

EXISTING FACILITY ASSESSMENT

Poland Branch Library

DATE OF ASSESSMENT: January 13, 2025

PREPARED BY: Seth Duke, Mike Huston, & Kaitlyn Tomshack



BIALOSKY
6555 CARNEGIE AVENUE
SUITE 200
CLEVELAND, OHIO 44103

Table of Contents

INTRODUCTION AND PURPOSE OF ASSESSMENT	3
ABOUT THE POLAND BRANCH LIBRARY	4
EXECUTIVE SUMMARY	5

Section 1: SITE

S1.00 PARKING AND DRIVES	7
S2.00 SIDEWALKS AND HARDSCAPE	9
S3.00 LANDSCAPE AND SITE FURNISHINGS	11
S4.00 SUMMARY - SITE	12

Section 2: ARCHITECTURAL

A1.00 HAZARDOUS MATERIAL	14
A2.00 EXTERIOR WALLS/WINDOWS	14
A3.00 ROOFING	15
A4.00 ELEVATOR & STAIRS	16
A5.00 EXTERIOR & INTERIOR DOORS	16
A6.00 RESTROOMS	18
A7.00 GENERAL FINISHES	21
A8.00 CABINETS, SHELVING AND FURNITURE	24
A9.00 SUMMARY - ARCHITECTURAL	27

Section 3: MECHANICAL

M1.00 HEATING SYSTEM	29
M2.00 VENTILATION & AIR CONDITIONING SYSTEMS	29
M3.00 EXHAUST SYSTEMS	30
M4.00 SUMMARY - MECHANICAL	30

Section 4: PLUMBING

P1.00 DOMESTIC WATER SYSTEMS	32
P2.00 STORM AND SANITARY SEWER SYSTEMS	32
P3.00 PLUMBING FIXTURES	32
P4.00 SITE UTILITIES	32
P5.00 SUMMARY - PLUMBING	32

Section 5: ELECTRICAL

E1.00 ELECTRICAL SERVICE EQUIPMENT	34
E2.00 ELECTRICAL DISTRIBUTION	34
E3.00 EMERGENCY LIGHTING SYSTEM	34
E4.00 FIRE ALARM SYSTEM	34
E5.00 LIGHTING SYSTEMS	35
E6.00 SECURITY SYSTEMS	35
E7.00 TECHNOLOGY INFRASTRUCTURE	35
E8.00 SPECIALTY EQUIPMENT	36
E9.00 SUMMARY - ELECTRICAL	37

Section 6: SUMMARY

SUMMARY OF FINDINGS	38
---------------------	----

Acknowledgments:

Bialosky would like to acknowledge Jordan Shaver and Dave Crowe for the assistance provided during our investigations. Their knowledge, input and enthusiasm were very much appreciated and contributed to the value of this assessment.

Direct questions or comments concerning this report to the following:

Bialosky:

Architectural:
Seth Duke, AIA
Architect, Associate

Mechanical/Plumbing:
Mike Huston, PE, LEED AP
BD+C, CEM, CBCP
Mechanical Engineer
Associate Principal

Electrical:
Ravi Patel, E.I.T.
Electrical Engineer
Associate

Introduction and Purpose of Assessment

A facility condition assessment for the Poland Branch was conducted immediately prior to the assessment by Bialosky, issued on January 6, 2025 by BSHM Architects. Bialosky referenced that assessment report and issued this report as a supplement, only addressing issues that were not covered in the BSHM report. The two reports should be referenced in combination.

The purpose of this assessment was to conduct a review of the existing facility to:

- Determine the condition of major architectural, plumbing, mechanical, and electrical systems.
- Document deficiencies identified by the Owner or discovered during investigations and to provide the Owner with options for corrections.
- Prioritize critical needs to assist the Owner with any efforts related to planning phased repairs and overall re-design of facility components.

Bialosky performed this evaluation by conducting the tasks listed below. Please note that the term “non-destructive” means that Bialosky did not cut walls, roofing, or floors to inspect concealed conditions. Bialosky did not disassemble or rebuild any equipment to perform an invasive inspection.

Evaluation included:

- Review of existing drawings and other Owner supplied data.
- Review of photographic documentation obtained during our site visits, including photos of the building's interior and exterior.
- On-site non-destructive visual inspection of the site conditions surrounding the building.
- On-site, non-destructive visual inspection of the building's exterior envelope, including, but not limited to, exterior walls, wall openings, and roof.
- On-site, non-destructive visual inspection of the building's interiors, including, but not limited to, wall partitions, ceilings, flooring, stairs, windows and doors.
- On-site non-destructive visual inspection of MEP building systems and equipment.

