

Poland Library – Relocate to Property #1

Initial Project Costs		Page
Building & Site Prep Costs A	\$6.7m to \$9.9m - Land Acquisition: \$360,000 - Site Prep Probable Costs: \$1.57m - Construction Costs using recent library builds: \$4.8-\$8m	Rel 1 Rel 2 Rel 3-5
Additional Project Costs Not Included	- Architectural Fees - Furniture, Fixtures, & Equipment - Relocation Costs (one move) - Permitting	
Maintenance Costs		
Annual Maintenance \$ B	\$60,000 – 80,000 per year	Rel 6
Long-Term Maintenance \$ C	\$3.6 million over 30 years	Rel 6
Maintenance Notes	Cost factors include: - Building new allows for new energy efficient MEP options (Mechanical/Electrical/Plumbing) covered under warranty - ADA-accessible entries built to current standards - No elevator costs because of single level construction - Smaller building with no specialized non-library spaces	
Library Specifics		
Site Valuation	\$360,000 to acquire 4.2-acre parcel	Ex 1-5
Building Size	16,045 sq ft - General/Adult: 5,500 sq ft - Youth Space with Programming: 3,000 sq ft - Study and Meeting Rooms (5): 2,550 sq ft - Staff: 2,000 sq ft Remainder of space for lobby, restrooms, mechanical, etc.	Rel 7 Ex 6-11
Parking Lot	92 spaces including 6 handicap accessible Two Entrance / Exit Access Points	
Programmable Outdoor Space	¾ acre	
Future Expansion Option?	Yes	
Project Specifics		
Length of Project	Approximately 2 years	
Library Service Disruptions	Single – move from current building to new building	
Community Disruptions	Minimal Potential disruption at the time of relocation	

Possible Relocation Sites for Poland Library

	Property #1	Property #2	Property #3	Property #4
Location	Township	Township	Village	Township
Cost	\$360,000 A	\$450,000	Unknown	Unknown
Size	4.25 acres	9.96 acres	2.19 acres	7.7 acres
Existing Structures	Single family home and outbuilding	none	none	30,000+ sq ft public building, single story
Proximity to current Poland Library	1.1 miles	2.1 miles	.5 miles	1 mile
Notes	Site has water and electric, would need to connect to sewer which is nearby	More rural location	Single entry/exit off busy street	Building is currently under lease site has a large built-up outdoor area is closer than others to an existing library branch

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST - 60% SUBMISSION

Public Library of Youngstown & Mahoning County
 Youngstown Mahoning County Public Library
 67-26665-00

