

Lackawanna County Courthouse

“The county seat exemplifies one of the more self-conscious expressions of American urban design, both spatially and symbolically. The courthouse square was designed explicitly to express community values and to serve as a focal point of community life. Through time, the square often assumed even greater importance as a symbol of a town’s social, political, and economic prosperity. For these reasons, the courthouse square offers an interesting window on American town planning traditions and the relationships between these traditions and the social meaning of civic space. Town planning, land use, social activity and architectural symbolism are interwoven at the square in ways matched by few other elements of American urban design.”

Excerpt from Robert E. Veselka and edited by Kenneth E. Foote





Conditions

History

Renovation

Options

Options Chosen



Introduction

Summary of Existing Conditions

Historic Preservation

Building Program

Site Review

Building Review

Construction

End Note

Open Discussion



Lackawanna County

Lackawanna County Commissioners

A.J. Munchak

Robert C. Cordaro

Michael J. Washo

Architecture . Engineering

Archeologist . Historic Preservation

Acoustic Engineer

Civil Engineering

Geotechnical Engineering

Environmental Engineering

Technology . Security

Site/ Building Security

Construction Manager

County Project manager

Court Programmer

Landscape Architecture

State Court Advisor

Courtroom Technology

Document Manager

Highland Associates

John Milner Associates

AVL Design

Acker Associates

GEO-Science

Alicon Environmental

Arcisec

Beau Dietl & Associates

LR Costanzo Co, Inc.

CEP Inc.

National Center for State Courts

Thomas J. McLane Associates

Office of the State Courts

Software Engineering Associates

Diversified Information Technology



Statue of Liberty Restoration



High School North-Goodwill



New Immigration Bldg. Ellis Island



**Stamford, Connecticut
Old Town Hall**



**U.S. Military Academy
West Point**



The Globe Store Restoration



Penn Security Bank

Lackawanna County Courthouse



“Courthouse as a Courthouse”

Lackawanna County Courthouse

courthouse building assessment summary

Building is structurally sound

Security Circulation Paths Poor

Public and Private Functions are poor

Americans with Disability Act (ADA):

Main Entrance is non-accessible

Ramps at North and South Entrance are non-compliant

Few doors have ADA accessible clearance or hardware

South end of 2nd Floor has 3 rooms not accessible

North end of 3rd Floor has 3 rooms not accessible

North Public toilets on 1, 2, 3 Floors are not accessible

Attic- 4th Floor is not accessible

Existing Window System: Failing

Miscellaneous areas of concern:

Ponding roof water/ masonry restoration/ finishes

Hazardous Material:

Existing gutter/fascia- lead paint

B, 1st, 2nd, and 3rd vinyl asbestos tile

Courtrooms are in good condition.

Corridor wall penetrations are unsealed.

File storage in Attic is a significant fire hazard.

Stair from 4th to penthouse- not structurally sound.

Heating/Ventilation/Air Condition Systems

Pneumatic control system is at its life expectancy

Indirect ventilation system (not effective)

Heat units and heat pumps at life expectancy

Heat pump service is limited and dangerous

T-stats are poorly located

Cooling tower/ pumps at their life expectancy

Electrical / Emergency Systems

1600 amp switchboard is in poor condition

No emergency lighting in Courtrooms

Quantity of exit lighting is inadequate

Lighting levels are lower than current standard

Ex. magnetic ballast not as efficient as electronic ballast

Telephone system adequate for building needs

Data distribution is up to current standards

Fire Alarm system is up to code

Plumbing / Fire Protection System

Building is not sprinklered

Fire Protection system consists of (2) 6" dry standpipes

Domestic water system in good condition

Storm water system is in good condition

Plumbing fixtures old and beyond their life expectancy



Functional and Aesthetic

Poor relationship to site

Incompatible with historic structure

Building is structurally sound

Central Court undersized

Central Court circulation paths poor

Jury Assembly undersized

Poor Floor to Floor height

Column Spacing inefficient

Parking under building

Existing Window System: Failing

Americans with Disability Act (ADA):

Elevator does not work

No Emergency Shut Offs

Sewer line freezes

Requires new roof

Cooling tower needs to be replaced

Asbestos containing materials



Typical Corridor Conditions



Courthouse Ceilings



Current County File Storage in Attic

**Fire Hazard
Life Safety**



Judge's Chambers









11/05/2004











Health and Safety Hazards













Lackawanna County Courthouse



“Courthouse as a Courthouse”



Historic Preservation Issues

Section 106 / Secretary of the Interior's Standards

Project Specific Preservation Issues

Inspection / Sampling / Testing

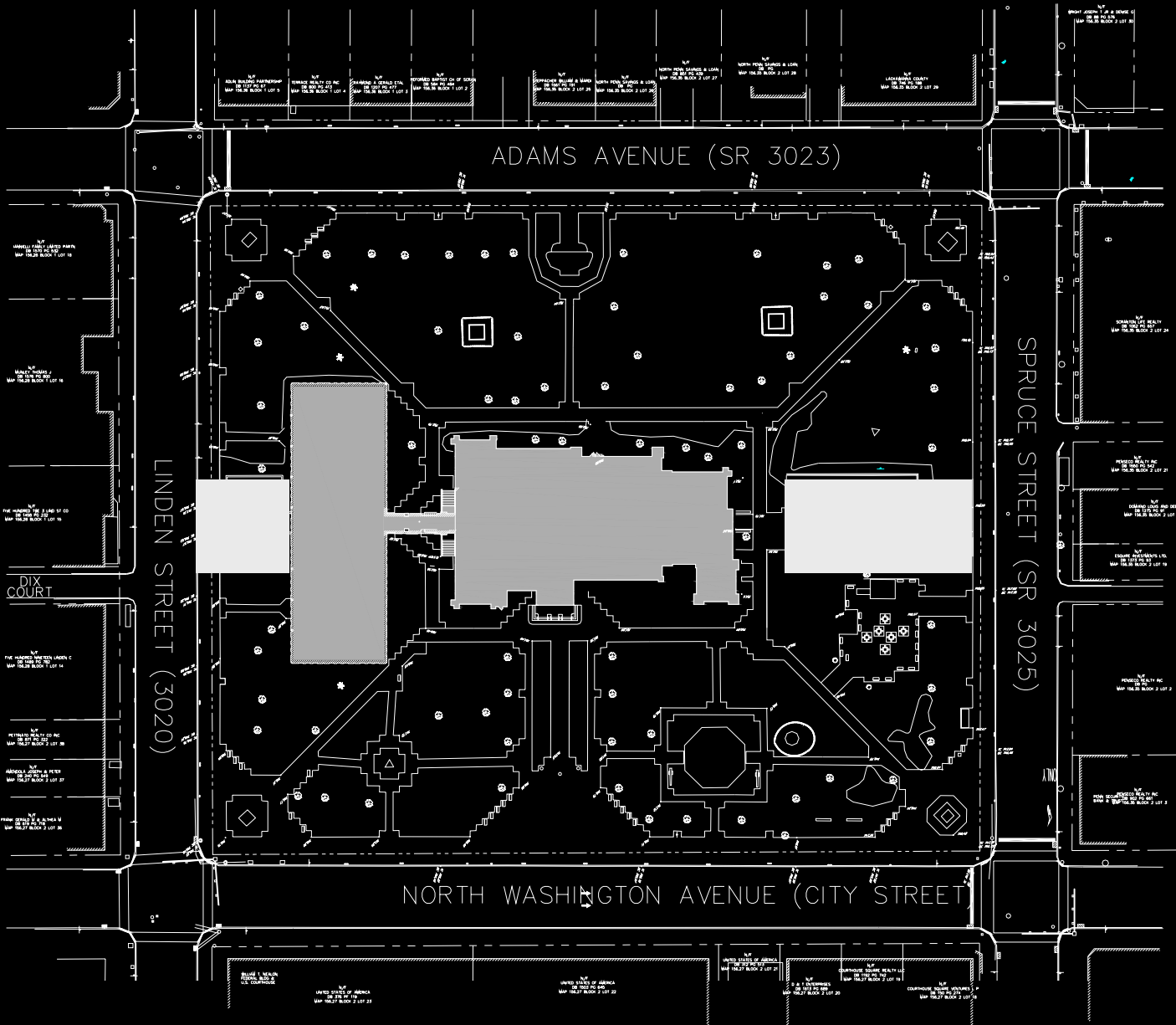
Design Team approach to the preservation issues

Bureau of Historic Preservation review and findings



Lackawanna County Courthouse

existing site plan



1884
54,000 sf

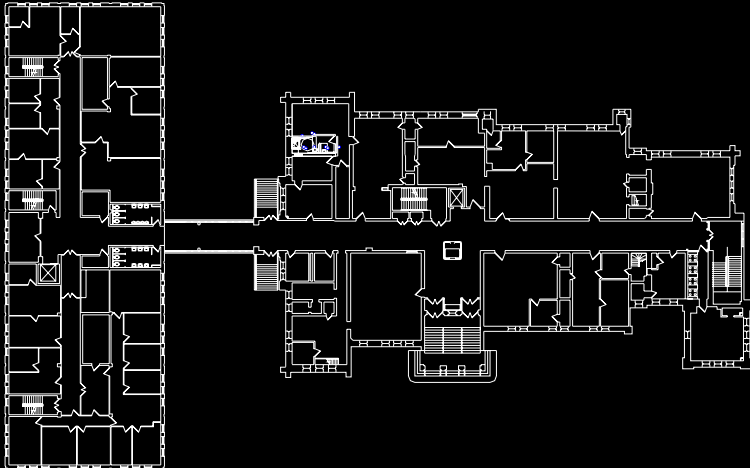
1896-1924
65,000 sf

1964
92,000 sf

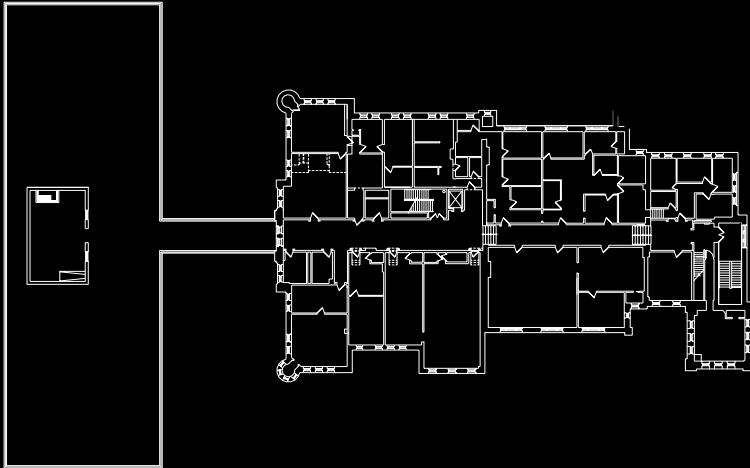
2007
140,000 sf

Lackawanna County Courthouse

existing floor plans



first floor plan



third floor plan



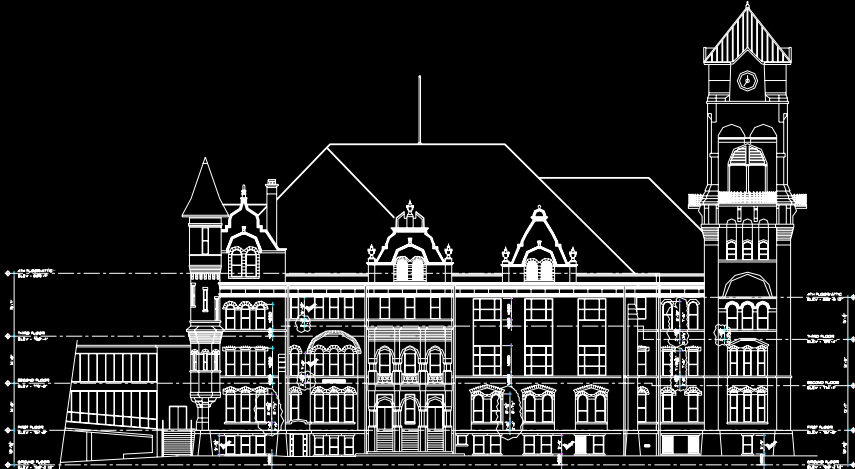
ground floor plan



second floor plan

Lackawanna County Courthouse

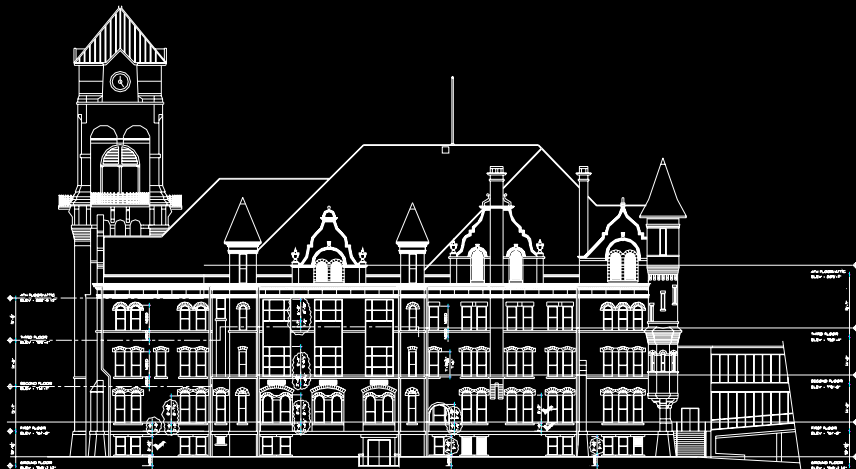
existing elevations



Washington avenue elevation



Spruce street elevation



Adams avenue elevation



Linden street elevation

Lackawanna County Courthouse

facade c. 1884



View from North Washington Avenue



View from corner of North Washington Avenue and Linden Street



View from corner of North Washington Avenue and Linden Street



Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, PA 17120-0093
www.phmc.state.pa.us

August 1, 2005

William M. Flynn, AIA
Highland Associates, Inc.
102 Highland Avenue
Clarks Summit, PA 18411

**TO EXPEDITE REVIEW USE
BHP REFERENCE NUMBER**

Re: ER 05-2388-069-B
HS: Proposed Additions and Renovations to the Lackawanna County
Courthouse, Scranton, Lackawanna County

Dear Mr. Flynn:

The Bureau for Historic Preservation (the State Historic Preservation Office) has reviewed the above named project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended in 1980 and 1992, and the regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation as revised in 1999. These requirements include consideration of the project's potential effect upon both historic and archaeological resources.

