

SHAKER HEIGHTS FACILITIES MASTER PLAN

BUILDING ASSESSMENT EXECUTIVE SUMMARY

Shaker Heights City and Library Buildings

During the summer of 2021, the City and Library worked with construction and facilities experts to analyze the efficiency of the community and library buildings. The assessment methodology and costs of the work align with the assessments completed for the school buildings. The Facility Assessment Costs included cost projections made for Summer 2022. Costs for years beyond 2022 were calculated with a 3.5% inflation rate.

Van Auken Akins Architects LLC (VAA) and Scheeser, Buckley Mayfield (SBM) assessed the buildings considering such items as: overall general condition, materials, observed construction standards and deferred maintenance. The assessments were visual assessments of the building conditions. Our assessments of the facility were broken into twenty-three primary categories: Heating, Roofing, Ventilation and Air Conditioning, Electrical Systems, Plumbing, Windows, Structure, Interior Finishes, Lighting, Security Systems, Emergency/Egress Lighting, Fire Alarm, Handicap Access, Site Conditions, Sewer Systems, Water Supply, Exterior Doors, Hazardous Materials, Life Safety, Loose Furnishings, and Technology.

The condition assessments were based on the professional judgment of the assessment team from VAA and SBM. The assessments included generalized visual assessments and observations. It did not include testing of any nature (either destructive or non-destructive), a detailed structural, electrical, or mechanical evaluation of the subject property. The summary of findings for each building are noted herein.

Thorton Park Ice Arena and Pool

Thornton Park is used for delivery of services to the community. Spaces generally include the ice rink with spectator seating, locker rooms, concessions, offices, and meeting rooms. The roof is in poor condition and should be replaced. While significant to the ongoing use of the buildings, the mechanical systems have received repairs, the equipment is old and should be replaced, and the lighting should be upgraded for efficiency. The concessions equipment is original to the building and is in poor condition, and the ventilation system does not meet current codes. The windows are in fair condition, but the aluminum storefronts are uninsulated and should be replaced. The site and buildings are mostly ADA compliant. The building is maintained; however, the finishes and furnishings have exceeded their life and should be replaced.

Stephanie Tubb Jones Community Building

Stephanie Tubb Jones Community Building is used for delivery of services to the public and areas restricted to government employee use. Spaces generally include offices, and meeting rooms. The exterior of the building and roof are in good condition requiring routine maintenance except for the wood cornice which requires repair or replacement. The fabric entry canopy is in poor condition and

should be replaced. While significant to the ongoing use of the buildings, the mechanical and electrical systems have received repairs, but the boiler serving the first floor is near the end of its life expectancy and should be replaced. Electrical panels should be replaced, and the building has a generator. The windows are in good condition and do not require work. The site and buildings are mostly ADA compliant; however, this multi-story building includes an elevator. Public restrooms are ADA compliant, but all others are not. Two ADA Restrooms include an extra fixture that encroaches the clear floor area and should be removed for full compliance as single user restrooms. Renovation of the staff restrooms for compliance with ADA is recommended. The building is maintained with the most recent Basement renovation completed in 2014. Finishes on the first and second floors should be replaced within the next 4-7 years due to wear and tear. Energy efficient retrofit lighting is recommended to replace the fluorescent lighting throughout the building. Miscellaneous site repairs are routine, but the landscaping is recommended for replacement. The exterior wood doors need replacement. Consideration to be made to expand the limited automatic fire suppression system to cover the full building. Replacement of outdated and damaged furnishings is recommended. The telecommunications system is outdated, and replacement is recommended.

Shaker Family Center

The Shaker Family Center is used for delivery of daycare and preschool services to the community. This building was originally constructed as a school and spaces generally include daycare and preschool classrooms, offices, and multi-purpose rooms. The exterior of the building and roof are in fair condition requiring routine maintenance. However, the flat roofs are ponding water and should be replaced. The cupola is original to the building with rotting wood, and it should be replaced. More significant repairs to the exterior stairs, lintels, and sills are required along with masonry cleaning and tuckpointing. While significant to the ongoing use of the buildings, the mechanical and electrical systems have received repairs, with a replacement boiler recently installed. The electrical service is nearing the end of its life and should be replaced. The windows original to the building should be replaced along with the skylights. The site and buildings are mostly ADA compliant; however, this multi-story building does not have an elevator. Interior levels are accessible by ramps in many areas, but the building is not fully accessible. The building is maintained; however, the finishes and furnishings have exceeded their life and should be replaced. Energy efficient retrofit lighting is recommended to replace the fluorescent lighting throughout the building. Miscellaneous site repairs are required. Full replacement of the playground equipment is suggested due to condition and for accessibility. The exterior doors that are original to the building need replacement. The building includes a full fire suppression system. The telecommunications system is outdated, and replacement is recommended.

Ludlow Elementary School

Ludlow Elementary School is currently being used by Positive Education Program (PEP), a non-district entity, as Greenview Day Treatment Center. Spaces generally include offices, and multi-purpose rooms. The exterior of the building and roof are in fair condition requiring routine maintenance. The flat roofs are ponding water and should be replaced. More significant repairs including foundation and wall repair, masonry cleaning, reconstruction of retaining walls and stairs, removal and infill of the coal bin is recommended maintain use of the structure. Structural bracing has been installed in the Coal Room as a temporary measure. While significant to the ongoing use of the buildings, the mechanical and electrical systems have received repairs and equipment is functional yet inefficient. The electrical service is nearing the end of its life and should be replaced. The lightning protection

system has been cut at the ground level and should be repaired. The windows original to the building should be replaced and missing screens installed. The building lacks accessible restrooms and functioning drinking fountains. The site and building is partially ADA compliant; however, this multi-story building does not have an elevator. The building is maintained; however, the finishes and furnishings have exceeded their life and should be replaced. Energy efficient retrofit lighting is recommended to replace the fluorescent lighting throughout the building. Additional site lighting and a new security system with added cameras is suggested. The fire alarm system is not addressable, without capacity for expansion, and should be replaced. Miscellaneous site repairs are required including reconstruction of the parking lots and replacement of damaged concrete curbs. Water backs up into the boiler room; therefore, the storm piping should be examined and replaced as required. The exterior doors need replacement.

Bertram Woods Branch Library

Bertram Woods Branch Library is used for delivery of services to the community. Spaces generally include library stacks, reading areas, staff work areas, and meeting rooms. The exterior of the building and roof are in good condition requiring routine maintenance such as limited below grade waterproofing, sill replacement, slate shingle repair, and painting of the metal roof. While significant to the ongoing use of the buildings, the mechanical and electrical systems have received repairs, but the boiler pumps and piping are rusting which should be replaced along with the boiler which is near the end of its life expectancy; the chiller is also in need of replacement, along with the electrical service. The windows are uninsulated and should be replaced along with the skylights. The site and buildings are mostly ADA compliant; however, this multi-story building does not have an elevator. The building is maintained; however, the finishes and furnishings have exceeded their life and should be replaced. Energy efficient retrofit lighting is recommended to replace the fluorescent lighting throughout the building. Miscellaneous repairs including parking lot reconstruction and side walk and curb repairs are needed within the next 4-7 years, but there are immediate smaller needs that should be addressed in the short term. The exterior doors that are original to the building need replacement. The limited automatic fire suppression system should be extended to cover the full building.