PREPARED: JCF DATE: 2/27/2026
 CHECKED: JML DATE: 3/2/2026
 REVISED



ITEM #	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	INSTALLED COST
GENERAL					
1	CONSTRUCTION STAKING	1	LS	\$ 12,000.00	\$ 12,000.00
2	CLEARING & GRUBBING	1	LS	\$ 6,120.00	\$ 6,120.00
SUM					\$ 18,120.00
EROSION AND SEDIMENTATION CONTROLS					
3	CONSTRUCTION ENTRANCE	1	EA	\$ 4,400.00	\$ 4,400.00
4	INLET PROTECTION	1	EA	\$ 150.00	\$ 150.00
5	SILT BARRIER FENCE	2,191	LF	\$ 5.50	\$ 12,052.00
6	TOPSOIL STOCKPILED	1,953	CY	\$ 11.50	\$ 22,456.00
7	PLACING STOCKPILED TOPSOIL	1,597	CY	\$ 12.50	\$ 19,963.00
8	RIPRAP APRON	31	SY	\$ 610.00	\$ 18,978.00
9	PUMPED WATER FILTER BAG	1	EA	\$ 1,000.00	\$ 1,000.00
10	CONCRETE WASHOUT	1	EA	\$ 700.00	\$ 700.00
11	SEEDING AND MULCHING, CLASS 1	14,373	SY	\$ 4.00	\$ 57,493.00
SUM					\$ 137,192.00
EARTHWORK & HARDSCAPES					
12	SITE GRADING (CUT/FILL)	12,340	CY	\$ 19.50	\$ 240,630.00
13	SUBGRADE COMPACTION	8,894	SY	\$ 2.00	\$ 17,788.00
14	PROOF ROLLING	4	HOURL	\$ 190.00	\$ 845.00
15	NON-TRACKING TACK COAT (0.06 GAL/SY FOR NEW ASPHALT)	352	GAL	\$ 5.00	\$ 1,758.00
16	ASPHALT CONCRETE SURFACE COURSE (1.5" DEPTH)	244	CY	\$ 325.00	\$ 79,348.00
17	ASPHALT CONCRETE INTERMEDIATE COURSE (2.5" DEPTH)	407	CY	\$ 350.00	\$ 142,419.00
18	6" CONCRETE PAVEMENT	73	SY	\$ 106.00	\$ 7,703.00
19	8" AGGREGATE BASE (CONCRETE PAVEMENT & STANDARD DUTY ASPHALT)	1,318	CY	\$ 85.00	\$ 112,053.00
20	4" CONCRETE WALK	9,458	SF	\$ 9.50	\$ 89,854.00
21	AGGREGATE BASE (4" DEPTH CONCRETE SIDEWALK)	234	CY	\$ 85.00	\$ 19,851.00
22	6" CONCRETE CURB	2,507	LF	\$ 22.00	\$ 55,157.00
23	PARKING LOT STALL MARKING	1,843	LF	\$ 2.10	\$ 3,871.00
24	ISLAND MARKING	2,624	SF	\$ 3.10	\$ 8,136.00
25	CROSSWALK, 24"	80	FT	\$ 12.50	\$ 1,000.00
26	HANDICAP SYMBOL MARKING	6	EA	\$ 170.00	\$ 1,020.00
27	ADA PARKING SIGNS	6	EA	\$ 110.00	\$ 660.00
28	WHEEL STOP	4	EA	\$ 280.00	\$ 1,120.00
29	CURB RAMP	315	SF	\$ 20.00	\$ 6,298.00
30	DETECTABLE WARNING	40	SF	\$ 40.00	\$ 1,600.00
SUM					\$ 791,111.00
DRAINAGE					
31	CATCH BASIN	3	EA	\$ 3,000.00	\$ 9,000.00
32	OUTLET CONTROL STRUCTURE	2	EA	\$ 4,500.00	\$ 9,000.00
33	HEADWALL	5	EA	\$ 1,200.00	\$ 6,000.00
34	12" CONDUIT, TYPE B	37	LF	\$ 55.00	\$ 2,030.00
35	12" CONDUIT, TYPE C	86	LF	\$ 68.00	\$ 5,835.00
36	15" CONDUIT, TYPE B	253	LF	\$ 95.00	\$ 23,988.00
37	24" CONDUIT, DUAL	59	LF	\$ 550.00	\$ 32,230.00
38	4" PERFORATED UNDERDRAIN	152	LF	\$ 8.00	\$ 1,212.00
SUM					\$ 89,295.00
UTILITIES & LIGHTING					
39	SANITARY LINE, 6" PVC, DIRECTIONAL BORE	107	LF	\$ 100.00	\$ 10,687.00
40	SANITARY CLEANOUT	1	EA	\$ 340.00	\$ 340.00
41	6" WATER VALVE	1	EA	\$ 1,980.00	\$ 1,980.00
42	WATER -3/4" TYPE K COPPER	390	LF	\$ 16.63	\$ 6,494.00
43	WATER -2" TYPE K COPPER	12	LF	\$ 36.00	\$ 432.00
44	WATER -6" PVC FIRE SERVICE	214	LF	\$ 60.00	\$ 12,838.00
45	WATER -HOSE BIB	1	EA	\$ 55.00	\$ 55.00
46	FIRE HYDRANT	1	EA	\$ 5,000.00	\$ 5,000.00
47	SITE LIGHTING & ELECTRICAL ALLOWANCE	1	LS	\$ 215,000.00	\$ 215,000.00
SUM					\$ 252,826.00
SITE FEATURES					
48	GAZEBO	1	EA	\$ 14,000.00	\$ 14,000.00
49	FLAGPOLE, DIRECT EMBEDDED, 30' HT.	1	EA	\$ 5,000.00	\$ 5,000.00
SUM					\$ 19,000.00
CONSTRUCTION SUB-TOTAL					\$ 1,307,544.00
ENGINEER'S ESTIMATE CONTINGENCY					\$ 261,509.00
TOTAL ESTIMATED CONSTRUCTION COST					\$ 1,569,053.00

20%

A

ADDENDUM TO ENGINEER’S OPINION OF PROBABLE CONSTRUCTION COST (EOPC)

Poland Branch Library – New Construction

Reference: Owner Review Set - 03/02/2026

Purpose of Addendum

This addendum supplements the Engineer’s Opinion of Probable Construction Cost (EOPC) for site and civil improvements by incorporating a Rough Order of Magnitude (ROM) building construction cost for the proposed 16,045 square foot library building, as identified in the draft plan set (Sheet C100/C300).

This document provides a consolidated Total Construction ROM Summary (Building + Site) based on comparable Ohio public library projects.