Thank you for meeting with representatives of our office to discuss this complex project. Based on the plans presented at our July 25, 2005 meeting it is our opinion this project should have no adverse effect upon the historic resources listed below. However, this finding is conditional upon our review of project plans and specifications and their conformance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Please make arrangements to forward final plans, specifications, and architectural drawings or work write-ups to the Bureau for Historic Preservation. Please address any changes made to the plans, materials and methods.

If you need further information in this matter please consult Susan Zacher at (717) 783-9920 or Scott Doyle at (717) 783-6012.

Sincerely,

Douglas C. McLearn, Chief
Division of Archaeology &
Protection

cc: F. Neale Quenzel
DCM/snz

The Lackawanna County Courthouse is listed on the National Register of Historic Places. Projects on the national Register must follow The Secretary of the Interior Standards for Rehabilitation of Historic Structures when State and Federal funding is being applied toward the project. Currently there is no such funding identified for this project. However, our team has chosen to follow the Federal guidelines regardless. This will allow the County to accept funding should it become available but also ensures that our team is adhering to the accepted standards for additions and renovations to Historic structures.

This letter here merely states that we have had a preliminary review with the Bureau for Historic Preservation and that at this time the project is adhering to the Secretary's standards. This is noted as "no adverse affect". However, the project will continue to be evaluated as it progresses.

Lackawanna County Courthouse



“Courthouse as a Courthouse”



Programming

NCSC

Initial Program

Adjacency

Refined Program

Department Interviews and Shadowing

Concept

Schematic Design

Building design

Block and Stack

Departmental Sign offs

Design Development

Construction Documents

Lackawanna County Courthouse

Initial Program – All County Departments

Departmental Space Requirements

Adult Probation

Canteen

Central Court

Clerk of Judicial Records

Court Administrator's Office and
Court Reporter

Courtrooms and Support Spaces

Courtroom Holding Facility

District Attorney

Domestic Relations

Drug Treatment Court

Judge's Chambers

Jury Assembly / Training Room

Juvenile Probation

Law Library

Public Defender's Office

Public Self Service

Sheriff

Register of Wills

Recorder of Deeds

Area Agency on Aging

Children and Youth Services

Commission on Drug and Alcohol

Department of Human Services

Veteran's Affairs

Planning and Economic
Development

Community Development

Voter Registration

Credit Union

Building Gross Square Feet (BGSF)

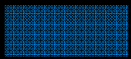
233,000 +/-

***Courthouse Functions* Building Gross Square Feet (BGSF)**

196,000 +/-



KEY:



Administration and Human Services



New Courthouse Building

Alternate Site

Mixed Use Structure

Site acquisition and demolition

Lower level parking facility

Mid level courthouse function

Street level retail

Upper level office

Renovated Courthouse Square

Administration or Human Services

Courthouse Annex Demolition

Scranton Electric Building

Miscellaneous support space

235,000 SF+/- total

235,000 New Construction @ \$300 sf

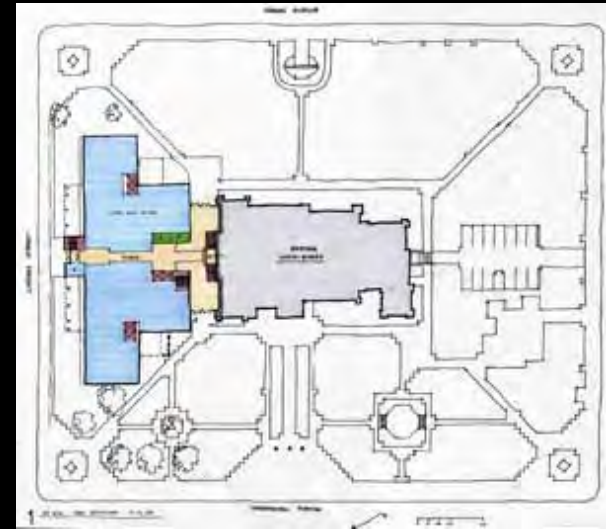
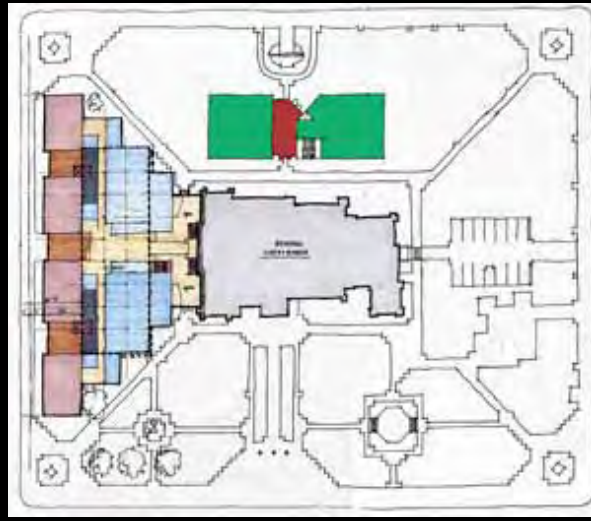
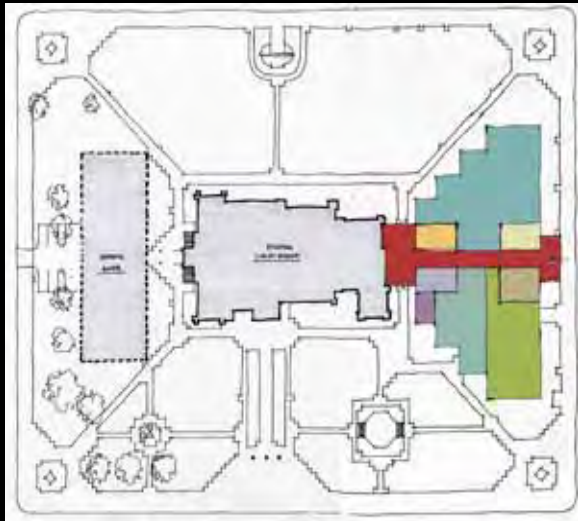
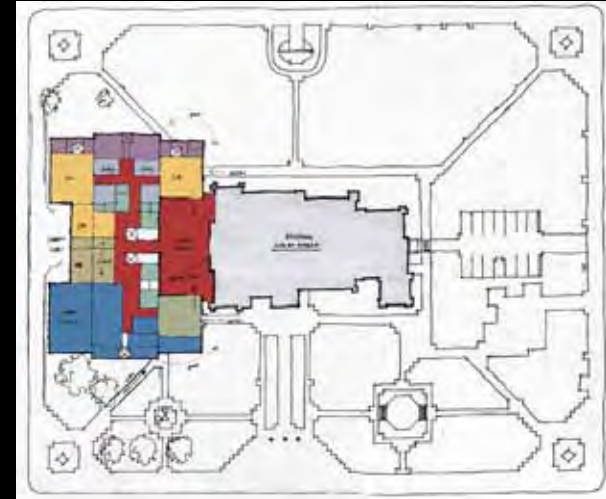
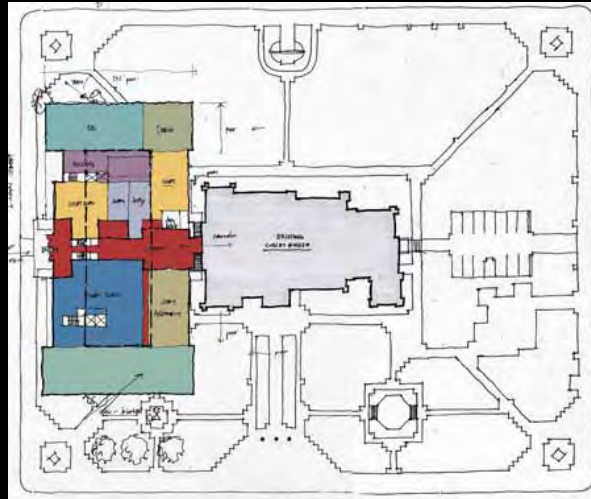
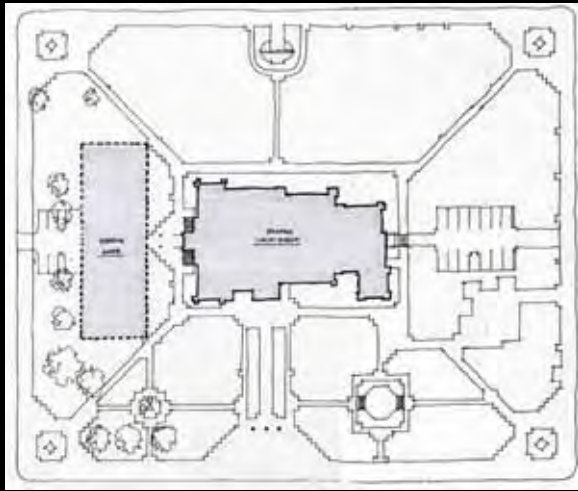
65,000 Renovated Courthouse @ \$245 sf