About the Poland Branch Library

The PLYMC Poland Branch was built in 2001 and is located at 311 S Main St. There is a parking lot to the north of the building accessed via a steep drive off of Main Street. The building is 19,000sf with collections, reading areas, and support spaces. The building is clad in white siding.



Figure 1: Location Map

Executive Summary

ARCHITECTURAL

The Poland Branch building is generally in poor condition and has some accessibility concerns. Public and staff restrooms do not comply with ADA requirements.

SITE

The public sidewalks along S Main St are in good condition, but internal paver walkways have settled unevenly and are in poor condition. The basement entry is at grade with the parking lot while the main entrance is at grade with S Main St.

MECHANICAL

See existing assessment report dated 1/23/2025 for description of building mechanical systems and recommendations. In addition to the recommendations within the existing assessment we would recommend that an engineering study be carried out to identify potential chiller replacement options beyond an in-kind replacement of the chiller in the same location. We also recommend that the remaining pneumatic controls be considered for upgrade to digital and a third-party re-commissioning be performed on the existing AHUs and their controls.

PLUMBING

See existing assessment report dated 1/23/2025 for descriptions of existing plumbing systems and recommendations.

ELECTRICAL

The overall electrical system in the Poland branch library is in good condition. Refer to the existing assessment report dated 1/23/2025.

SECTION I: SITE

PREPARED BY:

BIALOSKY
6555 Carnegie Ave.
Cleveland, OH 44103
216-752-8750

\$1.00 PARKING & DRIVES

Description:

Asphalt parking lot.

Assessment:

The building has an on-site asphalt parking lot north of the building which is accessed via a steep driveway from S Main St. The parking lot is located at grade with the Library's basement level. The lot has 85 standard parking stalls and 4 handicap stalls near the rear building entry, none of which are van accessible. The curb ramps do not have detectable warning strips. The asphalt and curb surrounds are in fair condition with some areas of ponding water. There are three catch basins located in the parking lot.



Figure S-1: Surface Parking Aerial



Figure S-2: Ponding water in parking lot



Figure S-3: Parking lot conditions

Recommendations:

- S1.01 Repave and restripe parking lot.
- S1.02 Restripe accessible parking spaces to provide van accessible parking space.
- S1.03 Provide detectable warning strips at curb ramps.

\$2.00 SIDEWALKS & HARDSCAPE

Description:

Concrete Sidewalks

Assessment:

The hardscape on site is comprised primarily of concrete sidewalks on S Main St and internal site paver walkways. The public sidewalk was observed to be in good condition while the paver walkways on site had settled unevenly and were in poor condition.



Figure S-4: Site Hardscape Aerial

Recommendations:

S2.01 Remove and reset pavers providing adequate subbase and soil compaction.

S3.00 LANDSCAPE AND SITE FURNISHING

Description:

Existing plantings.

Assessment:

The library is set back from S Main St by hedges and paver walkways and a retaining wall separates the library driveway from the adjacent property on S Main Street. The library and parking lot are buffered from adjacent properties to the east and north by a creek.

No bike parking was observed on site. The dumpster sits in an enclosure adjoined with the chiller enclosure. There is site signage and there are banners along S Main St and on the building facing S Main St.



Figure S-5: Trash enclosure

Recommendations:

S3.01 Provide bike parking.

S4.00 SUMMARY - SITE

Recommendations:

To summarize, we recommend the following.

- S1.01 Repave and restripe parking lot.
- S1.02 Restripe accessible parking spaces to provide van accessible parking space.
- S1.03 Provide detectable warning strips at curb ramps.
- S2.01 Remove and reset pavers providing adequate subbase and soil compaction.
- S3.01 Provide bike parking.

SECTION 2: ARCHITECTURAL

PREPARED BY:

BIALOSKY
6555 Carnegie Ave.
Cleveland, OH 44103
216-752-8750

A1.00 HAZARDOUS MATERIALS

Description:

Ceilings, piping insulation, and flooring tile may contain hazardous materials.

Recommendations:

- A1.01 A hazardous materials expert should perform a hazardous materials evaluation including recommendations for removal, and disposal. Refer to the Mechanical section of this assessment for Plumbing and Heating recommendations.

