



438 Park Avenue
Newmarket, Ontario L3Y 1W1

Email: npl@newmarketpl.ca
Website: www.newmarketpl.ca
Phone: 905-953-5110

Library Board Report

To: Newmarket Public Library Board
From: Tracy Munusami, CEO
Date: October 20, 2021
Re: Emergency Facilities Project

Background

On Wednesday September 23, 2021 Newmarket experienced a significant rain event which caused some localized flooding in the Adult Department's work area. This flooding is near some known problem areas that are a part of a 2022 Capital decision package, however this section of the staff area was not included in that project proposal.

Library and Town of Newmarket Facilities staff responded quickly to the leak, moving staff to a temporary work location, and acting to dry out the affected area. Library staff have treated any visible mold in the area, however there is still a substantial concern about mold in the walls.

After consulting with the Town's Facilities department and a contracted engineering firm, it has been determined that the best course of action is to remediate this area immediately in the fall of 2021 or it will need to wait until after the ground thaws in 2022, and staff will be displaced until the situation has been remedied.

Due to the age of the building, it is advised that we contract an external contractor who is certified in type 2 or type 3 asbestos abatement to conduct the demolition portions of this project.

Discussion

This project was not included in the Library's 2021 budget estimates, the requirement for an external contractor has a high likelihood of forcing our Facilities and Equipment operating budget line beyond acceptable overages. However, the impact on staff work space and the health and safety concern caused by the potential of mold in the walls elevates this project to be an emergency whose budget can be approved by the Library Board.

Should this project over extend the Library's Facilities and Equipment budget line, Library Management would request that the Library Board approve the use of the Minor Capital reserve to pay for the emergency work that needed to be completed.

Recommendations

The following motion is recommended:

That the Library Board receive the report Emergency Facilities Project;

And That the Library Board directs staff to take all necessary steps to remediate the affected area bringing back a report to the Board should it be necessary to approve the use of funds from the Minor Capital reserve.