10,000,000 site, fees, swing space

96,500,000 total

Lackawanna County Courthouse

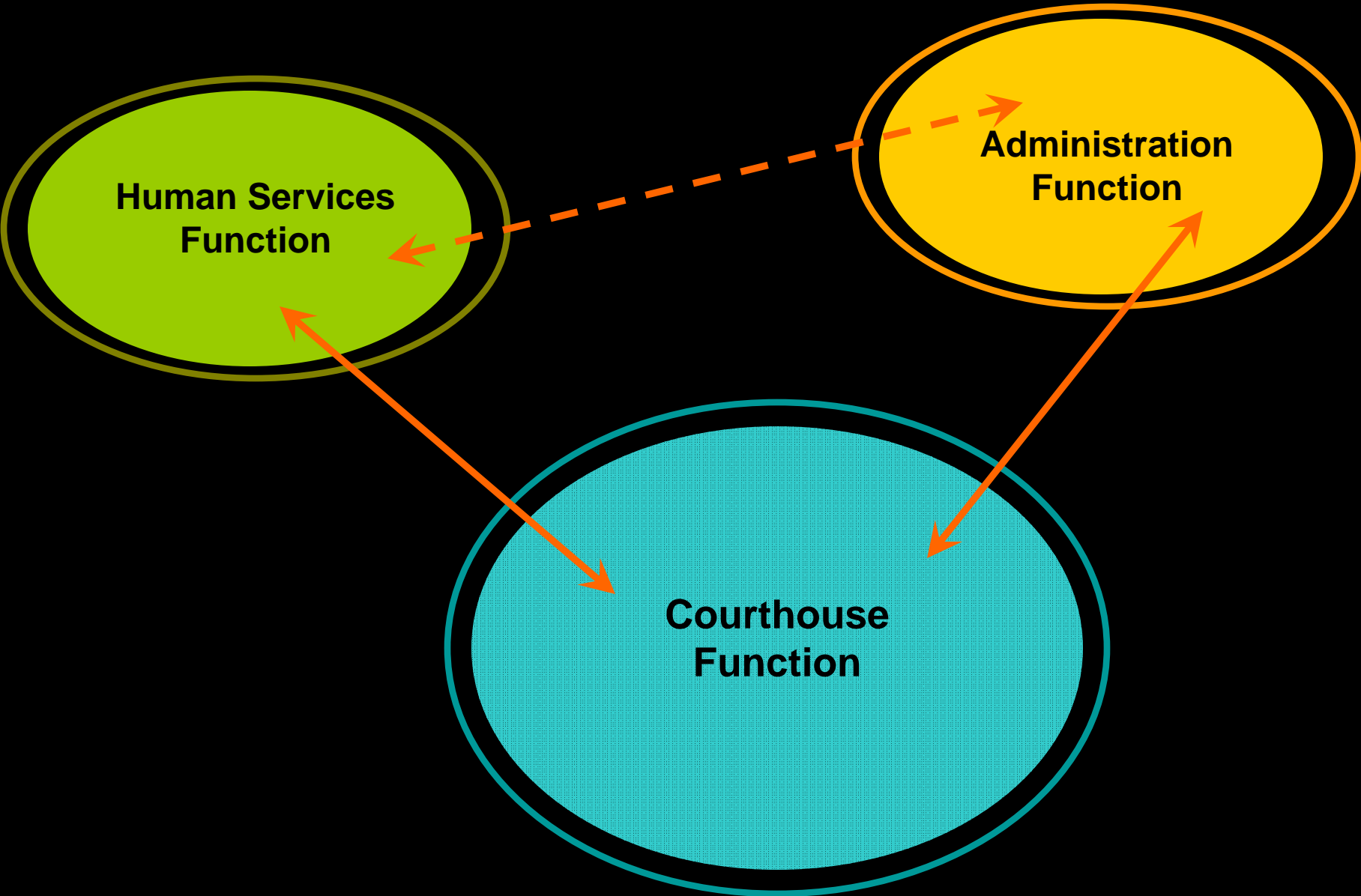
options

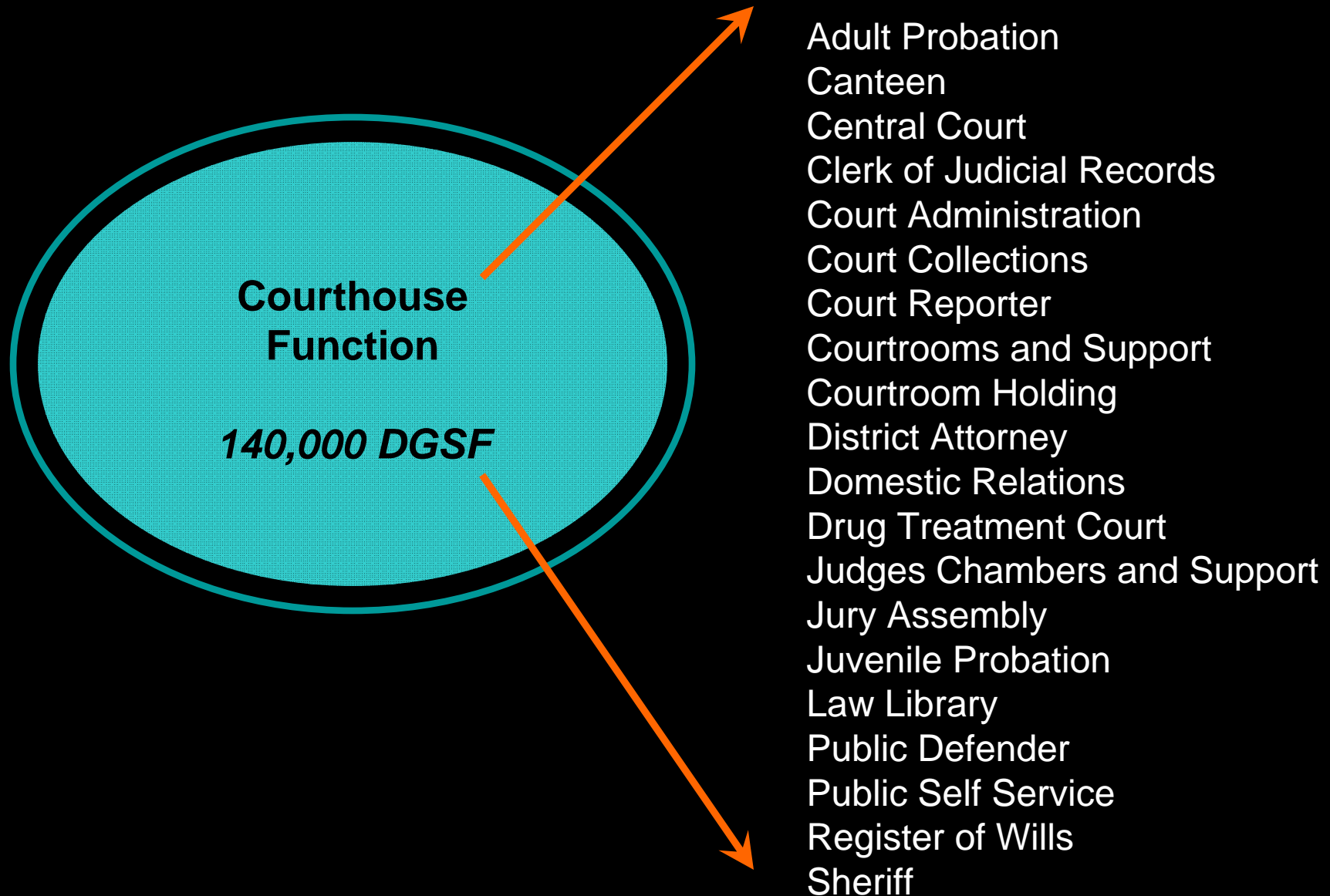


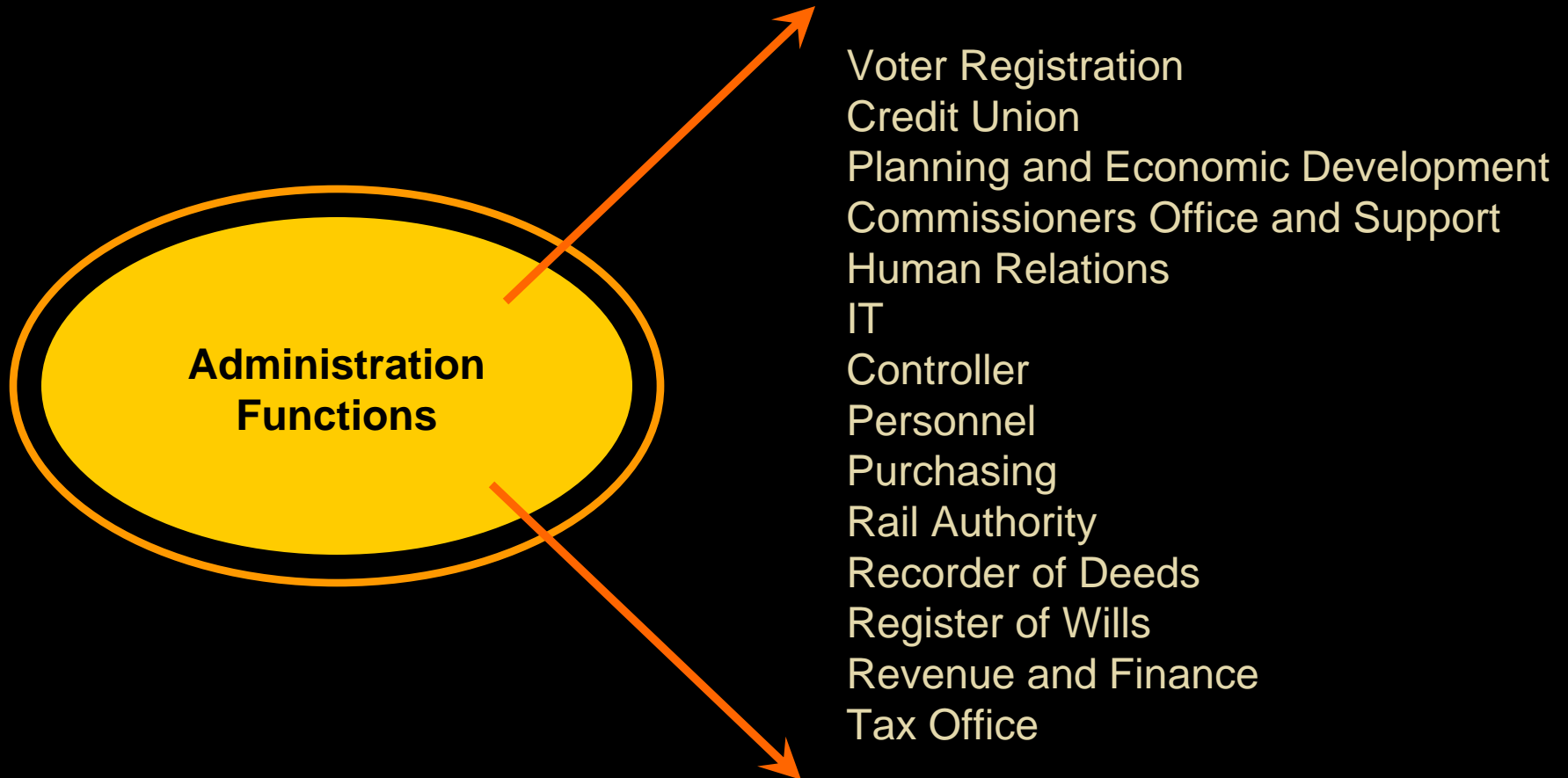
• Re-Define Program

• Evaluate Alternate Sites

• Evaluate Economics



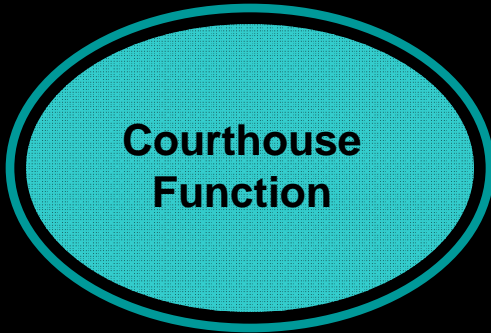






**Human Services
Functions**

Human Services
Children and Youth
Area Agency on Aging
Mental Health/Mental Retardation
Drug and Alcohol Treatment
SLDHA



Adult Probation
Canteen
Central Court
Clerk of Judicial Records
Court Administration
Court Collections
Court Reporter
Courtrooms and Support
Courtroom Holding
District Attorney
Domestic Relations
Drug Treatment Court
Judges Chambers and Support
Jury Assembly
Juvenile Probation
Law Library
Public Defender
Public Self Service
Register of Wills
Sheriff

Initial Program

196,000 SF total

104,000 New @ \$420 per sf

65,000 Renovated @ \$215 per sf

55,575,000 total *(does not include site and soft costs)*

Refined Program

140,000 SF total

75,000 New @ \$400 per sf

65,000 Renovated @ \$215 per sf

40,800,000 total *(does not include soft costs)*



County properties

- Courthouse Square
- Administration Building
- Brooks Building
- Washington Ave
- Gas and Water Co

Feasible space

- Adlin Building
- Scranton Electric Building
- Powell Building
- Scranton Life



Courthouse as a Courthouse

- Project Location
- Historic Preservation Issues

Function of a Courthouse

- Security/Circulation
- Technology
- ADA / Life safety / Environmental
- Infrastructure
- Program / Space Utilization
- Future Use

Community

- Green space
- Partnership with City and Community
- Local Universities and Business

Lackawanna County Courthouse

Concerns of urban designers center on instructions similar to the series below, which has been applied to buildings such as federal courthouses:

set the building 50 or more feet back from the street

sharply limit the number of entrances

eliminate many first floor windows

eliminate parking on streets adjacent to the building

stop construction parking underneath

install barriers to prevent vehicles potentially carrying bombs from entering the site

Excerpt from New Urban News

Three years after 9/11, security mindset threatens civic design by Philip Langdon

Lackawanna County Courthouse

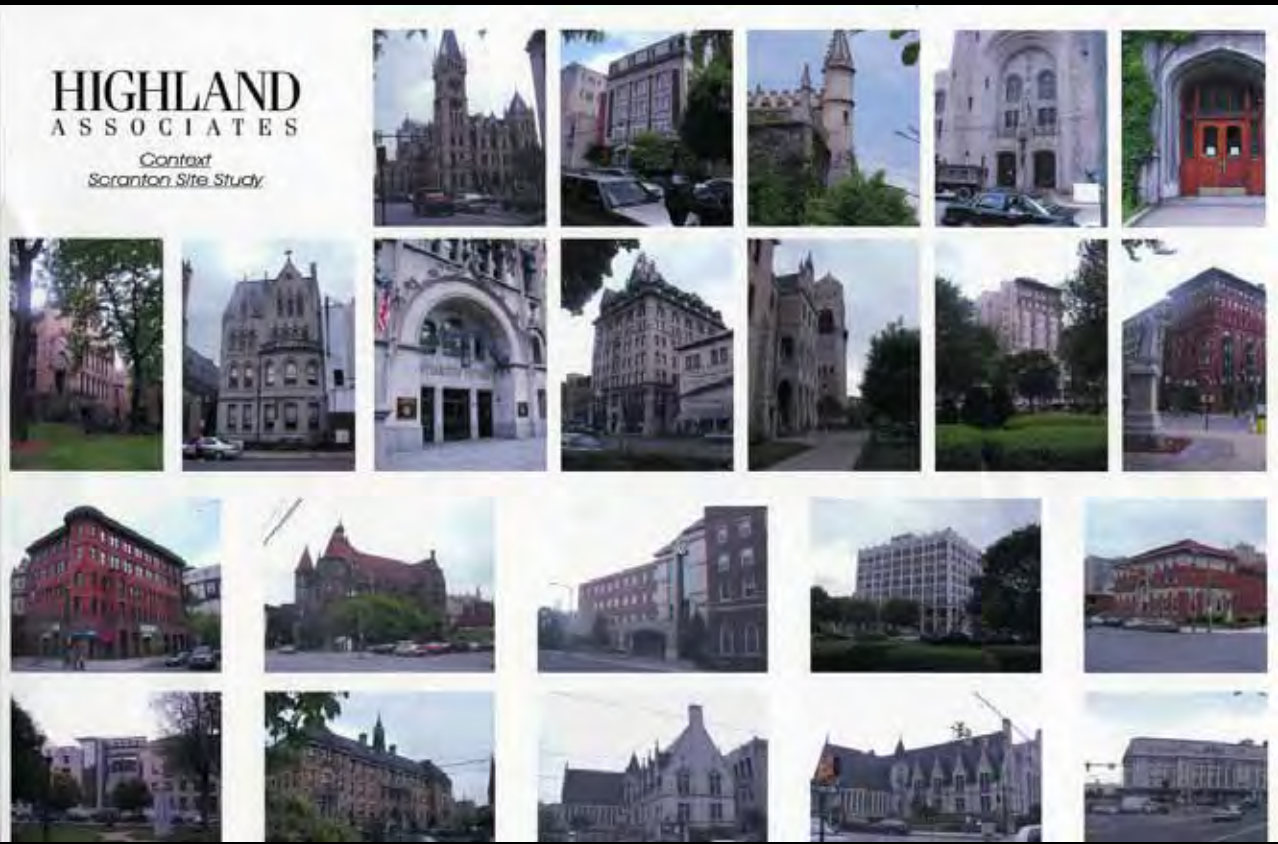
site analysis



- Urban Context/ Fabric*
- Green space*
- Vehicular paths*
- Pedestrian paths*
- Streetscape*
- Site orientation*
- Community Orientation*
- University locations*
- Site massing*
- Site views interior/ exterior*
- Parking Facilities*
- Government Buildings*
- University locations*
- Grid orientation*
- Solar paths*
- Wind analysis*