A2.00 EXTERIOR WALLS/WINDOWS

Description:

Existing walls are Hardie plank lap siding over ½" OSB over metal studs with 5/8" gypsum board on the interior. Existing windows are aluminum clad with insulated glazing.

Assessment:

The envelope of the building is in poor condition. For more detailed information refer to the assessment performed by BSHM architects.



Figure A-1: Failing pergola column and beam



Figure A-2: Cafe exhaust



Figure A-3: Deteriorating siding



Figure A-4: Door sill threshold

A3.00 ROOFING

Description:

The building roof is made of slate tiles over felt paper and 5/8" OSB sheathing over wood joists or trusses. The roof drains to 6" half round gutters to downspouts. The roof is only accessible from the exterior via ladder.

Assessment:

Roof was not observed by Bialosky during the assessment. PLYMC utilizes a roofing contractor to maintain the roof. Refer to assessment by BSHM architects for more information regarding the roof.



Figure A-5: Roof Aerial

A4.00 ELEVATOR AND STAIRS

Description:

The building has an open stair in the atrium space, an exit stairwell at the rear of the old dormitory building, an existing stairway within the old dormitory building, and several small stairs made up of a few treads and risers to make up slight level changes.

There is also an elevator that has stops at the basement, first floor, and second floor levels.

Assessment:

No issues were observed with the stairs within the building. Staff did note that the elevator is a proprietary system that makes sourcing parts for repairs difficult.

Recommendations:

Not applicable.

A5.00 EXTERIOR AND INTERIOR DOORS

Description:

The exterior doors are aluminum clad wood and the interior doors are wood doors.

Assessment:

Interior doors appear to be in good condition, but the exterior doors are in poor condition due to ongoing problems with the envelope as well as poor site drainage. For more information refer to the assessment prepared by BSHM architects.



Figure A-6: Basement door threshold

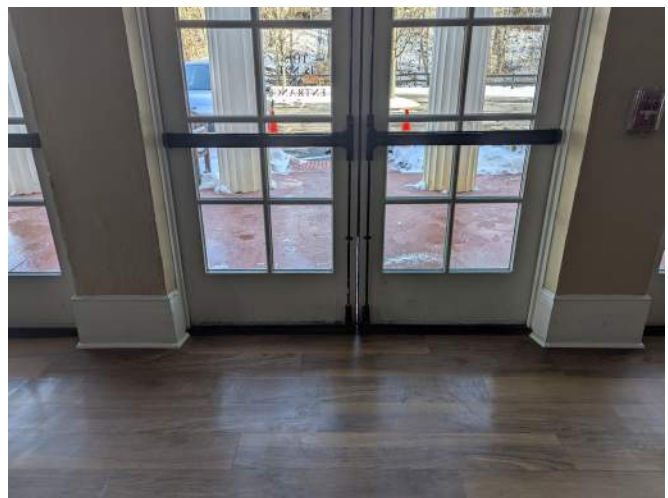


Figure A-7: Exterior door with gap



Figure A-8: Entry vestibule



Figure A-9: Bookstore doors

Recommendations:

A5.01 Replace damaged exterior doors and ensure grade slopes away from building.

A6.00 RESTROOMS

Description:

The building has men's and women's public restrooms on both the basement and first floor of the building. There is a single occupant toilet room off of the children's programming room and each level of the dormitory building has a single occupant restroom.

Assessment:

None of the restrooms within the building are ADA compliant.

The public restrooms in the basement do not have appropriate door clearances for the accessible stalls and the public restrooms on the first floor do not have appropriate door clearances at the entry to the restrooms.

The toilet room adjacent to the children's programming room is too small to meet the necessary clearances for accessibility.

Similarly, the restrooms in the dormitory building do not have the necessary clearances for accessibility.



