

Poland Library – Renovate

Cost of Improving Existing Building and Site		Page
Building & Site Prep Costs A	\$7.3m - BSHM Probable Cost (minus contingencies): \$6m - Bialosky additional condition improvements: \$1.1m - Elevator modernization estimate: \$175,000	Ren 1 Ren 2 Ren 3
Additional Project Costs Not Included	- Temporary Location during Renovation 2-year Lease - Necessary construction/IT improvements - Leased storage space for furniture/materials to be reserved for the finished project 2x relocation costs - Construct and outfit new interior spaces (including furniture, equipment and IT infrastructure) - Study rooms (Qty 4 total) - Youth area improvements - Front & rear entrance frost-slab winterization redesign (must meet Village ARB approval) - Creek wall improvements - Permitting	
Maintenance Costs		
Annual Maintenance Cost	\$150,000 per year	
Long-Term Maintenance Cost B	\$8.4m over 30 years	Ren 4
Maintenance Notes	Cost factors include: - Elevator maintenance - Historic building components - Café with industry-specific mechanicals & equipment - Creek wall maintenance and flood prevention - Design complexity - Village-specific design requirements	
Library Specifics		
Site Valuation C	Process Summary \$900,000 by Sammartino, Stout & Lo Presti \$1.95 million by Tricomi & Associates	Ren 5 Ren 6-7 Ren 8-11
Building Size	35,610 sq feet 18,220 sq ft – Library Space 14,900 sq ft main floor including storytime room with stage, 2 balconies, and staff space in historic building 3,320 sq ft meeting room on lower level 14,261 sq ft – Non-Library Space - Includes tenant spaces, cafe spaces, and tenant common areas, access to clock tower, catwalk, porches and terraces Remaining square footage includes restrooms, lobby, and mechanical rooms	
Parking Lot	73 spaces including 4 handicap accessible	

	• Lot has single Entrance / Exit	
Programmable Outdoor Space	None - Creekside path and 650 sq ft of terrace/patio space suitable for individual use only	
Future Expansion Option?	No	
Project Specifics		
Length of Project	Approximately 2 years	
Service Disruptions	Two – relocation to temporary location and relocation back to renovated facility	
Community Disruptions	Significant • Construction traffic is likely to cause traffic blockages on Main Street. • Difficult to hide the work with construction fencing due nature of the site. Will be an eyesore for residents of the homes above the creek, and possibly to passers-by and attendees of village events. • Construction noise will be amplified for residents of homes above the creek. • Potential disruption at the time of relocations.	

**PLYMC - Poland Library
Building Assessment Total Costs**

SUMMARY

SECTION 1 - SITE IMPROVEMENTS	\$362,121.09
SECTION 2 - BUILDING IMPROVEMENTS	\$3,188,588.96
SECTION 3 - STRUCTURAL	\$922,779.51
SECTION 4 - HEATING	\$127,208.82
SECTION 5 - AIR CONDITIONING	\$625,374.08
SECTION 6 - PLUMBING	\$33,922.35
SECTION 7 - LIFE SAFETY	\$42,402.27
SECTION 8 - ELECTRICAL	\$663,860.39
CONTRUCTION/ GEO. REPORTS, ETC.	\$40,000.00
SECTIONS 1-8 TOTAL :	\$6,006,257.47
OWNER REQUESTED BUILDING MODIFICATIONS	\$1,000,000.00
PERMANENT IMPROVEMENT PROJECTS - PARKING LOT & EXTERIOR PAINTING	\$450,000.00
CUMULATIVE SECTIONS & ALT. TOTAL :	\$7,456,257.47

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Poland Branch Library
Probable Cost Matrix

Total Occupied SF: 35,000 sf
Year Constructed: 2001

Assessment item number	Recommendations		Priority Levels		Compliance Issue ADA or Life Safety (LS)	Notes
			1	2		
			1 = Critical Conditions 2 = Observed Conditions			
			Probable Costs			
S1.01	Repave and restripe parking lot.	30,725 SF		\$152,089		
S1.02	Restripe accessible parking spaces to provide van accessible parking space.			\$1,650		
S1.03	Provide detectable warning strips at curb ramps.	LUMP SUM		\$1,100		
S2.01	Remove and reset pavers providing adequate subbase and soil compaction.			\$0		
S3.01	Provide bike parking.	LUMP SUM		\$5,500		
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.			\$3,850		
A5.01	Replace damaged exterior doors and ensure grade slopes away from building.			\$220,000		
A6.01	Remodel basement restrooms to provide approachable door clearances.	LUMP SUM		\$16,500		
A6.02	Remodel first floor restrooms to provide approachable door clearances.	LUMP SUM		\$44,000		
A6.03	Demolish and rebuild family restroom to meet accessibility requirements.	LUMP SUM		\$17,600		
A7.01	Patch and repair cracks. Monitor for future movement.	ALLOWANCE		\$27,500		Monitoring Excluded
A7.02	Replace paver floor at basement level with a more suitable flooring material.	2757 SF		\$60,654		Remove only.
A8.01	Rework circulation desk to meet ADA accessibility requirements.	LUMP SUM		\$41,250		Power and Data for (3) Computers
M2.01	Perform an engineering study on alternatives to in kind replacement of the existing chiller.			\$5,500		
M2.02	Perform third-party commissioning of AHUs/controls.	ALLOWANCE		\$10,000		
M2.03	Upgrade remaining pneumatic HVAC controls to digital controls.	ALLOWANCE		\$110,000		
E5.02	Simplify lighting control system by removing existing lighting control panel, override switches, and software programming. Install new lighting control panel.			\$11,000		Demo existing lighting control / install new lighting control panel.