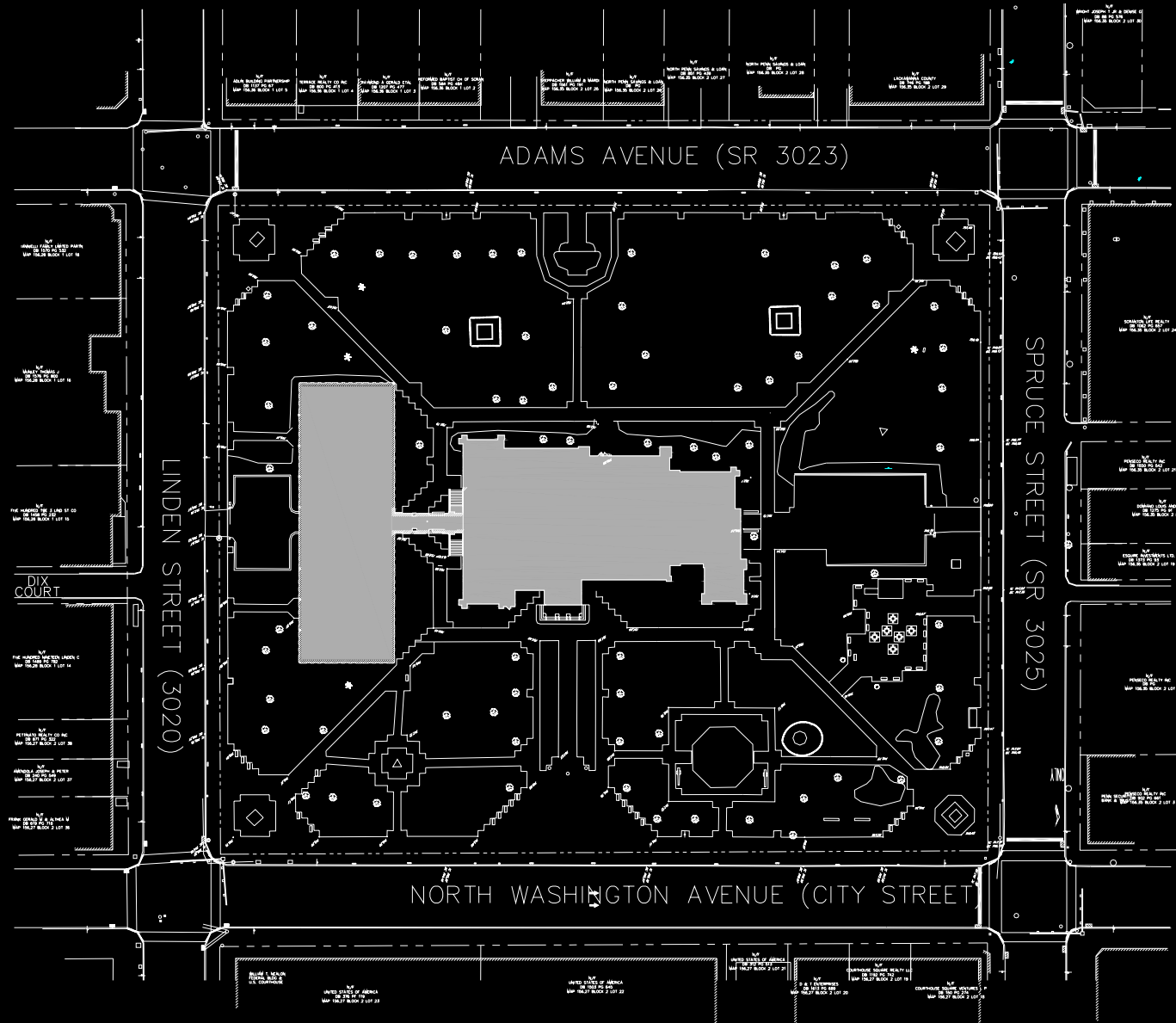
Lackawanna County Courthouse

site context



Lackawanna County Courthouse

existing site plan



Existing Courthouse
65,000 GSF+/-

Existing Annex
25,000 GSF+/-

Total Building Area
90,000 GSF+/-
All floor levels

Existing Courthouse Plate
16,260 GSF+/-

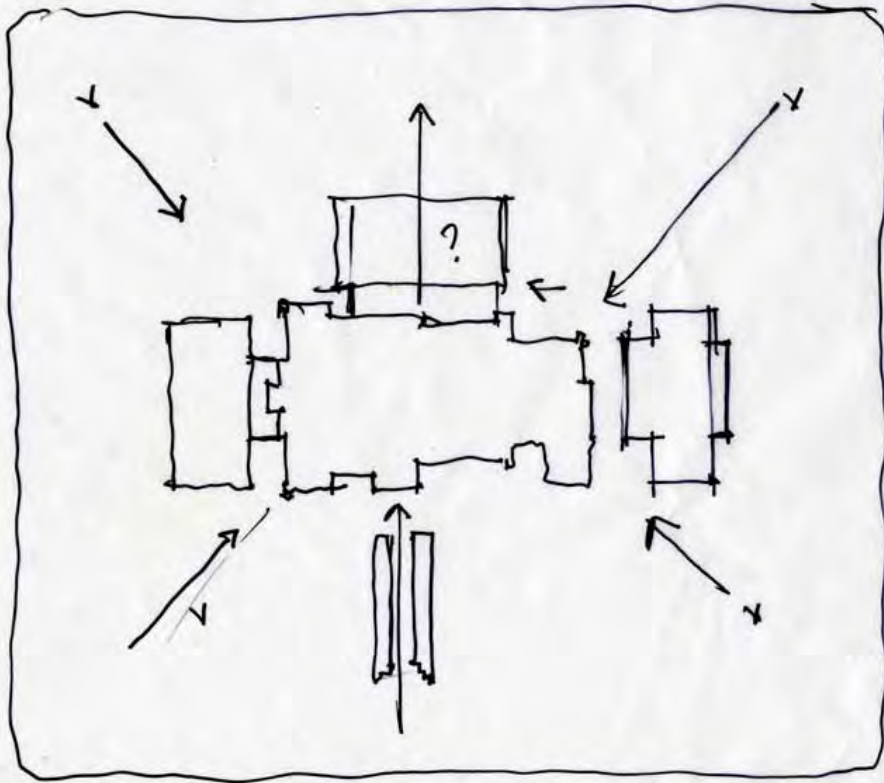
Existing Annex Plate
12,500 GSF+/-

Existing Site Area
229,000 SF+/-

Parking / Vehicle Access
North and South

- corners open
- travel path poor on Adams side
- entry point found @ multiple locations
- entry increasingly difficult & confusing

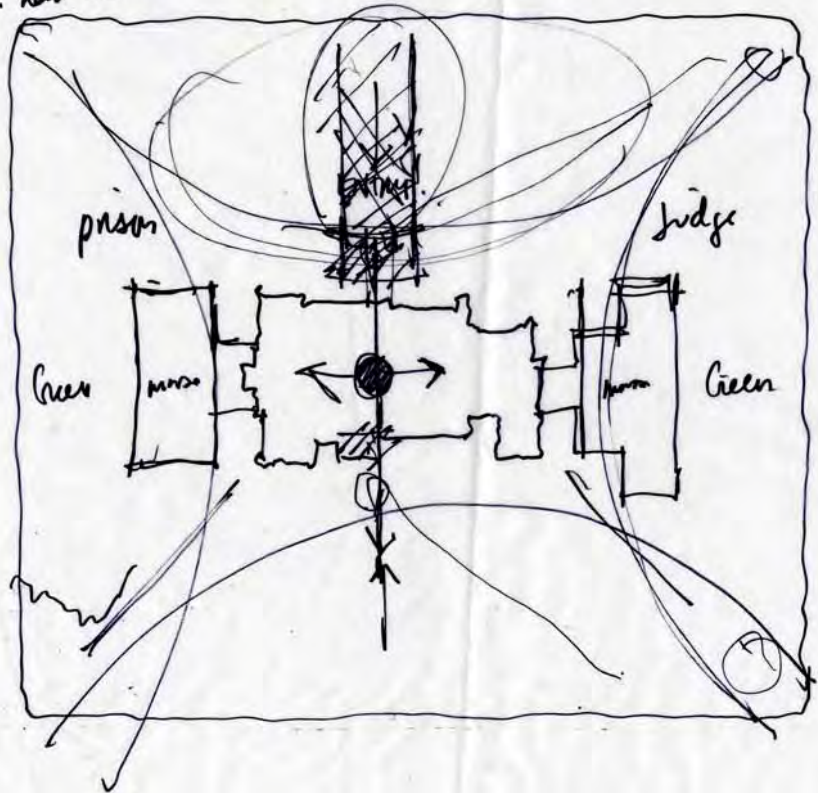
- Value to Addition on Adams?
- entry for prisoners
- difficult connection for
- difficult construction - staging
- more expensive const - more perimeter
- foundation conditions

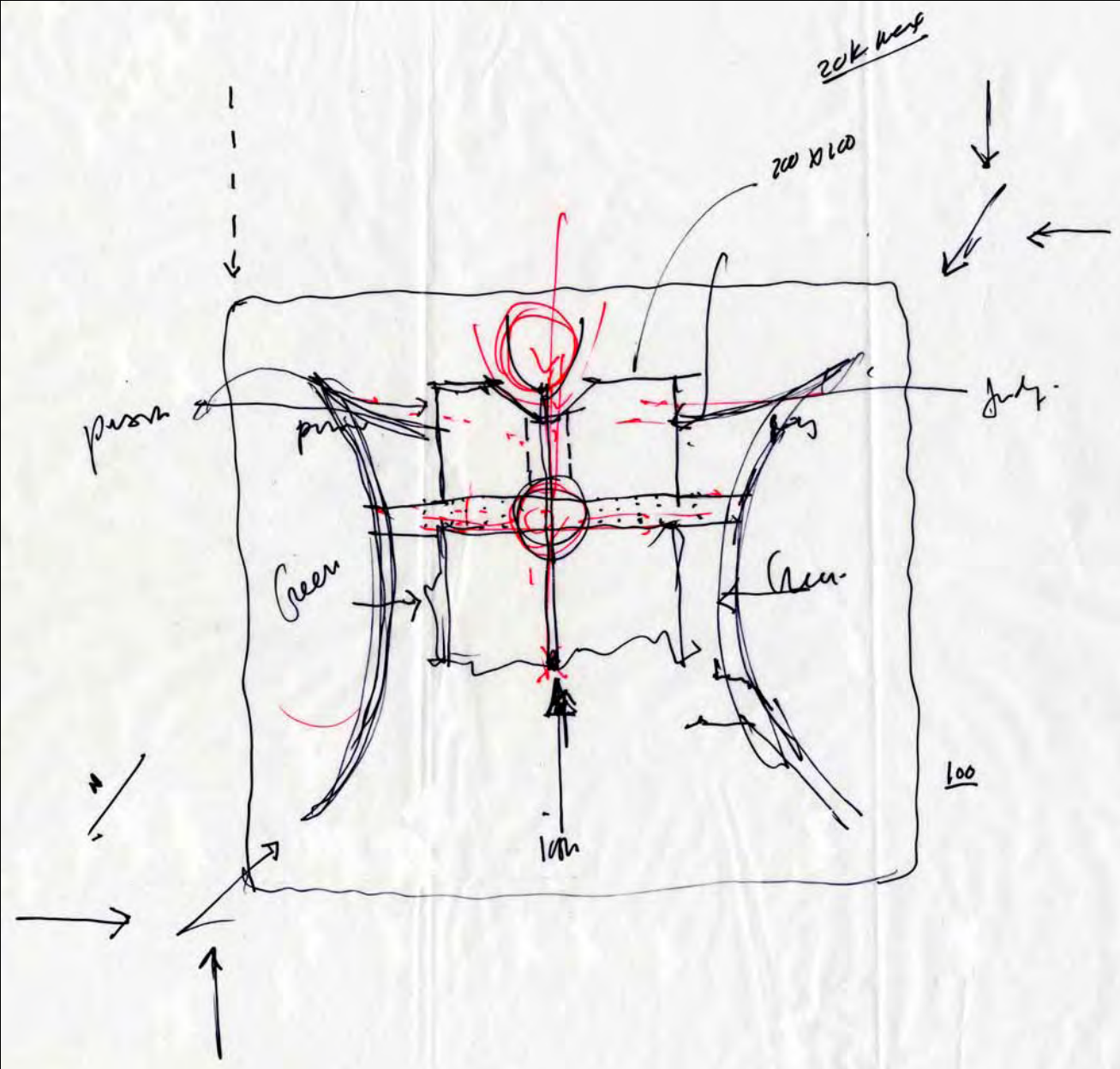


- concept A
 - new entry on Adams
 - new core on Adams
 - single point
- concept B
 - new dual entry on Adams & Washington
 - new elevator in existing
- concept C
 - 2 control point @ one location
 - eliminate existing elevator
 - new elevators?
 - control point difficult
 - cp one sided from Adams?

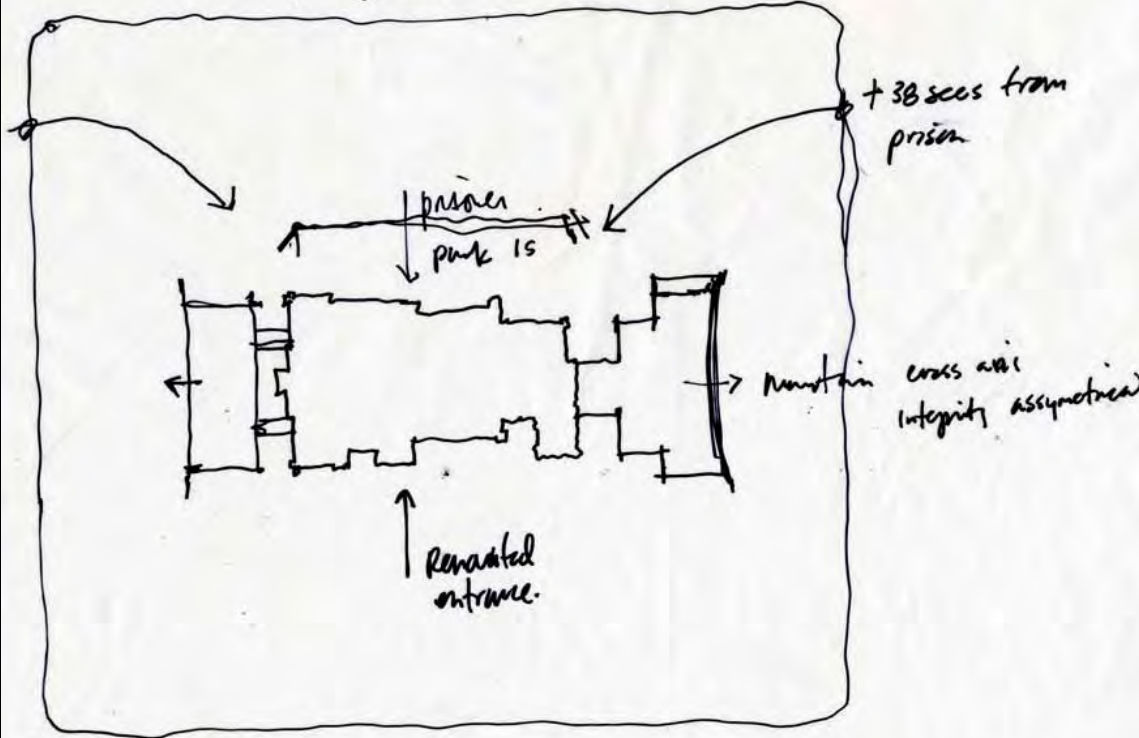
Blow away stair -
create 2 story atrium
in existing building