Figure A-10: Toilet room



Figure A-11: Drinking fountains



Figure A-12: Men's restroom stall

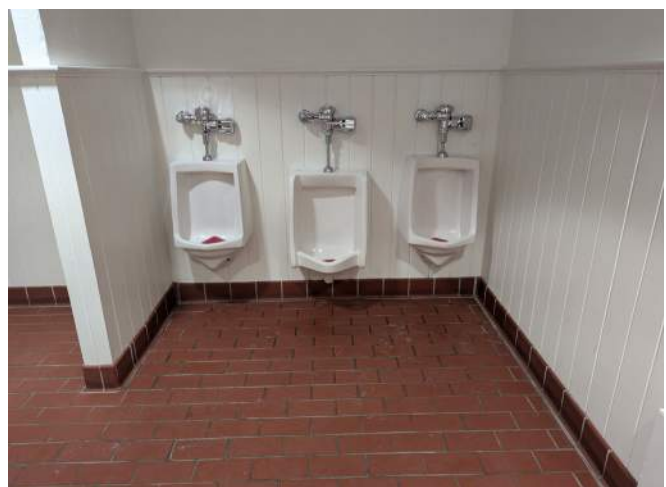


Figure A-13: Urinals



Figure A-14: Men's restroom lavatories



Figure A-15: Drinking fountain



Figure A-16: Urinals



Figure A-17: Men's restroom lavatories



Figure A-18: Men's room accessible stall



Figure A-19: Men's restroom accessories



Figure A-20: Family restroom

Recommendations:

- A6.01 Remodel basement restrooms to provide approachable door clearances.
- A6.02 Remodel first floor restrooms to provide approachable door clearances.
- A6.03 Demolish and rebuild family restroom to meet accessibility requirements.

A7.00 GENERAL FINISHES

Description:

Ceilings: The ceilings are a combination of painted gypsum board or plaster and acoustic tile ceilings. Some back of house spaces have no ceilings installed.

Walls: The wall finishes throughout the building are predominantly painted plaster or gypsum board.

Flooring: The flooring finishes vary throughout the building. There are areas of exposed concrete in back of house spaces, ceramic tile in restrooms, wood flooring, resilient tile flooring, carpet, and brick pavers.

Assessment:

In general, the finishes are in fair condition. Cracks have formed throughout the building due to the settlement of the structure. The paver floor in the basement is especially uneven as it has settled over time.