TOTALS PER PRIORITY LEVEL	\$0	\$728,193
CONTRACTOR MARKUP- 10%	In Above	In Above
SUM OF PROBABLE COSTS (RECOMMENDATIONS)	\$0	\$728,193
NON-CONSTRUCTION COSTS (12%)	\$0	\$87,383
DESIGN CONTINGENCY (20%)	\$0	\$145,639
SUBTOTAL	\$0	\$961,214
CONSTRUCTION CONTINGENCY (15%)	\$0	\$144,182
TOTAL PROBABLE COSTS (SORTED BY PRIORITY LEVELS)	\$0	\$1,105,397

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**Poland Branch
Library**

311 South Main St
Poland, Ohio 44514

09/10/2024

KONE Inc.
Elevators & Escalators

6670 W Snowville Rd
Brecksville, OH, 44141
Mobile +1 14403408969
Work +14405461100
zack.case@kone.com
www.kone.us

Dear David Crowe,

We are pleased to enclose, for your review and consideration, KONE's proposal to modernize your equipment located at the following address for the amount of **\$175,000.00** A (excl. tax):

- This proposal is based on 2026 installation.
- This proposal is valid for (30) days.
- Anticipated downtime: 4 weeks per unit for modernization + inspection
- Proposal reflects 2019 elevator code requirements.
- Proposal does not include any necessary work by others to meet updated code requirements.

Please know that we are available to assist you in coordinating the work by others as further described in our "Bid Attachment B". Should you have any questions or require additional information, please feel free to contact me directly.

We look forward to hearing from you and working together on this project.

Yours sincerely,

Zack Case

A handwritten signature in black ink that reads "Zack Case". The signature is written in a cursive, flowing style.

ms consultants, inc.

engineers, architects, planners

2221 Schrock Road
Columbus, Ohio 43229-1547
p 614.898.7100
msconsultants.com



3/11/2026

Jordan Shaver

Chief Operating Officer | Administration

The Public Library of Youngstown & Mahoning County

305 Wick Ave, Youngstown, Ohio 44503

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.

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.

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

Valuation of Current Property

Subject: 311 South Main Street, Poland Branch Library

Purpose: “As Is” market value appraisal.

Appraisers Commissioned:

1. **Robert G. Stout, Jr., MAI** – Sammartino, Stout & Lo Presti, Inc. – Erie, PA 16508
 - **Scope:** Conducting a full USPAP-compliant summary appraisal with interior/exterior inspection, Highest & Best Use analysis, and market data comparables.
 - **Timeline:** 45–50 days post-engagement
2. **J. Christopher Tricomi, MAI, SRA** – John Tricomi & Associates, Inc. – Niles, Ohio 44446
 - **Scope:** Appraisal using Sales Comparison Approach in Appraisal Report format.
 - **Timeline:** ~6 weeks

Other Appraisers Contacted:

- Vantell Associates, Inc., Youngstown, OH 44512, Declined.
- C.P. Braman & Co., Inc., Cleveland, OH 44113, No Response.
- Sherman Valuation & Review, LLC, Willoughby Hills, Ohio 44092, No Response.



RAYMOND J. SAMMARTINO, MAI (RETIRED)

ROBERT G. STOUT, JR., MAI

SERGIO S. LO PRESTI, MAI



August 26, 2025

Attn: Jordan Shaver
Chief Operating Officer / Administration
The Public Library of Youngstown & Mahoning County
305 Wick Avenue
Youngstown, OH 44503
jshaver@libraryvisit.org

Re: Poland Public Library
311 S. Main Street
Poland, Ohio 44514
SSL File # X-72-25

As requested, I am submitting an **Appraisal Report** of the above-referenced property for the purpose of providing an opinion of **Market Value "As Is"**, as of **July 30, 2025**, the effective date, in **fee simple**.