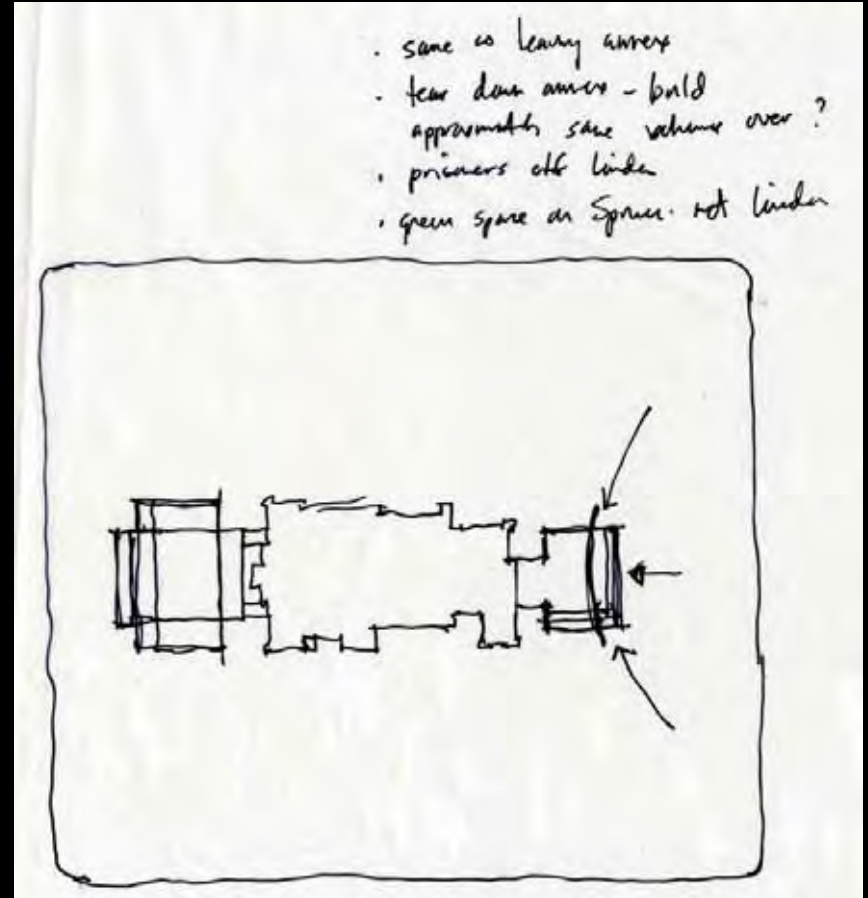
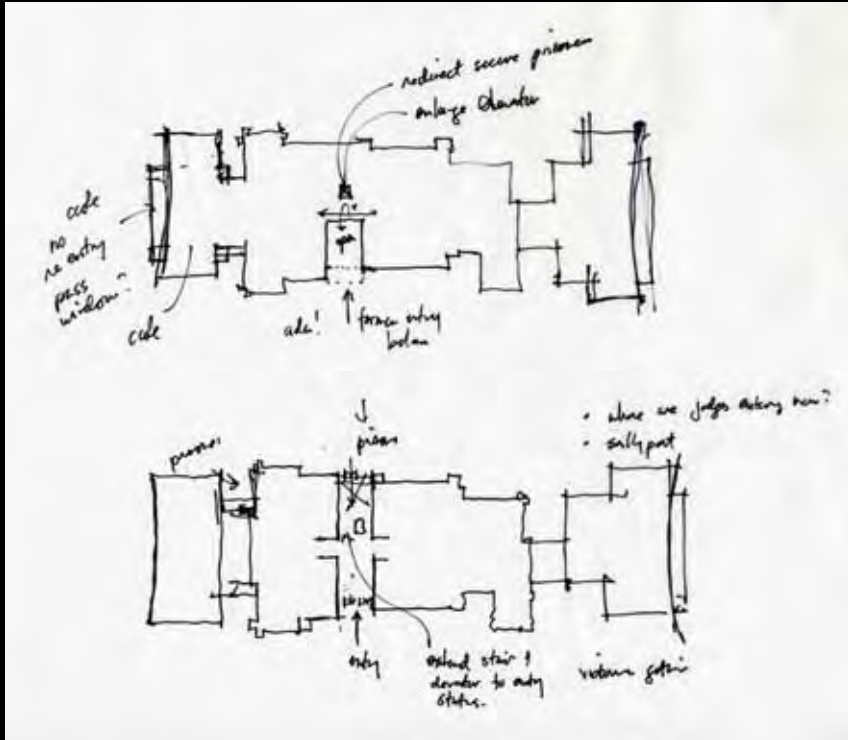
• TAKE CROSS AS STAIR WS





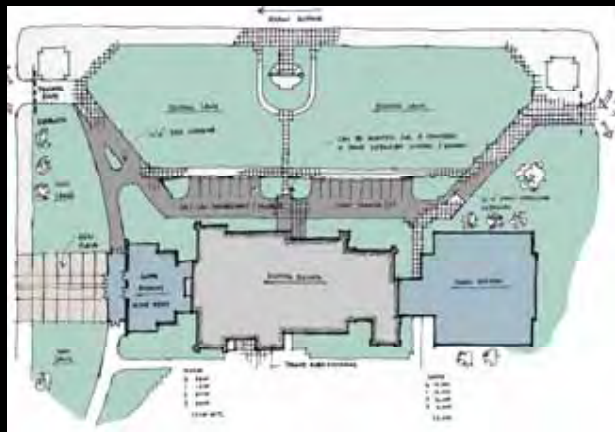
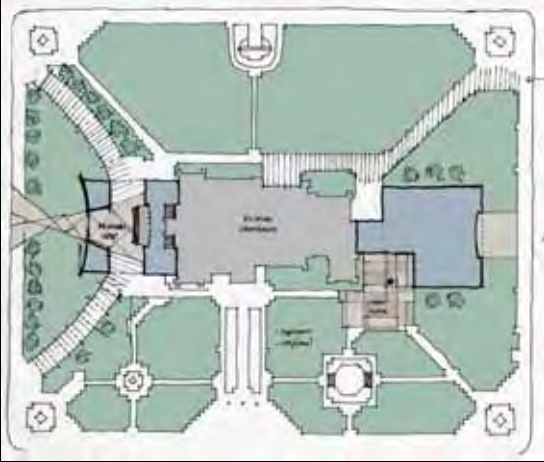
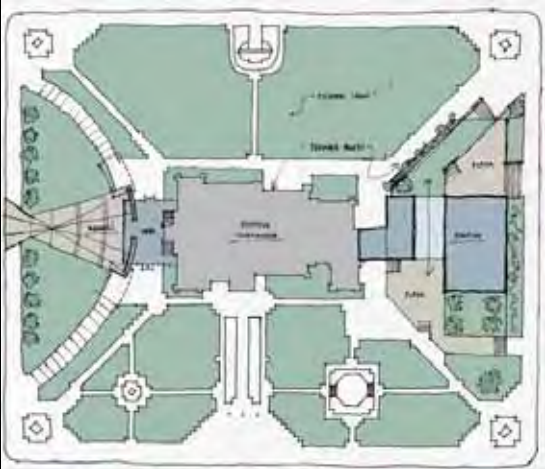
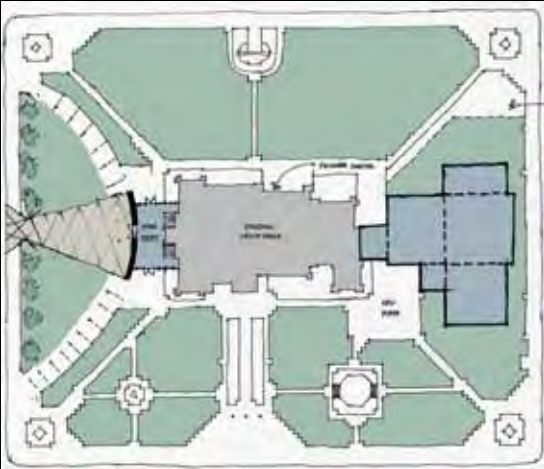
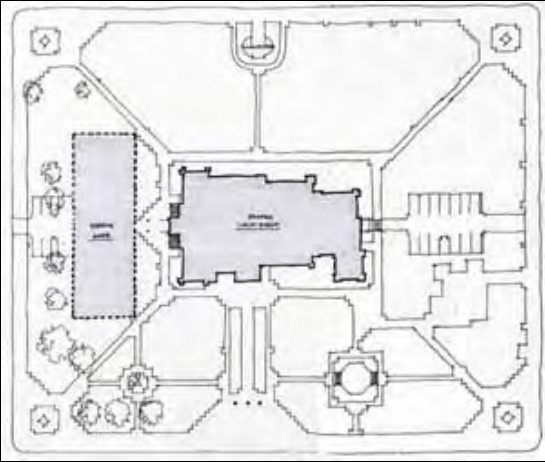
- entry point remains same - renovate to eliminate stair per ADA?
- no entry from under of Spruce
- prisoner / police / judge parking on sidewalks
- building community relationship as under of Spruce
- did not want entry restoration construction.
- leaves existing cutaways as intact.
- parking may occur on Grand tower of North or South additions



