CITY + HURON BERLIN PARK

City of Huron | Conceptual Design Package | 08.22.2023

TODAY'S DISCUSSION

- Progress made to-date
- Site Analysis
- Discuss overall site & approach
- Design Concept
- Budget Estimates



HURON BERLIN PARK | Aerial Image

City of Huron
City Architecture













City Architecture

ARCHITECT'S FIELD REPORT

Project: Huron Berlin Park Concept

Owner: City of Huron, Ohio

Architect: City Architecture, Inc.
12205 Larchmere Blvd.
Cleveland, OH 44120

Contractor: N/A

Architect's Project Number: 23010

Date: March 13, 2023 **Time:** 1:00pm **Weather:** Clouds, snow **Temp. Range: +/-**30**°F**

Est. % of Completion: N/A **Conformance with Schedule (+/-):** N/A

Present at Site: Doug Steinwart, Stuart Hamilton, Alex Pesta, Julia Bohlen

Work In Progress / Observations / Discussions:

EXECUTIVE SUMMARY

On March 13, 2023, a visit to the site and barn on the future Berlin Road park site revealed the conditions of the existing barn occupying part of the site. The barn in its current state suffers from major weather damage, lack of upkeep/maintenance, and inconsistent construction methods, as well as little to no historic significance, rendering its possibilities for renovation and future use unlikely.

The structure, once a barn for horses, and later a residence, now sits vacant on the site. The community of Huron fondly remembers the art classes that took place inside the barn, but the structure in its current state is unsafe and uninhabitable.

Unconventional construction methods and additions to the building over time have compromised the structural integrity, and additional factors including weather damage (leaking, organic material growth) and insect damage to structural members cause safety concerns and make the building unoccupiable, even for short periods of time. The second floor space of the structure is inaccessible due to severely compromised structural integrity.

The lack of any form of climate control within the structure has created a space that is uncomfortable for occupation. No HVAC or electrical equipment is present, and the barn lacks any kind of insulation to protect the spaces from the elements. The disrepair of many of the doors and windows contribute to additional damage and deterioration. Plumbing and sanitation are also lacking from the site.

The current state of the barn presents significant risks to the health and safety of anyone inside and its chances for preservation are highly unlikely and costly. It is recommended that the structure be demolished, as renovation costs outweigh the value the existing building offers. The report below outlines the conditions observed.

Attachments:

Report By: (City Architecture, Inc.)
Copies To:

DOORS: Variety of doors are present, ranging from inoperable sliding barn doors, large swinging doors (individual panels and hinges) and pre-hung replacement units. Doors' materials consist of unfinished plywood, clapboard, and fiberglass. All doors have failed and are either inoperative or have significant binding issues likely due to sagging, water damage and improper construction/lack of maintenance. As such, they do not provide sufficient sealing and weather protection. All units require replacement.

ROOF: A full roof inspection was not conducted due to structural concerns and lack of access. Roof materials have fully failed, as evidenced by water infiltration on the structure's interior. Gutters and downspouts are present in some locations, but do not fully surround water-shedding slopes. A complete roof tear off, including sheathing is required. Additionally, all roof structure/rafters appear to be undersized and have failed due to water/insect damage. Assessment concludes none of the roof material or structure is salvageable and requires a full replacement.

EXTERIOR CONCRETE SLABS: Much of the building is surrounded by concrete slabs. Slabs' conditions appear to be in adequate condition for non-vehicular loading. A full-depth analysis was not conducted and should be completed if any new structures or loading (beyond pedestrian) is anticipated. Any subsurface materials/compaction and reinforcement has not been observed as part of this report, and must be determined if additional loading is anticipated.


