVERLAP			
		65-LA	65-SL1	65-SL2	65-AERIAL
10-WL	2.360	2.030	0.329	2.360	0.168
11-WL	0.733			0.289	0.354
12-WL	0.033			0.019	

AREA = ACRES

NOTE: EASEMENTS
HEN-6-11.73 RW PLAN
65-LA 65-AERIAL
65-SL1 65-A,B,C,D
65-SL2
D.V. 179, P. 533

REV. BY	DATE	DESCRIPTION

DATE COMPLETED 7-21-2022

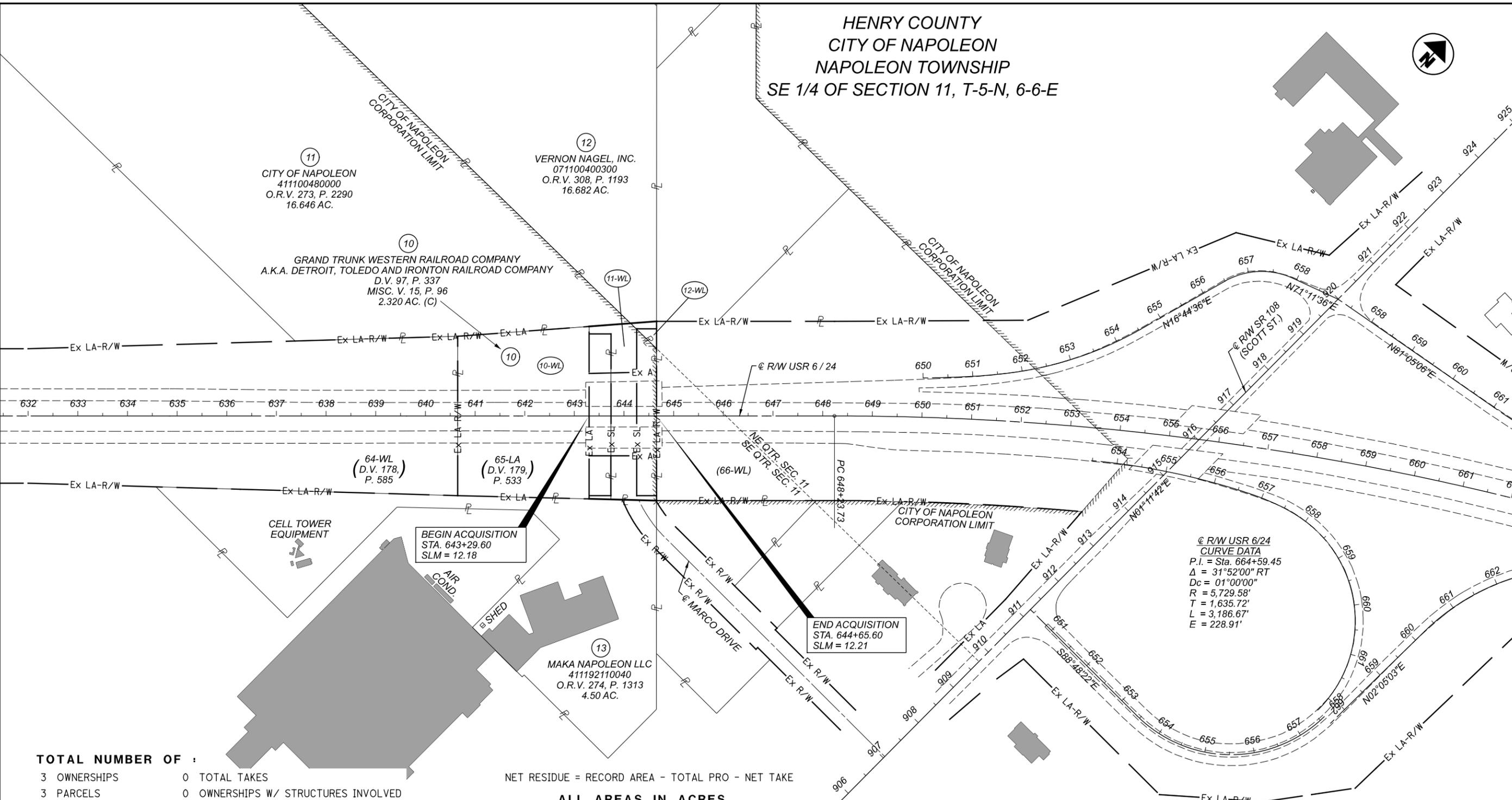
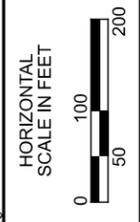


RIGHT OF WAY DETAIL

HEN-6-11.36

MODEL: 110524_RD001_PAPER SIZE: 17x11 (in.) DATE: 7/21/2022 TIME: 2:15:10 PM USER: smorr
FY: 2020 2:10 VAR-Dist. 2 Survey & ROW PID 110977 (120002) Task 7 - HEN-6-11.36: 110524-00-Engineering\RW\Sheets\110524_RD001.dgn

HENRY COUNTY
 CITY OF NAPOLEON
 NAPOLEON TOWNSHIP
 SE 1/4 OF SECTION 11, T-5-N, 6-6-E



TOTAL NUMBER OF :
 3 OWNERSHIPS 0 TOTAL TAKES
 3 PARCELS 0 OWNERSHIPS W/ STRUCTURES INVOLVED

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ALL AREAS IN ACRES

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12-WL	VERNON NAGEL, INC.		O.R.V. 308, P. 1193	071100400300	16.682	0.568	0.033	----	0.033							
13	MAKA NAPOLEON LLC		O.R.V. 274, P. 1313	411192110040	4.50	----	----	----	----							

NOTE: EASEMENTS
 HEN-6-11.73 R/W PLAN
 65-LA 65-AERIAL
 65-SL1 65-A,B,C,D
 65-SL2
 D.V. 179, P. 533

REV. BY	DATE	DESCRIPTION
DATE COMPLETED 7-21-2022		

PROPERTY MAP/
 SUMMARY OF ADDITIONAL RIGHT OF WAY

DESIGN AGENCY	
DESIGNER	PRS
REVIEWER	BB
PROJECT ID	110524
SUBSET	2
TOTAL	3
SHEET	
TOTAL	

**HENRY COUNTY
CITY OF NAPOLEON
NAPOLEON TOWNSHIP
SE 1/4 OF SECTION 11, T-5-N, 6-6-E**

(11)
CITY OF NAPOLEON
411100480000
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VERNON NAGEL, INC.
071100400300
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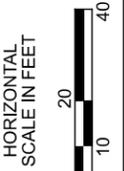
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AREA = ACRES

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HEN-6-11.73 R/W PLAN
65-LA 65-AERIAL
65-SL1 65-A,B,C,D
65-SL2
D.V. 179, P. 533

REV. BY	DATE	DESCRIPTION

DATE COMPLETED 7-21-2022



RIGHT OF WAY DETAIL

HEN-6-11.36

MODEL: 1110524_RD001 PAPER SIZE: 17x11 (in.) DATE: 7/21/2022 TIME: 2:15:10 PM USER: smor
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DESIGN AGENCY



DESIGNER
PRS

REVIEWER
BB

PROJECT ID
110524

SUBSET TOTAL
3 3

SHEET TOTAL