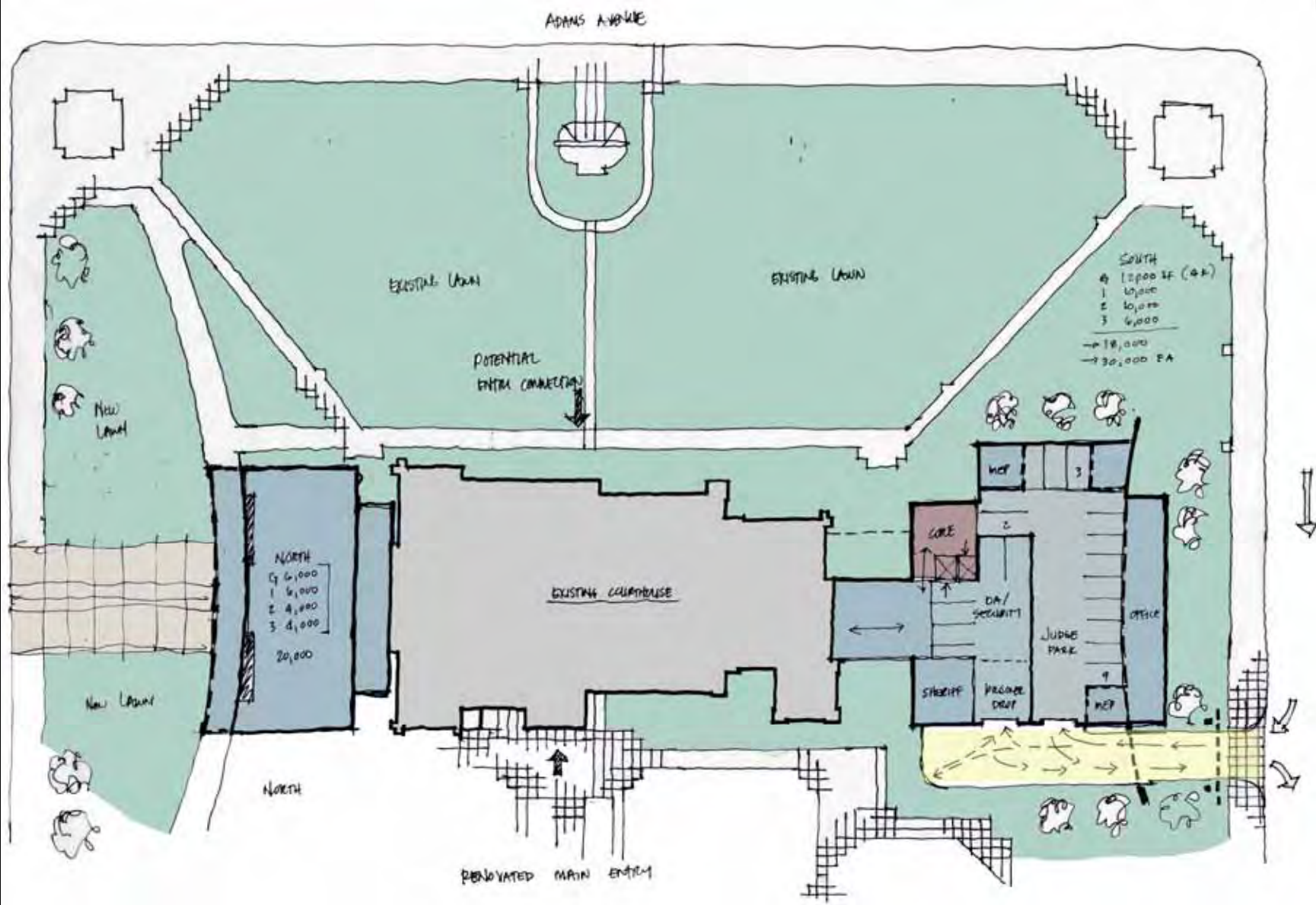


Lackawanna County Courthouse

site options

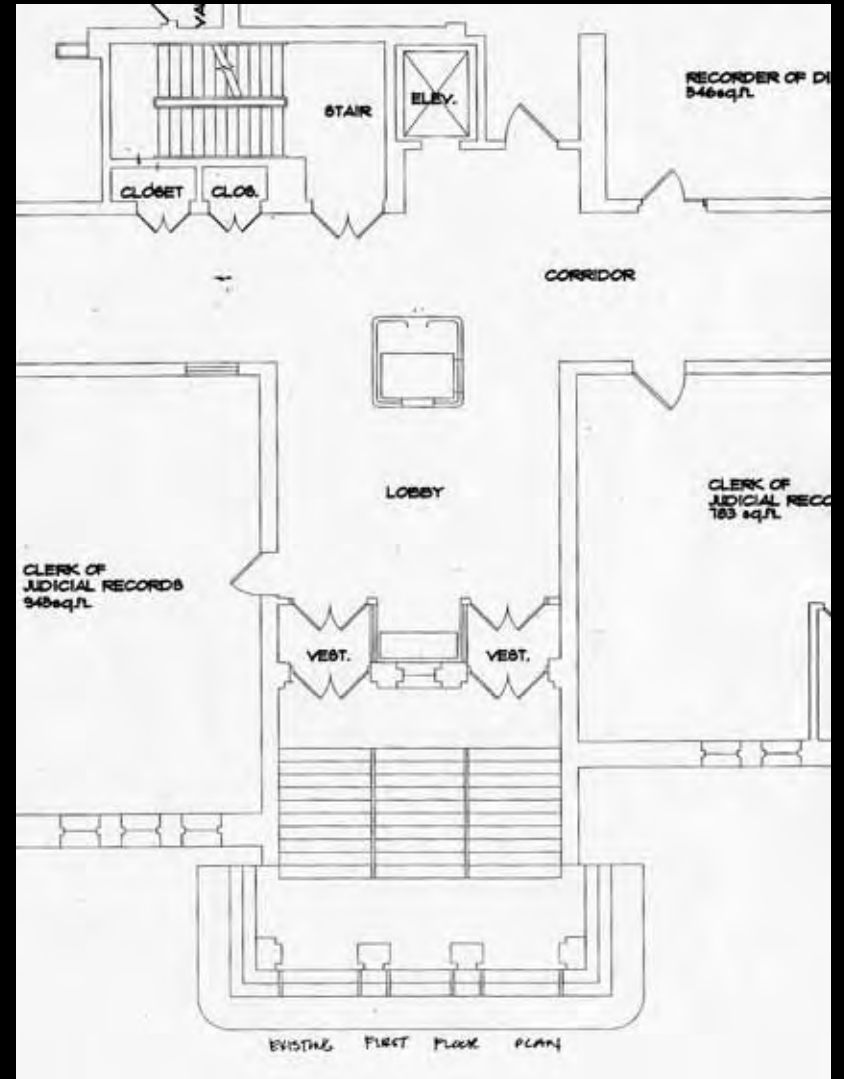
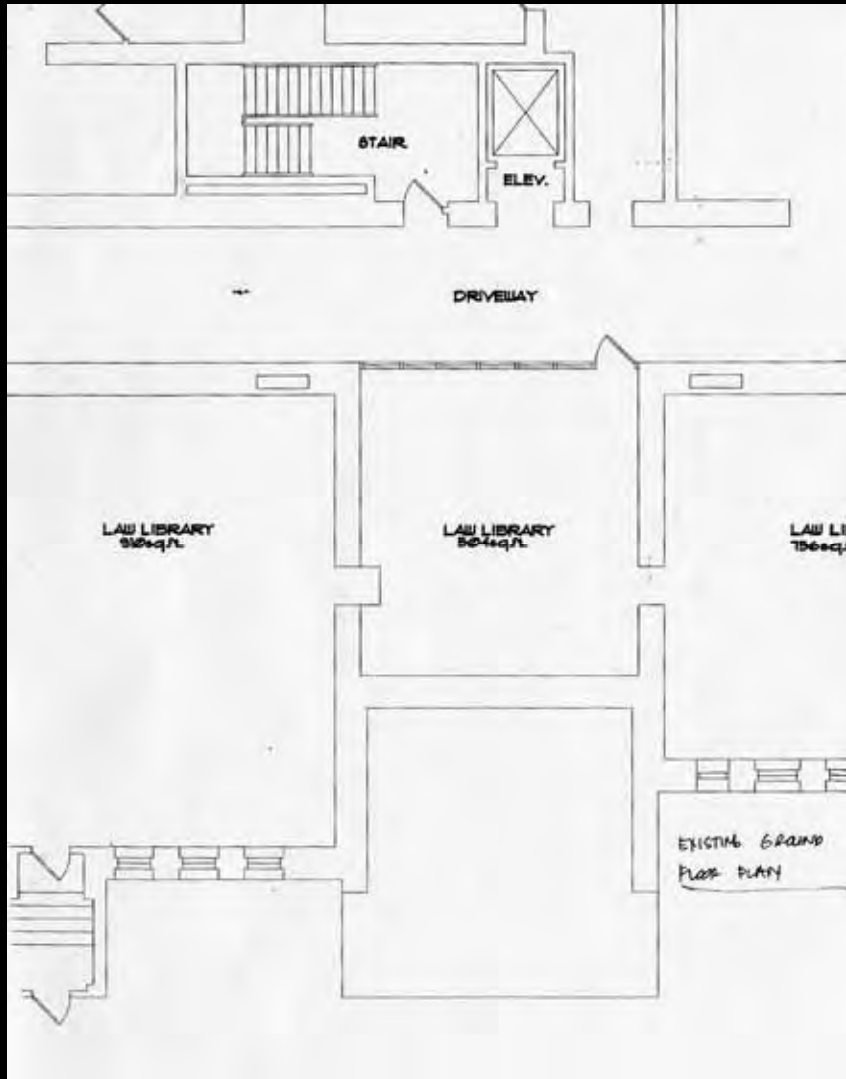


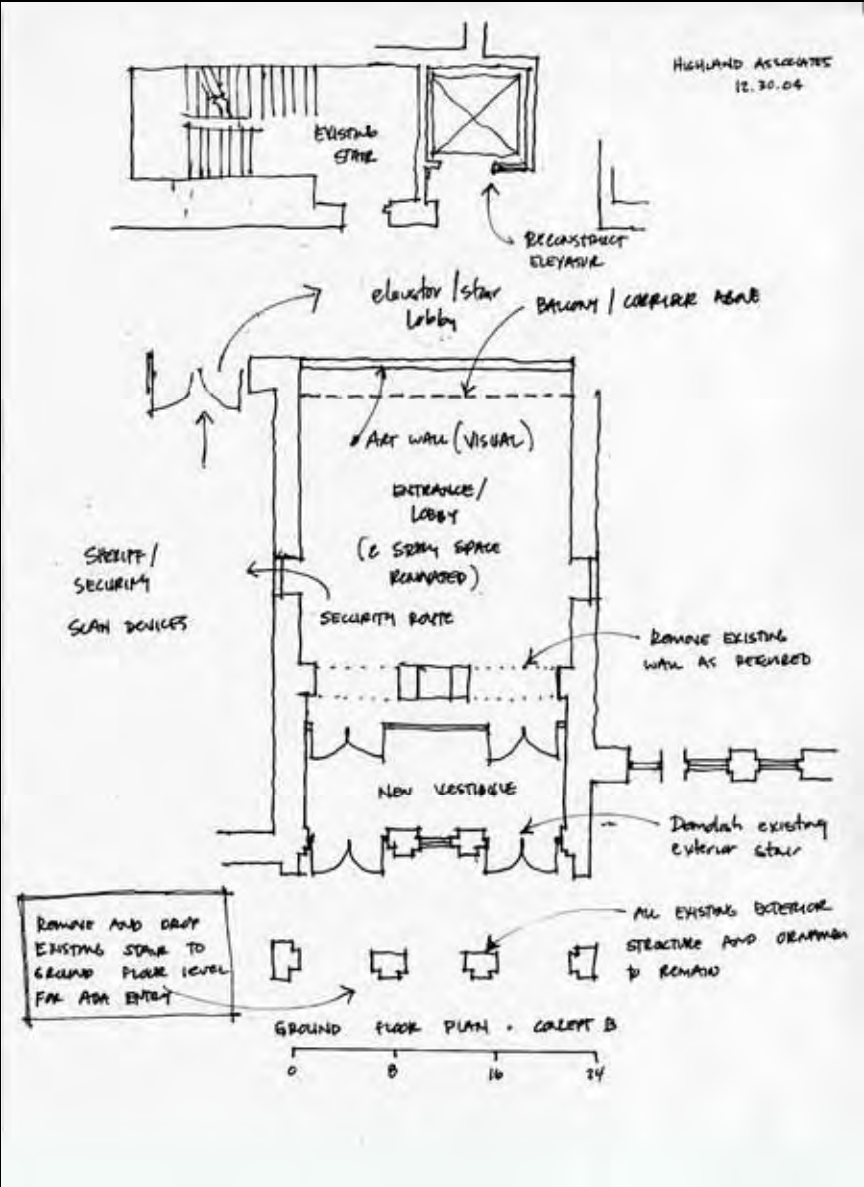
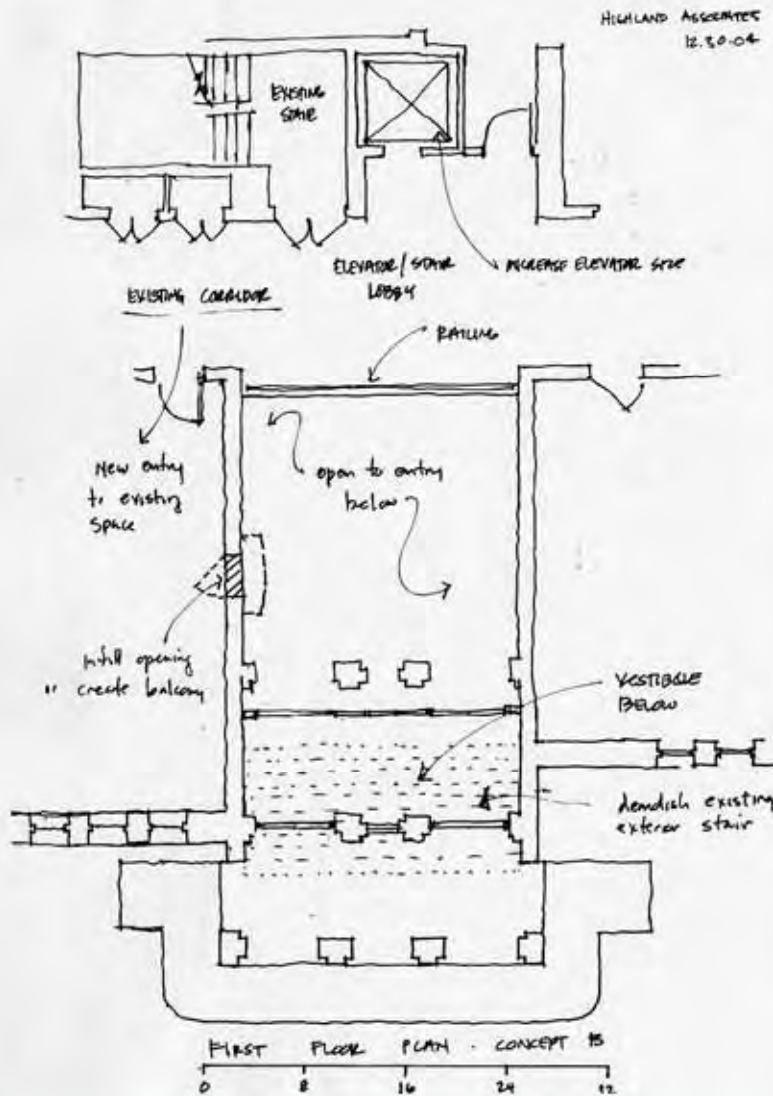
Lackawanna County Courthouse