Figure A-21: Fireplace crack in dormitory building

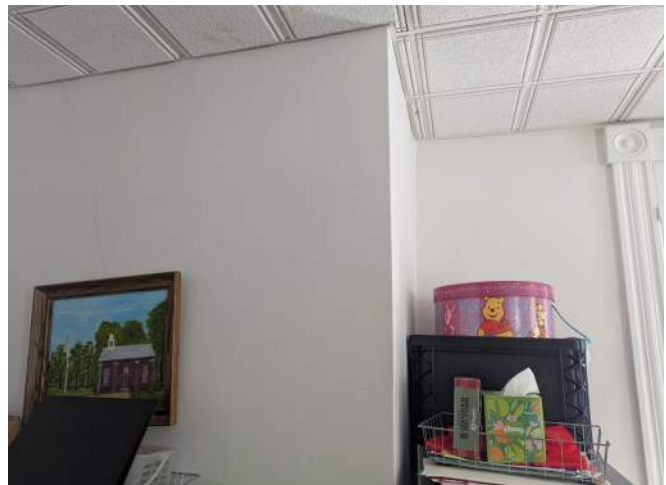


Figure A-22: Fireplace crack in dormitory building



Figure A-23: Crack in corner of moldings



Figure A-24: Water stains on cupola ceiling



Figure A-25: Cracked floor in electrical room

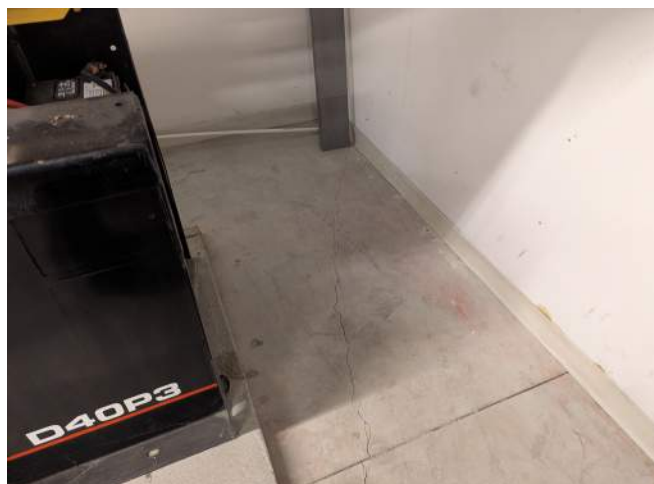


Figure A-26: Cracked floor in electrical room

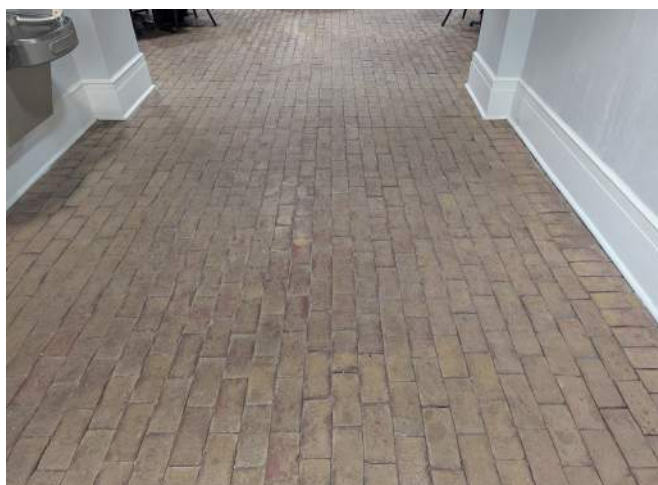


Figure A-27: Basement pavers



Figure A-28: Bookstore floor settling

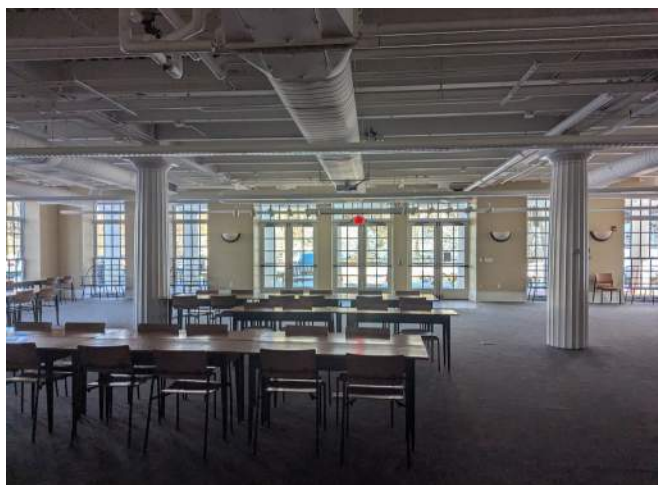


Figure A-29: Meeting room

Recommendations:

A7.01 Patch and repair cracks. Monitor for future movement.

A7.02 Replace paver floor at basement level with a more suitable flooring material.

A8.00 MILLWORK, SHELVING AND FURNITURE

Description:

There are areas of wood cabinetry, a mixture of newer and older furniture, and wood and metal library shelving.

Assessment:

The millwork and furniture in the building are generally in good condition though there are some accessibility concerns.

The main circulation desk does not have an ADA compliant transaction area.

The branch currently has 10 public computers in the adult section and 2 public computers in the children's area.

Collection is housed on metal shelving and is in good condition. Adequate space is typically provided between shelves. Collections signage is inconsistent from building to building in the system.



Figure A-30: Typical shelving



Figure A-31: Self-checkout and copy station



Figure A-32: Checkout desk



Figure A-33: Computer station



Figure A-34: Public computers



Figure A-35: Interior book drop



Figure A-36: Furniture



Figure A-37: Furniture

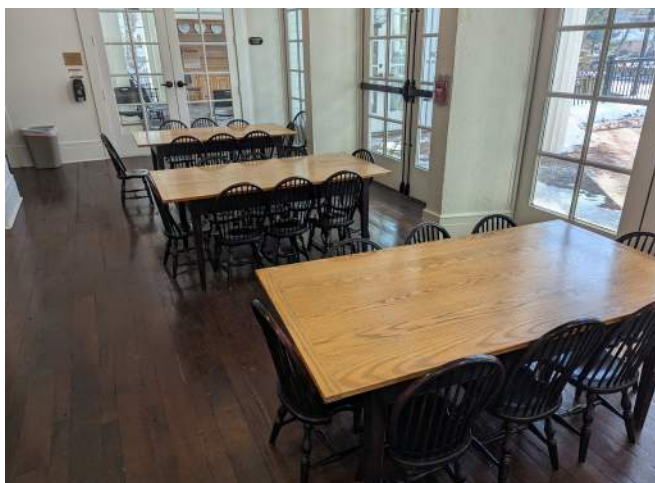


Figure A-38: Tables and chairs



Figure A-39: Kitchenette



Figure A-40: Furniture



Figure A-41: Furniture



Figure A-42: Typical shelving

Recommendations:

A8.01 Rework circulation desk to meet ADA accessibility requirements.