1. Site / Civil Construction Cost (Per EOPC)

Per the Engineer’s Opinion of Probable Construction Cost provided by ms consultants, dated March 3, 2026:

Total Estimated Site/Civil Construction Cost (including 20% contingency):

\$1,569,053

This includes clearing, grading, paving, utilities, stormwater infrastructure, lighting allowance, and related site improvements.

2. Building Construction ROM

The proposed facility is 16,045 square feet (new construction).

To establish a defensible square-foot cost range for Northeast Ohio public libraries, the following recently completed Ohio projects were reviewed:

Project	Size	Construction Cost – Structure Only	Implied Cost/SF	Source
Elyria Public Library– Central (2022)	22,445 SF	\$6,915,169	\$308/SF	CBLH Design
Geauga County Public Library – Thompson (2021)	8,345 SF	\$3,201,885	\$383/SF	CBLH Design
Cleveland Public Library – Rockport (2025)	11,185 SF	\$5,347,046	\$478/SF	CBLH Design

Given 2026 bid climate conditions, public procurement requirements, prevailing wage considerations, and escalation since earlier projects, a practical ROM planning range for this project is:

- Low Range: \$300/SF
- Mid Range: \$400/SF
- High Range: \$500/SF

3. Building Construction ROM Calculation

16,045 SF Building

Scenario	Cost per SF	Building Cost
Low	\$300/SF	\$4,813,500
Mid	\$400/SF	\$6,418,000
High	\$500/SF	\$8,022,500

4. Total Construction ROM (Building + Site)

Scenario	Building Cost	Site/Civil (EOPC)	Total Construction ROM
Low	\$4,813,500	\$1,569,053	\$6,382,553
Mid	\$6,418,000	\$1,569,053	\$7,987,053
High	\$8,022,500	\$1,569,053	\$9,591,553

6. Important Clarifications

This ROM total includes:

- Building construction
- Site and civil improvements
- Contractor contingency embedded in EOPC

This ROM does not include (unless addressed separately):

- Land acquisition
- Architectural & engineering fees
- Construction contingency, overhead, & insurance

- Owner contingency beyond embedded allowances
- FF&E (furniture, shelving, equipment)
- IT/AV systems
- Permits, testing, geotechnical services
- Escalation beyond current pricing window

Conclusion

Based on comparable Ohio public library projects and the current Engineer's site estimate, the Total Construction Rough Order of Magnitude for the Poland Branch Library (16,045 SF) is:

\$6.38M – \$9.59M A

ms consultants, inc.

engineers, architects, planners

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3/11/2026

Jordan Shaver

Chief Operating Officer | Administration

The Public Library of Youngstown & Mahoning County

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RE: Maintenance Cost and Life-Cycle Cost Comparison

A comparison of long-term maintenance costs highlights a significant operational advantage associated with new construction. On a per-square-foot basis, the existing 25-year-old library currently requires approximately **\$9.50 per square foot per year** to maintain, reflecting the increasing demands of aging building systems, deferred maintenance, and reactive repairs. By comparison, a newly constructed library of similar size is projected to require approximately **\$4.40 per square foot per year** in maintenance during its early life, representing a reduction of more than **50 percent** on a per-square-foot basis.

In total annual dollars, the existing library currently requires approximately **\$150,000 per year** for maintenance. These costs are expected to continue increasing as the facility ages and major building systems approach or exceed the end of their useful life. A new facility of comparable size would be expected to reduce annual maintenance costs to approximately **\$60,000 to \$80,000 during its early years of operation, driven by new mechanical, electrical, and plumbing systems, active manufacturer warranties, improved building envelope performance, and greater overall energy efficiency.**

B

Over a 30-year planning horizon, the cost difference becomes more pronounced. Continued operation of the existing library is projected to result in approximately **\$8.4 million** in cumulative maintenance costs, assuming a conservative **4 percent annual escalation** associated with aging infrastructure and rising repair needs. By contrast, a newly constructed library is projected to incur approximately **\$3.6 million in maintenance costs over the same 30-year period, based on an initial annual maintenance cost of approximately \$70,000 and a lower 3 percent annual escalation rate reflecting newer systems and reduced reactive maintenance.**

C

Taken together, this analysis indicates that new construction could yield **nearly \$5 million in lifecycle maintenance savings** over 30 years when compared to continued operation of the existing facility. These savings represent a meaningful reduction in total cost of ownership and are a key consideration when evaluating long-term facility investment options.

Please feel free to contact me if any additional information, clarification, or supporting documentation is required.

Sincerely,

Jesse Lee, PE

Engineer's
Rendering of
Relocated
Poland Library

Note: image has been digitally
altered to remove private
homes in surrounding area.
Red line is estimated property
boundary.