Lackawanna County Courthouse

entrance on Washington ave

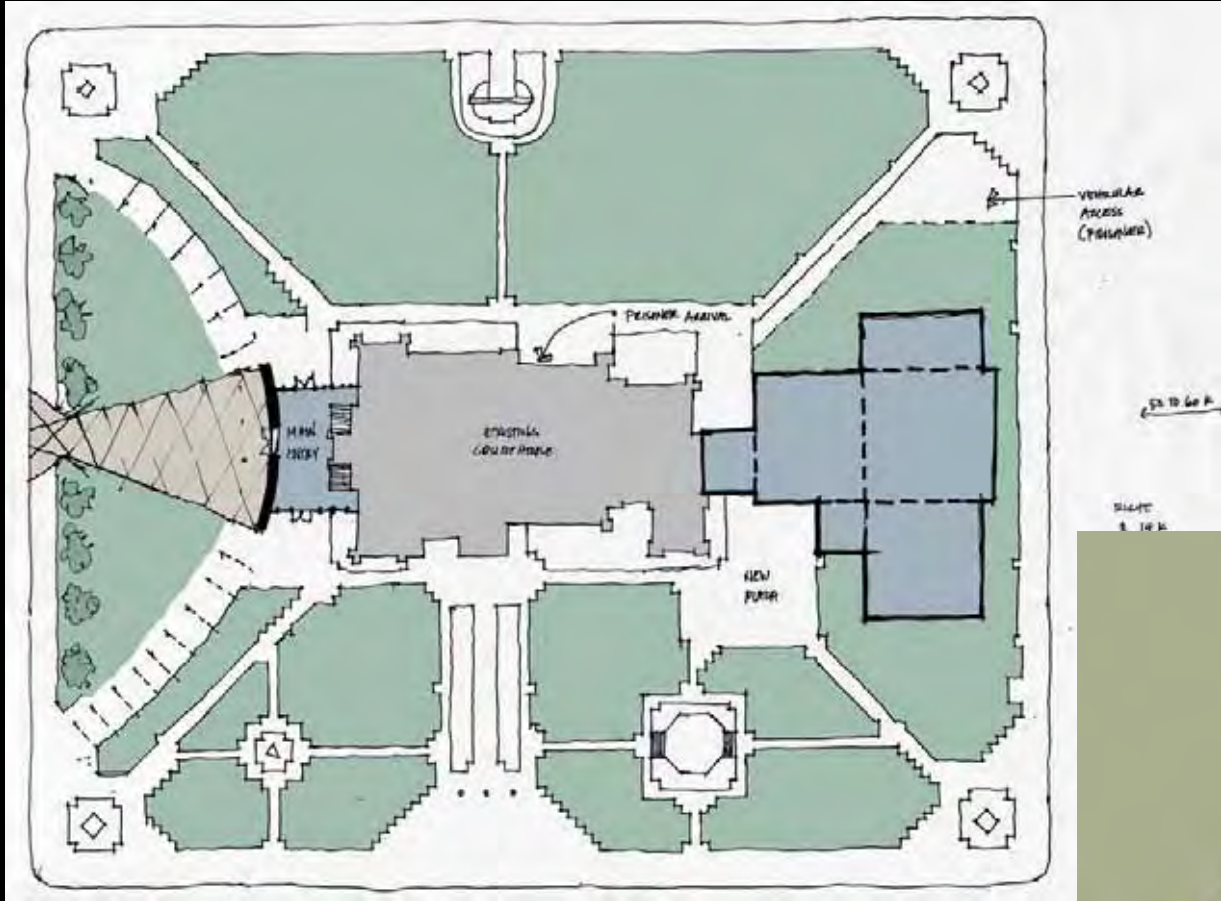




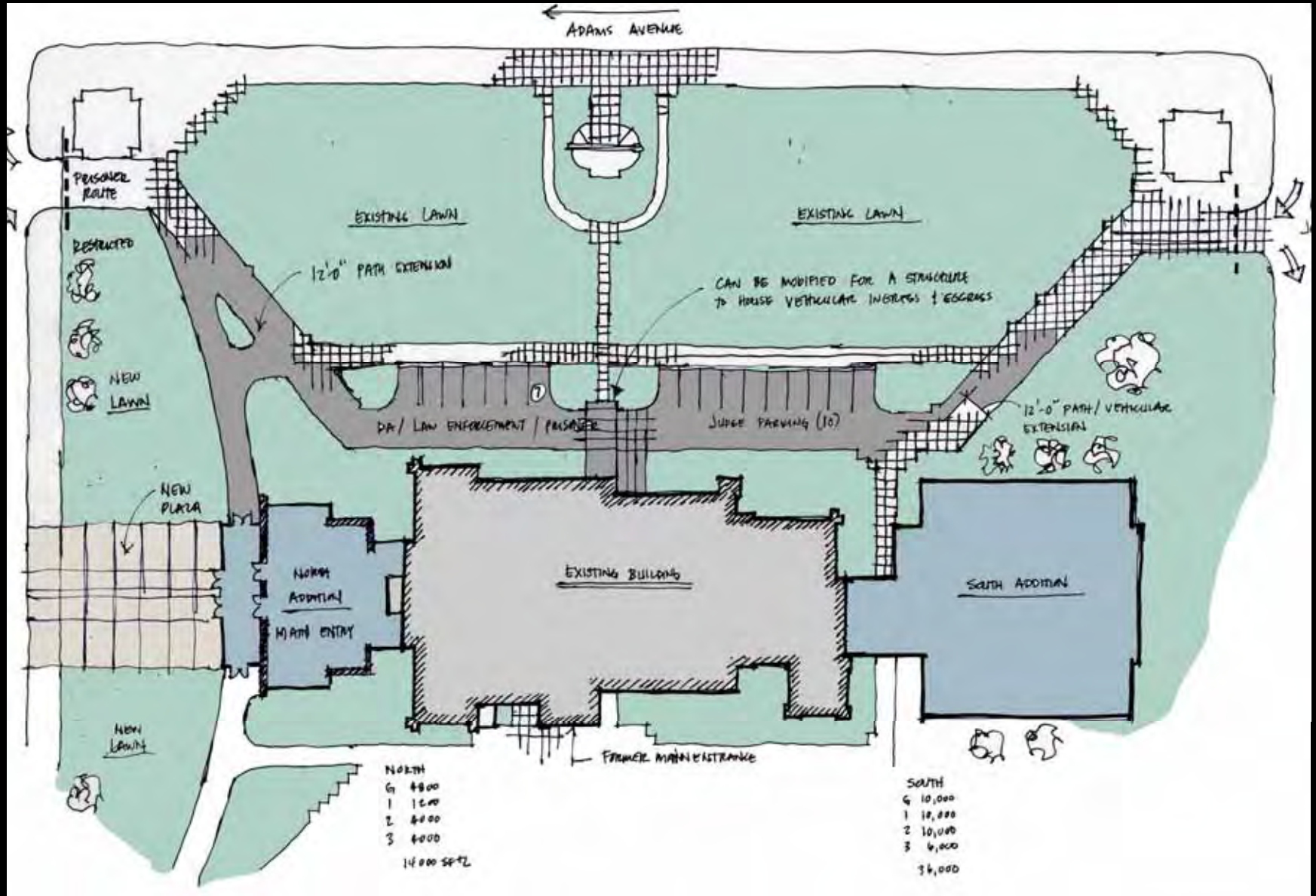


Lackawanna County Courthouse

site options

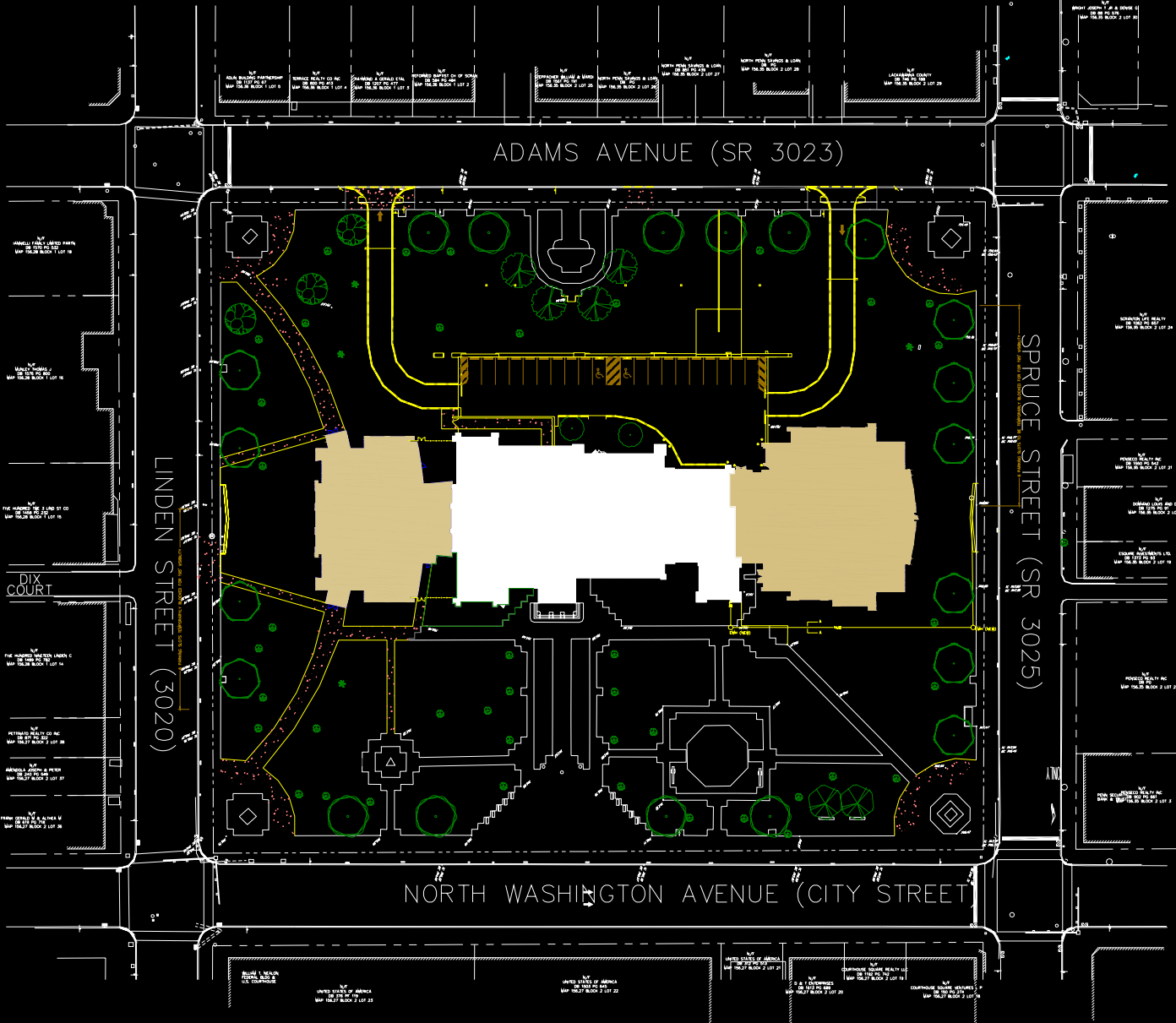


Lackawanna County Courthouse



Lackawanna County Courthouse

site plan



Existing Courthouse
65,000 GSF+/-

New Linden Addition
30,000 GSF+/-

New Spruce Addition
45,000 GSF+/-

Total Area Required
140,000 GSF+/-

Former Annex Area
25,000 GSF+/-

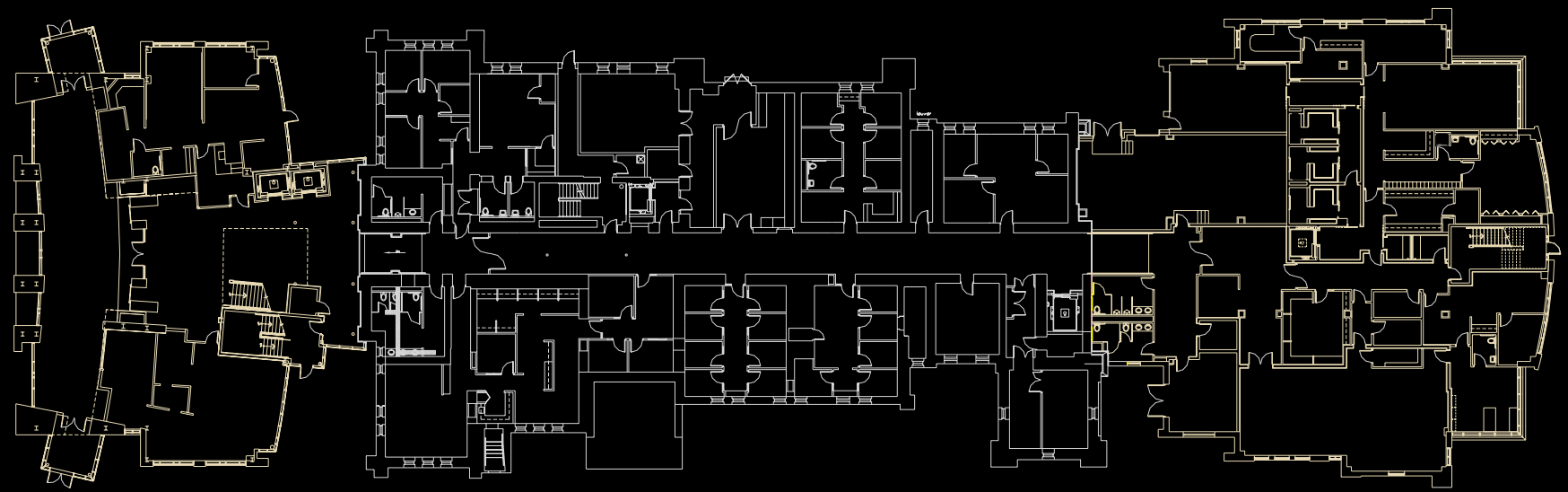
Total Area Added
50,000 GSF+/-

64%+/- Building Increase

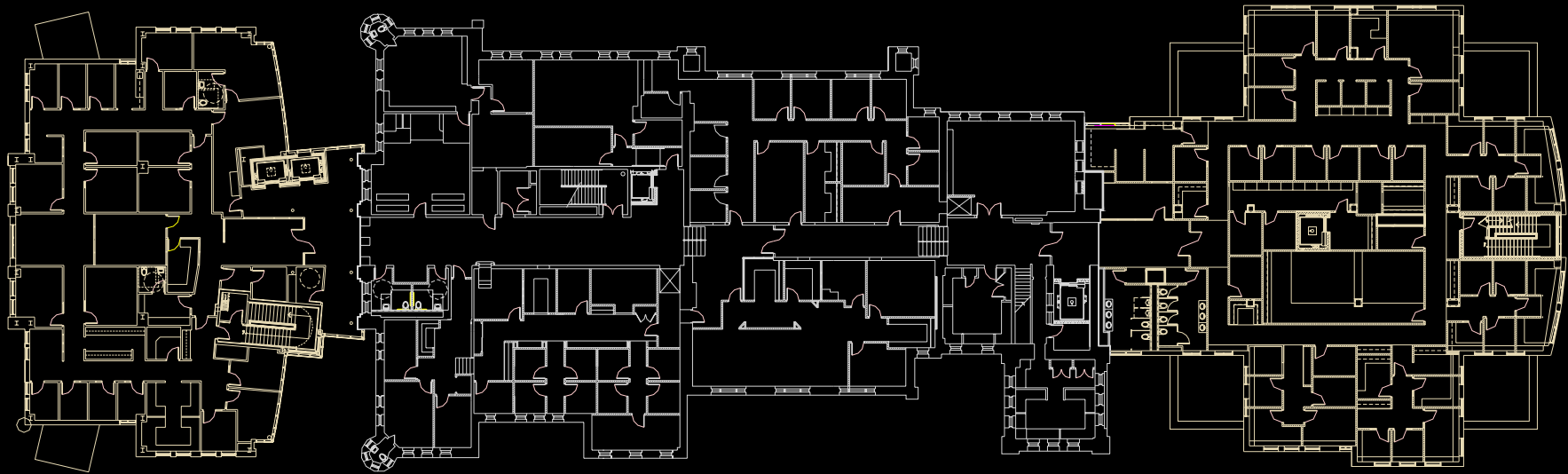
Green space
Increase on Linden/ Spruce
Decrease on Adams