A9.00 SUMMARY - ARCHITECTURAL

Recommendations:

To summarize, we recommend the following.

- A1.01 A hazardous materials expert should perform a hazardous materials evaluation including recommendations for removal, and disposal. Refer to the Mechanical section of this assessment for Plumbing and Heating recommendations.
- A5.01 Replace damaged exterior doors and ensure grade slopes away from building.
- A6.01 Remodel basement restrooms to provide approachable door clearances.
- A6.02 Remodel first floor restrooms to provide approachable door clearances.
- A6.03 Demolish and rebuild family restroom to meet accessibility requirements.
- A7.01 Patch and repair cracks. Monitor for future movement.
- A7.02 Replace paver floor at basement level with a more suitable flooring material.
- A8.01 Rework circulation desk to meet ADA accessibility requirements.

SECTION 3: MECHANICAL

PREPARED BY:

BIALOSKY
6555 Carnegie Ave.
Cleveland, OH 44103
216-752-8750

HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

EXECUTIVE SUMMARY

See existing assessment report dated 1/23/2025 for description of building mechanical systems and recommendations. In addition to the recommendations within the existing assessment we would recommend that an engineering study be carried out to identify potential chiller replacement options beyond an in-kind replacement of the chiller in the same location. We also recommend that the remaining pneumatic controls be considered for upgrade to digital and a third-party re-commissioning be performed on the existing AHUs and their controls.

M1.00 HEATING SYSTEMS

Description:

See existing assessment report dated 1/23/2025 for description of heating system.

Assessment:

The overall heating system is in fair condition, we would also recommend that the boilers and furnaces be replaced as noted in the existing assessment report.

M2.00 VENTILATION & AIR CONDITIONING SYSTEMS

Description:

See existing assessment report dated 1/23/2025 for description of ventilation and air conditioning systems.

Assessment:

The existing ventilation and air conditioning systems are in poor to fair condition as noted in the existing assessment report. The chiller needs replacement as it is past its service life and utilizes refrigerant that has been phased out. In addition, there is a leak in the underground chilled water distribution piping from the chiller to the building and as a result the building is currently using domestic water rather than chilled water which is expensive and not as efficient as chilled water. When replacing the chiller, we would recommend performing an engineering study on replacement options in addition to replacement of the chiller in the same location and repair or replacement of the leaking piping. Other options should be explored such as potential relocation of the chiller, different chiller configurations, conversion from chilled water to direct expansion, etc.

It was also observed during our site visit that one of the air handling units has had repeated issues with a frozen chilled water coil while the other AHU has had no issues. The two AHUs should be operating on the same sequence of operation, but repeated issues with only one may indicate they are not operating in the same manner. We would recommend that a third-party re-commissioning of the recently installed digital controls be performed along with a review of the existing AHU sequence of operation. This would allow for optimization of the sequence for energy efficiency, and safety from freezing, plus it would ensure the units are operating properly and with the correct programming and set points.

We would also recommend that consideration be given to upgrading the remaining HVAC system to digital controls in addition to the AHUs.

Recommendations:

- M2.01 Perform an engineering study on alternatives to in kind replacement of the existing chiller.
- M2.02 Perform third-party commissioning of AHUs / controls.
- M2.03 Upgrade remaining pneumatic HVAC controls to digital controls.

M3.00 EXHAUST SYSTEMS

Description:

See existing assessment report dated 1/23/2025 for description of exhaust systems.

Assessment:

No issues were reported with the existing exhaust systems for the building during our site visit.

Recommendations:

Not applicable.

M4.00 SUMMARY - MECHANICAL

Recommendations:

To summarize, we recommend the following.

M2.01 Perform an engineering study on alternatives to in kind replacement of the existing chiller.

M2.02 Perform third-party commissioning of AHUs / controls.

M2.03 Upgrade remaining pneumatic HVAC controls to digital controls.

SECTION 4: PLUMBING

PREPARED BY:

BIALOSKY
6555 Carnegie Ave.
Cleveland, OH 44103
216-752-8750

FIRE PROTECTION AND PLUMBING

EXECUTIVE SUMMARY

See existing assessment report dated 1/23/2025 for descriptions of existing plumbing systems and recommendations.