Interior ceiling with water damage


Exterior concrete slab outside of barn


Interior wall framing with inconsistent construction

Interior Materials

STRUCTURE ADDITIONS: All exterior walls have failed and/or demonstrate substandard construction. Bottom sills are not elevated from concrete slabs and do not appear to be anchored appropriately. Additionally, significant water/insect damage is noted that significantly compromises the structure's integrity. Vertical wood framing/studs are not consistent; exterior sheathing (see note above) appears to be providing lateral stability for structure. Due to the condition of the exterior sheathing, the

structure's additions are unsafe and should not be occupied. Finally, the addition's roof structure/joists are undersized, and beams appear to be pieced together, without consistency. See note about roof materials and recommendation. Concrete floor slabs appear to be in moderate condition – however, it is noted that various locations have been underwater/wet due to water infiltration and may be stained or compromised due to freeze/thaw conditions. Additionally, it is unlikely the slabs are insulated, which limits use and comfort.

Original Barn Structure

FOUNDATION: Concrete masonry units are present in the barn's perimeter, and appear to be in adequate condition. However, the foundation's depth is unknown and should be further explored (depth extending below frost level) before additional work is performed. Due to the recommendations related to the roof/structure, additional loading calculations may be required, should the building be salvaged and reconstructed.

FLOOR SLABS: Appear to be in adequate condition. Some heaving/sloping is observed and is indicative of freeze/thaw cycles and present groundwater. Additionally, it is unlikely the slabs are insulated, which limits use and comfort.

PLUMBING: No plumbing fixtures or drains are present. Any future use would include significant trenching to create adequate pipe-pitch and drainage. This work would require future structural considerations as it may undermine the foundation and floor slabs.

ELECTRICAL: None present.

HVAC: None present.

INTERIOR MATERIALS: Central massing shows potential of original exterior siding (before additions). Materials are mostly painted. Areas of rot and damage are evident throughout and most trim is missing/damaged. Further, due to the nature of the structure additions, the original exterior barn materials are damaged and compromised.


Interior wall construction with inconsistent materials


Interior floor slabs


Wood structural posts, eastern wall with insect damage

STRUCTURAL POSTS: Old-growth/hewn wood posts provide primary support for the original barn's exterior walls. The western posts appear to be in adequate condition, with slight modifications made over time (some cutting and additional material attached). In contrast, the eastern walls' structural posts demonstrate heavy deterioration. Upon observation, made possible through exploratory demolition, the posts appear to have sustained termite/insect damage. It is assumed, their structural integrity is diminished.

SECOND FLOOR STRUCTURE: Floor joists appear to be undersized and compromised. A non-original 4x4 beam is supported by steel posts appears to be installed as an emergency measure due to sagging/deformed floor structure elements. Based on the observed sagging and water stains, it is assumed the floor structure is unsuitable for occupancy. Further, it appears the floor joists are not pocketed or supported by the exterior walls' framing. Mechanical fasteners (nails) appear to be supporting the entire floor structure. Nails' shear structural capacity is insufficient and their condition is rusted due to water infiltration, further reducing their integrity. The second floor should not be occupied and appears unsafe.

ROOF STRUCTURE (interior observations): Observations were made from the ground floor due to instability of the second floor structural system. The roof structure is heavily water damaged, rotted and missing in several locations. Additionally, 2x4 collar ties have been previously installed, likely to avoid the structure's lateral failure due to compromised materials. Finally, from interior vantage points, gaps are evident in the roof sheathing/boards and daylight is clearly visible. These gaps are currently allowing significant water infiltration, which is further damaging remaining materials.

GENERAL NOTE: Significant presence of organic material/growth is present on most interior roof surfaces. It is unclear the type of growth and further testing is recommended before removal/mitigation due to airborne contaminate concerns.