The subject site comprises 2.224 acres and is improved with a 34,400-square foot public library building. The improvements are comprised of an original 1846 era structure with newer 2000 era addition, constructed in a Greek Revival style to match the original structure. The improvements are considered to be in overall fair to average condition. Detailed building assessments were reviewed and will be discussed herein. Copies of provided building assessments are included in the addendum herein. The subject is in the Village of Poland, Mahoning County, Ohio.

The subject property was personally inspected; I examined the pertinent public record data, studied the predominant land uses, value trends and evidence of value, and applied the appropriate approaches to value. This report is made according to the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and to the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of the Appraisal Foundation. This report is also made in compliance with Title XI of the Financial Institution Reform Recovery and Enforcement Act of 1989 (FIRREA), and the regulations promulgated by relevant regulatory agencies pursuant to that act. The property is appraised as a whole, unencumbered by any liens, mortgages, or other indebtedness, and subject to the Assumptions and Limiting Conditions.

After analysis of relevant data and utilization of sound judgment, my opinion of Market Value "As Is", assuming a typical marketing/exposure time, and as of the effective date, is:

Opinion of Market Value "As Is":

\$900,000

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Thank you for the opportunity to provide this appraisal; for additional information, including property types and market areas we service, please call or visit our website at www.ssl-rea.com.

Sincerely,

Robert G. Stout, Jr., MAI
OH Certified General Real Estate Appraiser
Certification Number: 2002011635
rstout@ssl-rea.com

TYPE AND DEFINITION OF VALUE, INTENDED USE AND USER OF THE APPRAISAL

The *purpose* of this **Appraisal Report** is to provide an opinion of **Market Value “As Is”**, as of **July 30, 2025**, the effective date, in **fee simple**. The *intended use* of this appraisal is to assist the **Client** (Reuben McMillan Free Library, The Public Library of Youngstown and Mahoning County) and **Intended Users** (Reuben McMillan Free Library, The Public Library of Youngstown and Mahoning County, and Martin J. Boetcher, Esq. of Harrington, Hope & Mitchell, Ltd.) with a Disposition decision. **The use of this report by any other party and/or for any other purpose without express written consent is prohibited.**

SCOPE OF APPRAISAL

The scope of this appraisal assignment includes, but is not limited to:

- Viewing of the subject neighborhood, site and improvements, which included a walk-through of the building. This walk-through is not intended as an engineering, structural, environmental, or mechanical inspection or warranty. The property description herein is based on observations as a real property appraiser and information provided by employees of The Public Library of Youngstown and Mahoning County, including Mr. Jordan Shaver (COO), Mr. David Crowe (Facilities Maintenance Manager) and Mr. AJ Barrett (Assistant Facilities Maintenance Manager);
- Review of building plans, prepared by 4M Company architects (dated 3/15/00), and building assessments completed by BSHM Architects, Inc. (dated 1/23/24), Geotechnical Consultants, Inc. (8/7/24), Seidler Engineering, Inc. (12/17/24), and Bialosky (dated 1/13/2025);
- Review of public record data (e.g., legal references, assessment records/maps, zoning ordinances, flood plain maps, etc.) in regards to the subject property;
- Research, collection and analysis of relevant data including recent comparable property appraisals completed by this firm, courthouse records, internal database system, market participants, MLS records, Crexi and CoStar (as applicable);
- Verification of comparable data via courthouse records, a party to the transaction (if available), and/or through a third party real estate professional (i.e., attorney, listing/selling agent, third party appraiser);
- Analysis of market conditions as it pertains to the subject;
- Highest and best use analysis and conclusion;
- Consideration of all three approaches to value and application of the most relevant approach(s) to value, as explained herein;
- Reconciliation of the final opinion of Market Value “As Is”, and;
- Reporting of the Assignment Results in a written report prepared and containing the content and level of information required by USPAP Standards Rule 2-2(a) for an Appraisal Report. The appraisal process also followed the Ethics Rule of USPAP, including the Nondiscrimination, Conduct, Management, and Confidentiality sections.



JOHN J. TRICOMI, MAI, SRA
J. CHRISTOPHER TRICOMI, MAI, SRA
SARAH G. CONROY, SRA
TRACI J. PETILLO, CERTIFIED GENERAL

608 Robbins Avenue, Niles, OH 44446
330-394-9999 | info@tricomiappraisers.com

August 14, 2025

Jordan Shaver
Chief Operating Officer
The Public Library of Youngstown & Mahoning County
305 Wick Avenue
Youngstown, OH 44503

Subject: 311 S. Main Street, Poland Village, Mahoning County, OH 44514

Dear Mr. Shaver:

As authorized, John Tricomi & Associates is submitting an *"Appraisal Report"* of the above-referenced property to provide an opinion of the Market Value "As Is" as of July 23, 2025. The property rights appraised are those associated with the Fee Simple Estate. The property is appraised in its entirety and unencumbered by any liens, mortgages, or other indebtedness, and it is subject to the assumptions and limiting conditions outlined in the report.