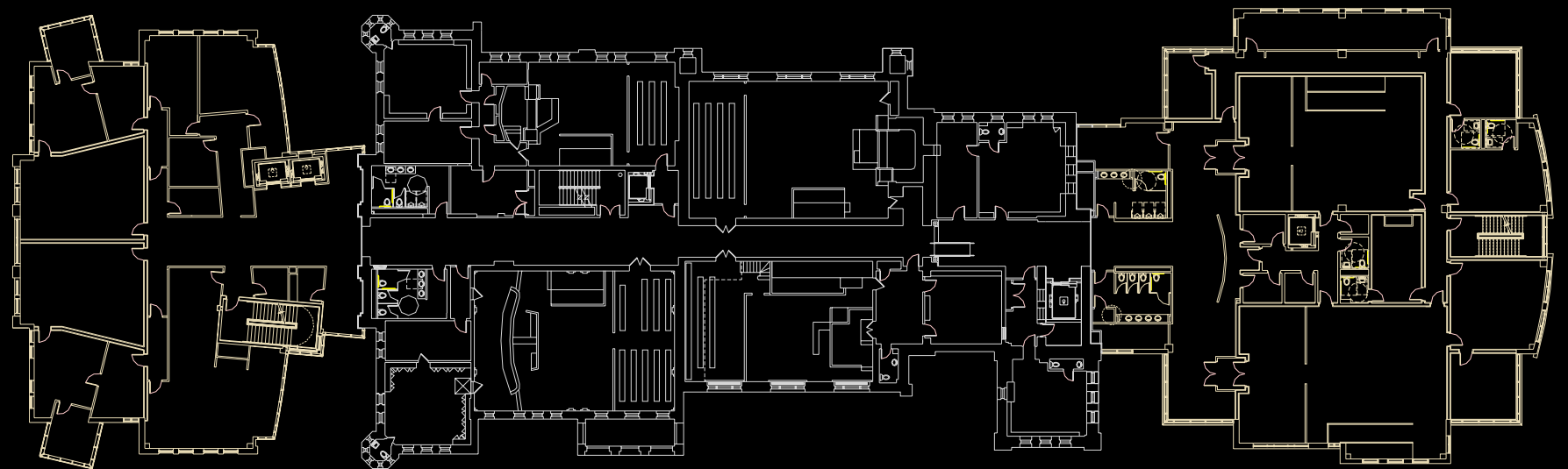
first floor plan



ground floor plan



third floor plan



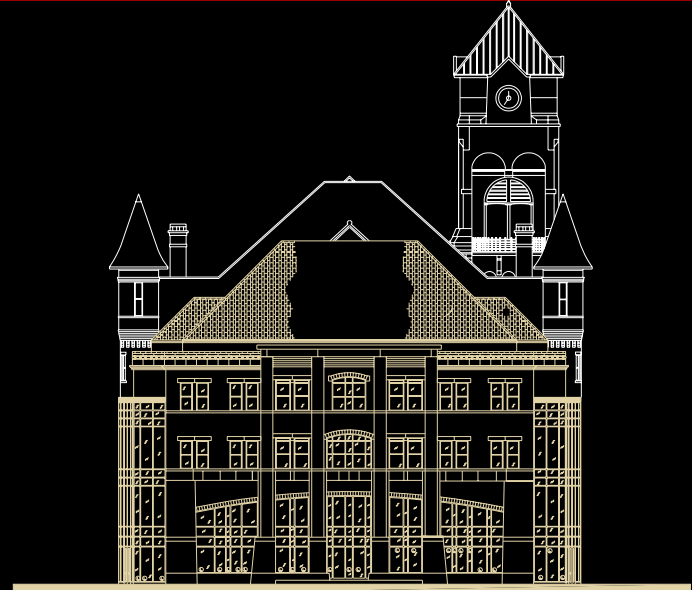
second floor plan

Lackawanna County Courthouse

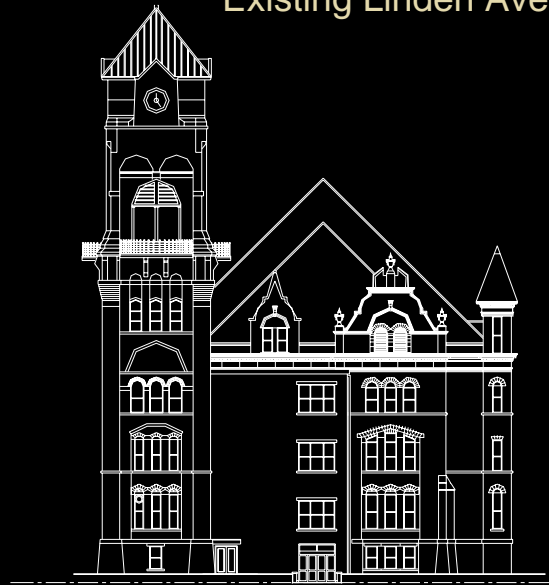
elevations



Existing Linden Avenue



Proposed Linden Avenue



Existing Spruce Avenue



Proposed Spruce Street

Lackawanna County Courthouse

View from corner of Adams and Spruce



Lackawanna County Courthouse

North Washington Avenue



Lackawanna County Courthouse



Lackawanna County Courthouse



Lackawanna County Courthouse

proposed clock tower revision



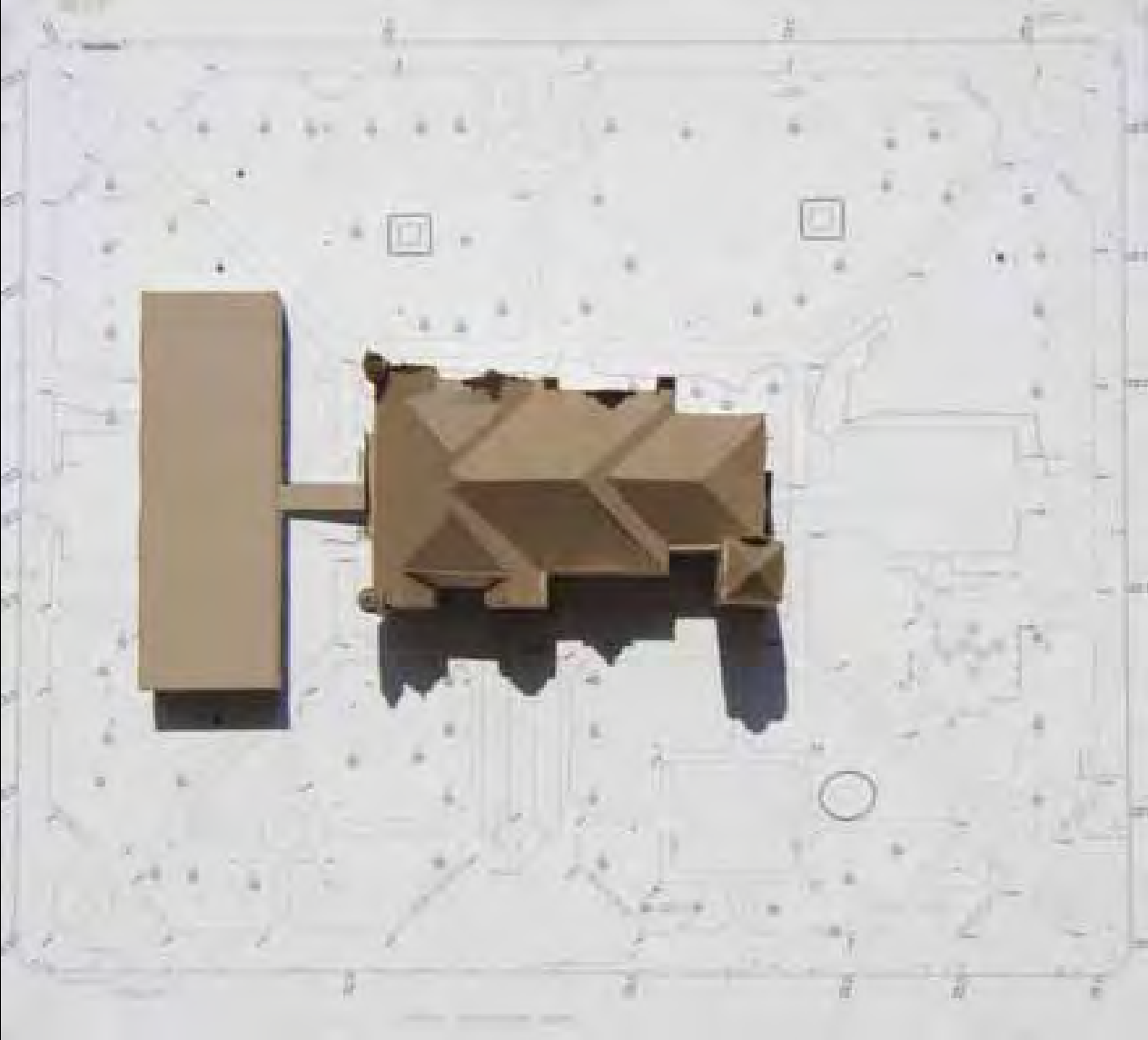
Lackawanna County Courthouse

proposed clock tower revision



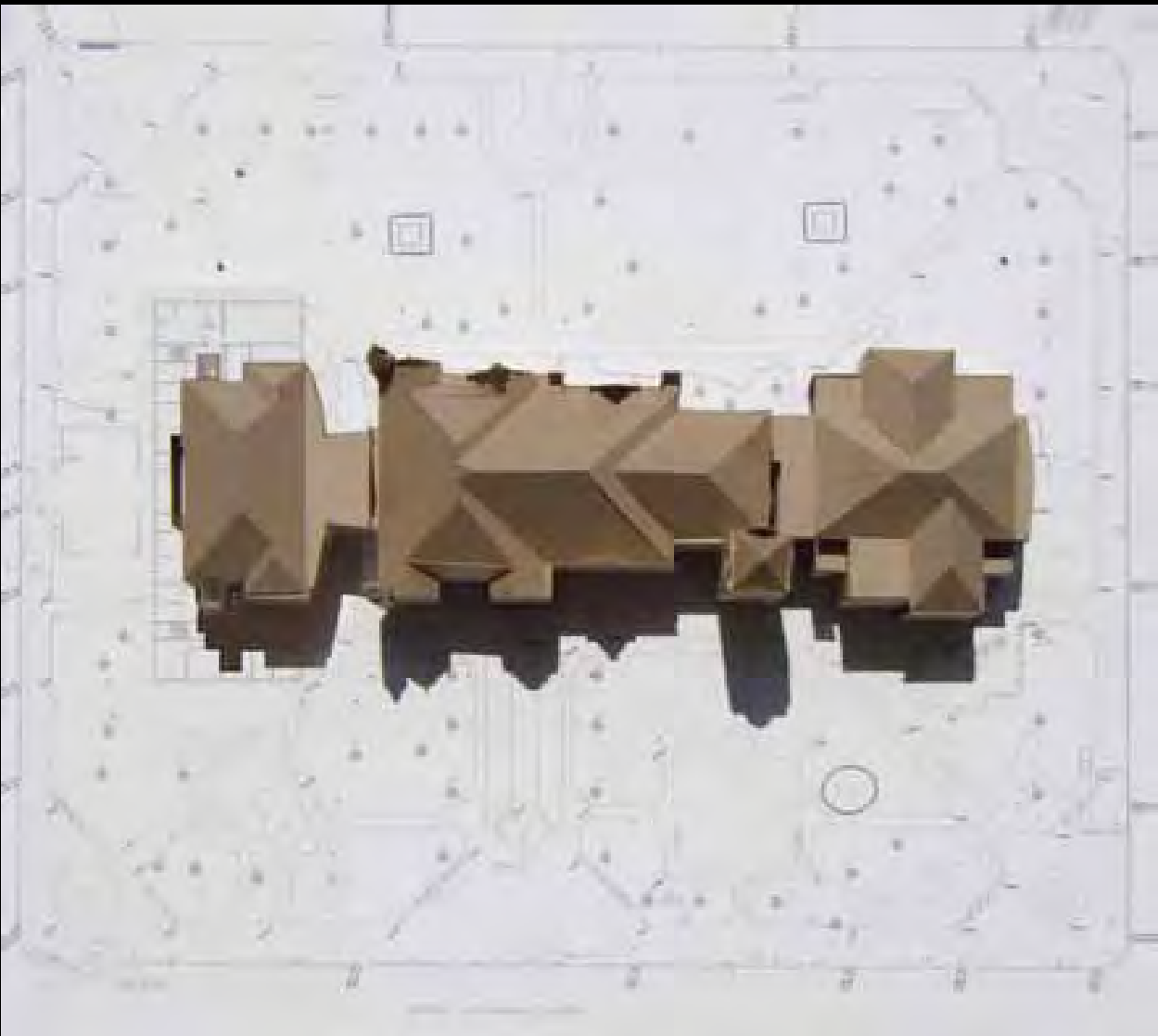
Lackawanna County Courthouse

study model



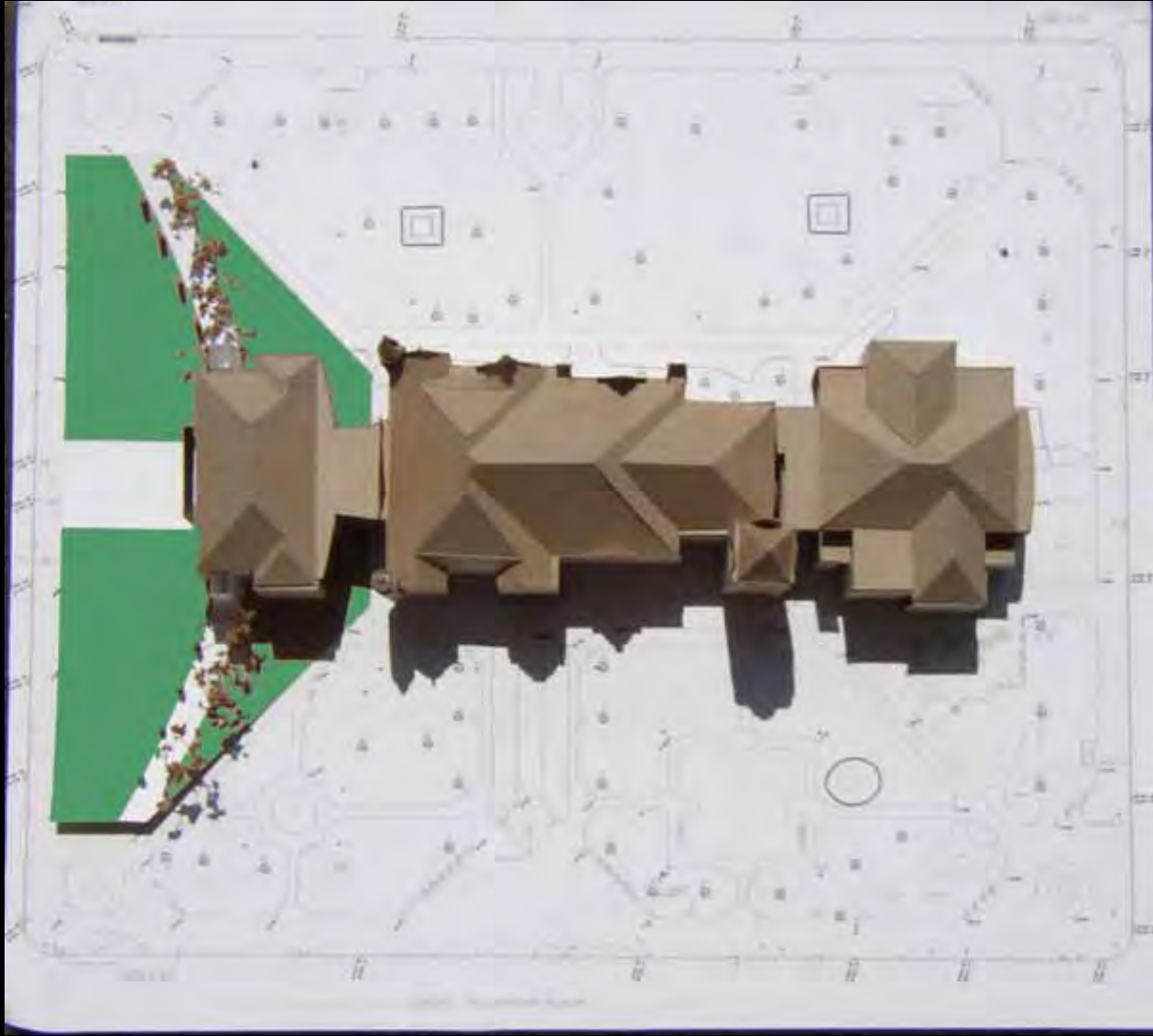
Lackawanna County Courthouse

study model



Lackawanna County Courthouse

study model



Lackawanna County Courthouse

materials



Contemporary sandstone veneer



Historic West Mountain bearing stone



Matching Roof Tile



Limestone Belt Courses



Lackawanna County Courthouse



“Courthouse as a Courthouse”

Introduction

In business in Lackawanna County for over 50 years.

Extensive experience in historic renovation projects.

Grey Towers, Milford, PA

PA State Capitol Complex, Harrisburg, PA

Dauphin County Courthouse, Harrisburg, PA

Scranton Preparatory Arts & Science Addition, Scranton, PA

Role of the Construction Manager

Review design documents and prepare bid packages

Bid work packages to area contractors

Conduct bid analysis and award contracts

Ensure quality control

Monitor and enforce project safety

Supervise all aspects of construction to maintain project schedule and budget

Construction Schedule

<i>Activity</i>	<i>Start Date</i>	<i>Finish Date</i>
Swing space	October 2005	January 2006
Annex Demolition	January 2006	March 2006
Spruce Street Addition	October 2005	March 2007
Linden Street Addition	April 2006	July 2007
Phased Interior Renovation	March 2006	September 2007

Budget Control

Construction budget based on design drawings

Review drawings for suggested savings and efficiencies

Conduct value engineering as required

Maintain budget throughout construction.

Lackawanna County Courthouse



“Courthouse as a Courthouse”