Walls of second floor structure: sagging and damaged


Roof structure showing water damage and collar ties







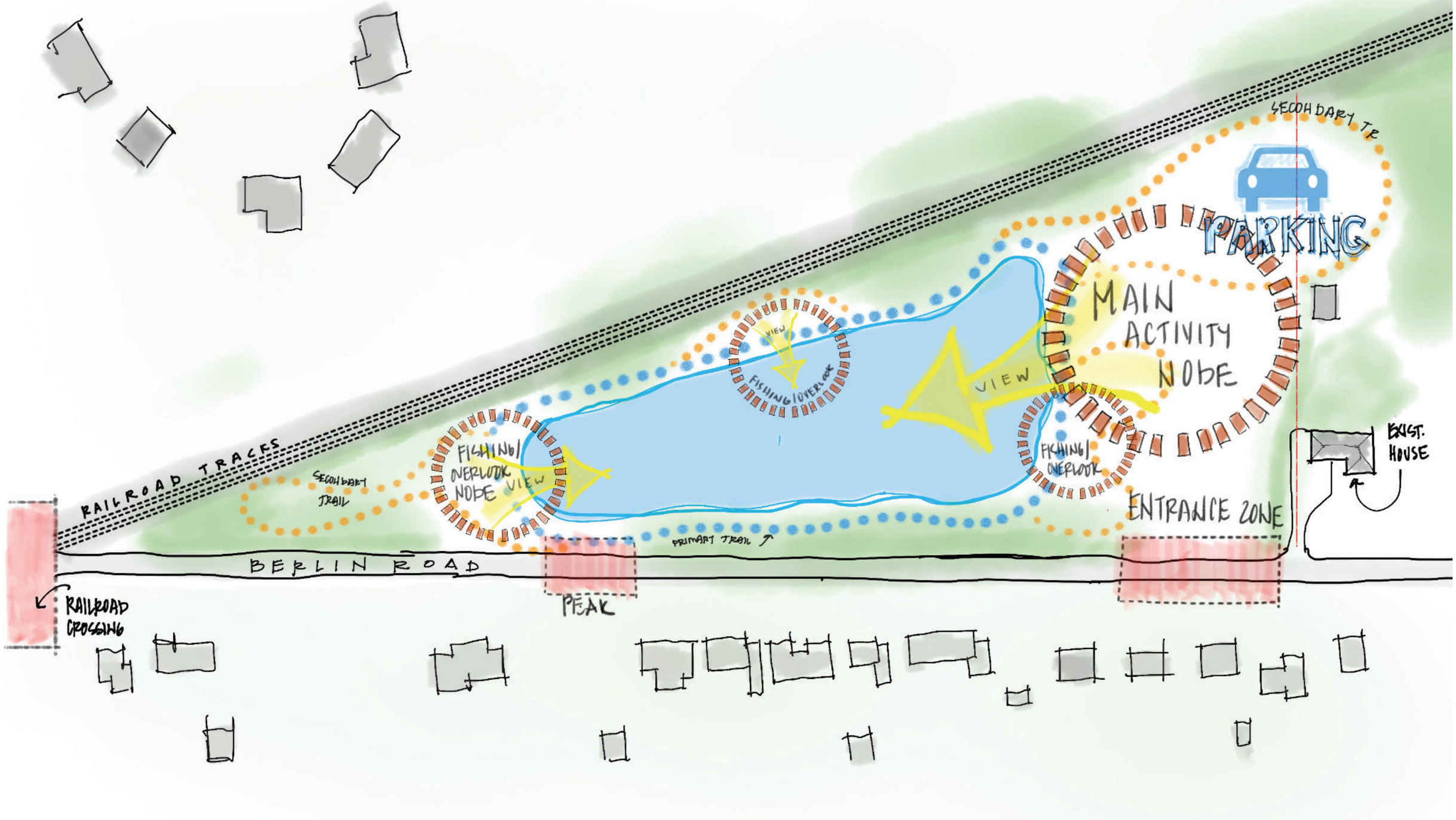


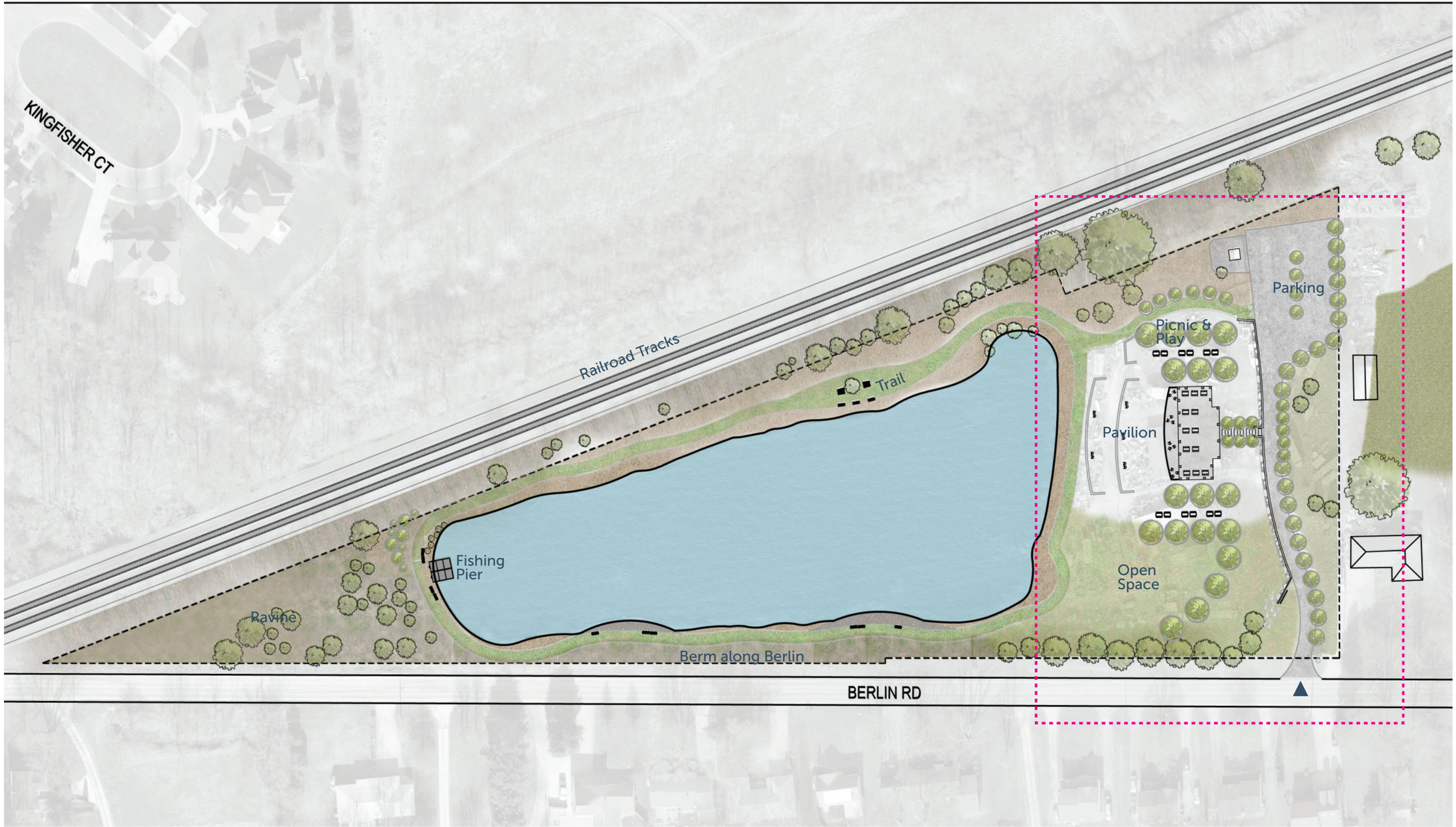






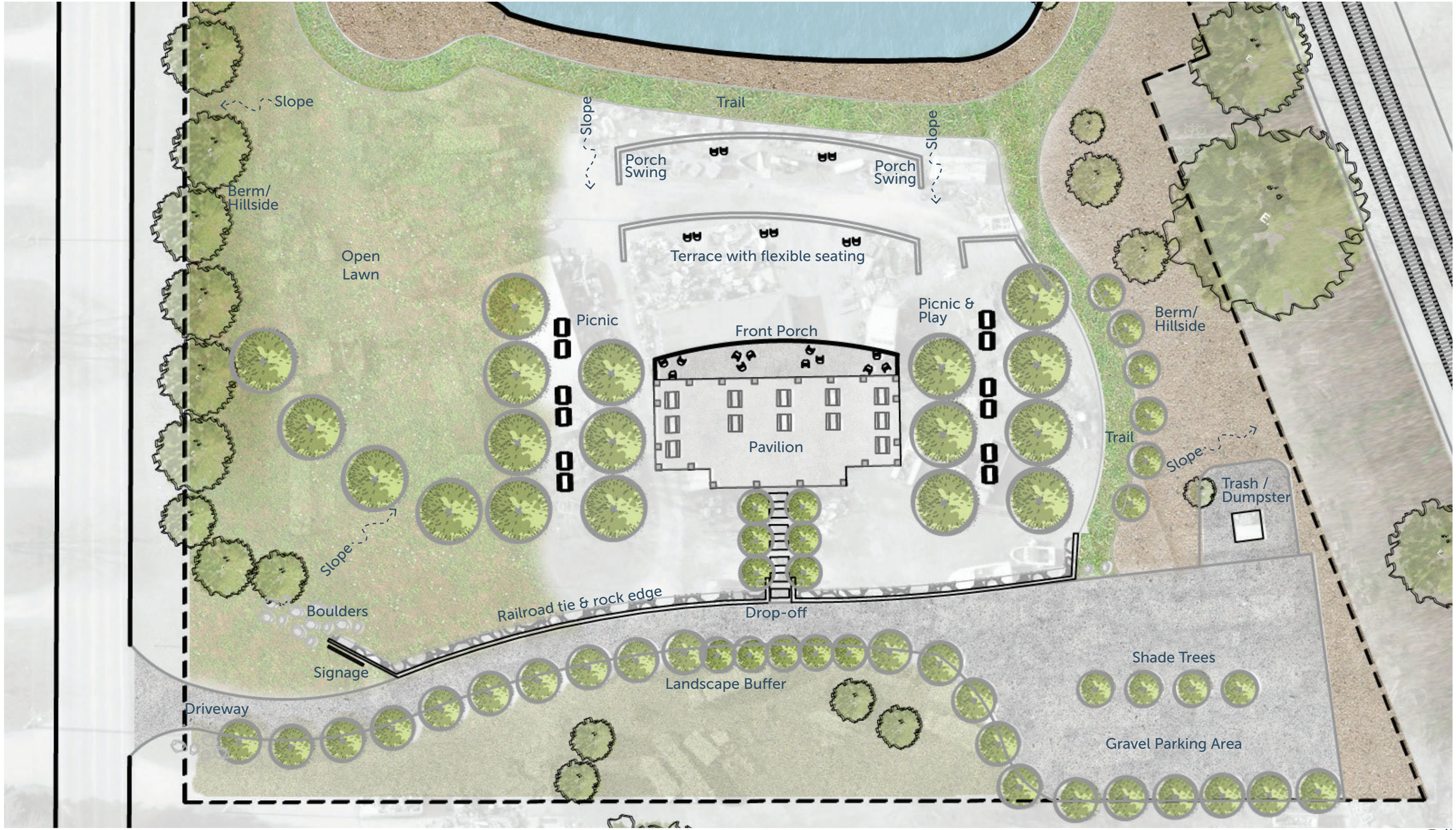



SECONDARY TR
PARKING
MAIN ACTIVITY NODE
VIEW
FISHING/OVERLOOK
VIEW
FISHING/ OVERLOOK NODE
VIEW
FISHING/ OVERLOOK
EXIST. HOUSE
RAILROAD TRACKS
SECONDARY TRAIL
ENTRANCE ZONE
PRIMARY TRAIL
BERLIN ROAD
RAILROAD CROSSING
PEAK



HURON BERLIN PARK | Proposed Site Plan

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Site Development Budget Estimate

Location	Scope Category / Item	Ideas and Areas		
		Description		*Budget Value*
SITE DEVELOPMENT	Site Work	46,000 s.f. Area surrounding the pavillion light grading, limited mulched areas, natural/indigenous landscaping in key locations	$1.75/s.f.	$ 80,500.00
	Crushed Aggregate Parking Area	15,800 s.f. of driveway and parking area (crushed aggregate with stone base)	$2./s.f.	$ 31,600.00
	Grading and Timber terraces along driveway and walkway to parking area	15,000 s.f. Area	$.85/s.f.	$ 12,750.00
		Subtotal:		*$ 124,850.00*