The intended use of the appraisal is to develop a market value opinion "As Is" to assist with decisions relating to the possible sale or disposition of the property or renovating the property. The intended user of this report, and the client, is Jordan Shaver, Chief Operating Officer, The Public Library of Youngstown & Mahoning County.

Structural improvements on the property consist of a 34,960 SF quasi office/retail building currently used as a library. Original construction was in the late 1800s or early 1900s followed by a 25-year-old addition, constructed in 2000, comprising the majority of the building. According to public records, the original building was a former residential dwelling, 2,248 SF, constructed in 1946. However, it is reported that this year of construction is not accurate, and a more accurate year built of the original/former residential section is the late 1800s or early 1900s. The addition consists of the larger library building, which is +-32,712 SF. As indicated, total gross building area equals 34,960 SF. Total underlying land is 2.224 acres, or 96,877 SF, resulting in a land-to-building ratio of 2.77:1.

Jordan Shaver
RE: 311 S. Main Street
August 14, 2025
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1,000 SF of the building is leased to Art Noodles Studio, LLC, dba Village Farmacy, for \$400 per month, or \$4,800 per year, or \$4.80/SF/year. The original term of the lease commenced on November 1, 2022, for a 12-month period, or a termination date that is 12 months from the commencement date. The option to extend this lease is for 5 consecutive 1-year terms. Therefore, as of the effective date of this appraisal, the lease is in option year 2, which expires on or around October 31, 2025. There is approximately 3 months remaining in option year 2 as of the effective date of this appraisal. Upon sale of the property, it is unknown if the current tenant will exercise its 3rd option year. This appraisal assumes that upon a sale of the property on the effective date of this appraisal, the tenant/landlord would end the lease at the end of its option 2 year (approximately October 31, 2025). Any above or below market rent for the remaining 3 months of this lease would have no impact on value or marketability as of the effective date of this appraisal. Therefore, the fee simple interest is appraised.

The property was physically viewed by J. Christopher Tricomi, MAI, SRA, on July 23, 2025.

The assignment results are reported in an “Appraisal Report” format, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice (USPAP).

This report is made in accordance with the *Code of Professional Ethics and Standards of Professional Practice (USPAP) of the Appraisal Institute, and with the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of The Appraisal Foundation.*

Based on the analysis presented in the following report, my opinion of the subject’s Market Value (Fee Simple) “As Is” as of July 23, 2025, is:

**One Million Nine Hundred Fifty Thousand Dollars
(\$1,950,000)**

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The following relevant assignment characteristics are assumed to be true, and if found to be false as of the retrospective effective date of the appraisal, the use of these conditions may have affected the assignment results:

1. The structural integrity of all structural components including the roof, foundation, etc., is assumed to be sound and adequate and does not need major maintenance or repair. The electrical, mechanical, plumbing systems, etc., are assumed to meet Mahoning County building code requirements and ample to service the building.

2. There are no environmental issues on the land or nearby that would have a material impact on value or marketability.
3. 1,000 SF of the building is leased to Art Noodles Studio, LLC, dba Village Farmacy, for \$400 per month, or \$4,800 per year, or \$4.80/SF/year. The original term of the lease commenced on November 1, 2022, for a 12-month period, or a termination date that is 12 months from the commencement date. The option to extend this lease is for 5 consecutive 1-year terms. Therefore, as of the effective date of this appraisal, the lease is in option year 2, which expires on or around October 31, 2025. There is approximately 3 months remaining in option year 2 as of the effective date of this appraisal. Upon sale of the property, it is unknown if the current tenant will exercise its 3rd option year. This appraisal assumes that upon a sale of the property on the effective date of this appraisal, the tenant/landlord would end the lease at the end of its option 2 year (approximately October 31, 2025). Any above or below market rent for the remaining 3 months of this lease would have no impact on value or marketability as of the effective date of this appraisal. Therefore, the fee simple interest is appraised.
4. The Poland Village zoning department said a zoning official will not be in the office until the week of August 18, 2025, and all zoning information is locked inside a private office. No information was able to be provided by the zoning office. Therefore, an older Poland Village zoning map on file is used to determine the subject's zoning. The subject's zoning noted in this report, which is used for analysis, is assumed to be accurate.

A hypothetical condition is a condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the appraisal but is used for the purpose of analysis. None apply to this analysis.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Jordan Shaver
RE: 311 S. Main Street
August 14, 2025
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Respectfully submitted,

John Tricomi & Associates, Inc.

A handwritten signature in cursive script that reads "J. Christopher Tricomi". The signature is written in dark ink and is positioned above the printed name and title.

J. Christopher Tricomi, MAI, SRA
Certified General Real Estate Appraiser
Ohio Certificate No. 2011003016