P1.00 DOMESTIC WATER SYSTEMS

Description:

See existing assessment report dated 1/23/2025 for description of domestic water systems.

Assessment:

No issues were reported with the existing domestic water systems during our site visit.

Recommendations:

Not applicable..

P2.00 STORM AND SANITARY SEWER SYSTEMS

Description:

See existing assessment report dated 1/23/2025 for description of sanitary & storm systems.

Assessment:

No issues were reported with the existing sanitary or storm systems during our site visit.

Recommendations:

Not applicable.

P3.00 PLUMBING FIXTURES

Description:

See existing assessment report dated 1/23/2025 for description of plumbing fixtures.

Assessment:

No issues were reported with the existing plumbing fixtures during our site visit.

Recommendations:

Not applicable.

P4.00 SITE UTILITIES

Description:

See existing assessment report dated 1/23/2025 for description of site utilities.

Assessment:

No issues were reported with the existing site utilities during our site visit.

Recommendations:

Not applicable.

P5.00 SUMMARY - PLUMBING

Recommendations:

To summarize, we recommend the following.

SECTION 5: ELECTRICAL

PREPARED BY:

BIALOSKY
6555 Carnegie Ave.
Cleveland, OH 44103
216-752-8750

EXECUTIVE SUMMARY

The overall electrical system in the Poland branch library is in good condition. Refer to the existing assessment report dated 1/23/2025.

E1.00 ELECTRICAL SERVICE EQUIPMENT

Description:

See existing assessment report dated 1/23/2025.

E2.00 ELECTRICAL DISTRIBUTION

Description:

See existing assessment report dated 1/23/2025.

E3.00 EMERGENCY LIGHTING SYSTEM

Description:

See existing assessment report dated 1/23/2025.

E4.00 FIRE ALARM SYSTEM

Description:

See existing assessment report dated 1/23/2025.



Figure E-1: Fire alarm control panel

E5.00 LIGHTING SYSTEM

Description:

See existing assessment report dated 1/23/2025 for additional information. The interior and exterior lighting is controlled by a relay panel. This relay panel is then controlled by override switches and connected to a building management program.

Recommendations:

- E5.01 Maintain existing lighting controls system.
- E5.02 Simplify lighting control system by removing existing lighting control panel, override switches, and software programming. Install new lighting control panel.

E6.00 SECURITY SYSTEMS

Description:

See existing assessment report dated 1/23/2025.

E7.00 TECHNOLOGY INFRASTRUCTURE

Description:

The existing overall technology infrastructure appears to be in good condition and is approximately 20 years old. There is a floor mounted rack with cable tray located in the data/network room. The primary utility service is underground and fed from the utility pole. The service enters the data/network room at the backboard. Data drops are installed in the appropriate locations and there are wireless access points present in the building. Most computer locations are served by wall outlets.

There are approximately 18-20 public computers and 12-14 staff computers. People counter is installed by entry points. Projectors are installed in the conference room. Wall controls are located for projections with AV/HDMI options.



Figure E-2: Floor mounted IT rack



Figure E-3: Technology wiring in IT room



Figure E-4: Data receptacle



Figure E-5: Presentation controls in meeting room



Figure E-6: Exterior wall mounted wireless access point

Recommendations:

E7.01 Maintain existing system.

E8.00 SPECIALTY EQUIPMENT

Description:

Not applicable.

E9.00 SUMMARY - ELECTRICAL

Recommendations:

To summarize we recommend:

- E5.01 Maintain existing lighting controls system.
- E5.02 Simplify lighting control system by removing existing lighting control panel, override switches, and software programming. Install new lighting control panel.
- E7.01 Maintain existing system.

SECTION 6: SUMMARY

PREPARED BY:

BIALOSKY
6555 Carnegie Ave.
Cleveland, OH 44103
216-752-8750

Section 3: Probable Cost Matrix

General Overview

The following pages show a matrix of all the recommendations to assist with estimating probable cost. Where appropriate or possible quantity of a recommendation item is identified, such as square or lineal footage. There are two Priority Level color-coded columns where the estimated probable cost can be placed. The Priority Levels are defined as follows:

Critical Conditions: Observed conditions that affect life safety, will continue to or could cause damage to the facility, could affect facility functionality or become a life safety issue if not immediately corrected.

Observed Conditions: Issues observed that can be addressed as part of the ongoing maintenance of the facility.