Natural trail edges



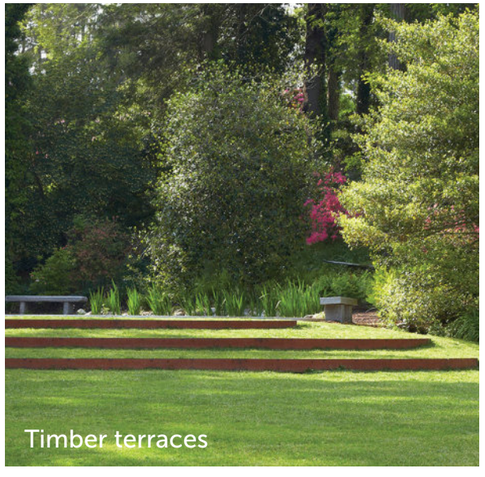

Pollinator gardens




Timber circulation directors


Porous aggregate parking area


Natural playscapes


Timber terraces



Fifth Room Savannah Pavillion (40’ x 52’)





Pavillion & Restroom Options

Location	Scope Category / Item	Pre-engineered Open-Air Pavilion			Cost for Construction Restroom + Septic		Cost for Portable Restrooms	
		https://www.fifthroom.com/ProductCustomize.aspx?ProductID=9394&Path=144					ADA Restroom Trailer MaritimePro | ADA Restroom Trailer +2 (portablerestroomtrailers.com)	
		Description		*Budget Value*	*Description*	*Budget Value*	*Description*	*Budget Value*
PICNIC SHELTER	Concrete Slab	3,600 s.f. of concrete slab (Extends slightly beyond footprint for additional accessbility)	$7/s.f.	$ 25,200.00	Permanent Restroom Construction (2 unisex restrooms total, 1 accessible) 300 s.f.	$ 97,500.00	Portable restroom ADA 2 Station Maritime Pro Series (from Portable Restroom Trailers, LLC)	$ 100,000.00
	Foundation	18 concrete pier footings - 48" deep and 24" diameter with appropriate reinforcing (to be designed by structural engineer)	$2,400/ea	$ 43,200.00	Septic system	$ 16,000.00	Monthly cost to pump / remove (Assume 6 months per year)	$ 6,000.00
	Pavilion Structure	40' x 52' Savannah Pavilion supplied from FifthRoom wood structure, stained wood, metal roofing		$ 94,000.00	***Subtotal:***	***$ 113,500.00***	***Subtotal:***	***$ 106,000.00***
		Freight to Huron, Ohio	15%	$ 14,100.00				
		Subtotal:		***$ 176,500.00***				



Portable ADA restroom trailer



Restroom as part of pavillion structure



Ash & Ember
Covered Park-Style
Grill with Shelf



Polywood 72”
Picnic Table



Polywood Nautical
Curveback Chair



Kay Park 6’ Backless
Bench (Flat Park
Bench)



Kay Park 6’ Backed
Bench (Comfort
Bench)

Accessories Budget Estimate

Location	Scope Category / Item	Base Repair			
		Description	*Cost for each*	*Quantity*	*Budget Value*
SITE FURNITURE	Benches	6' Backless Benches (Kay Park Flat Park Bench)	$ 554.00	9	$ 4,986.00
	Benches	6' Backed Benches (Kay Park Comfort Bench with back)	$ 896.00	6	$ 5,376.00
	Grills	Permanent grill stations (Titan Great Outdoors)	$ 460.00	6	$ 2,760.00
	Picnic Tables	Polywood Park 72" Picnic Table	$ 1,659.00	20	$ 33,180.00
	Adirondack Chairs	Polywood Nautical Curveback Chair	$ 289.00	22	$ 6,358.00
	Floating Pier	EZ Trail System	$ 85/sf	400 sf	$ 34,000.00
		Subtotal:			$ 46,302.00
		Frieght:	*15%*		*$ 6,945.30*
		Contractor overhead and profit	*11%*		*$ 5,857.20*
TOTAL REPAIR BUDGET RANGE					**$ 59,104.50**



EZ Trail System
Floating Pier





HURON BERLIN PARK | Existing Conditions

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HURON BERLIN PARK | Waterside Pavilion Vision

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