

REPORT AND RECOMMENDATIONS  
ELMWOOD BRANCH LIBRARY  
TO THE WEST GREY LIBRARY BOARD  
FROM ITS PROPERTY COMMITTEE

March 16, 2015

An October 15, 2014 in-house building review of the Elmwood Branch Library by the W. G. Building Department and the Library CEO revealed the following findings:

- Compression on the siding on the north side indicates severe settlement and wall and/or floor compression
- The siding is rotting and needs to be replaced on the entire building
- There is a high expectation that all cavity insulation is retaining moisture and creating rot (mould) [mould has been removed from the building in the past]
- The children's stage area should be removed as it does not meet AODA standards
- The front room has a step down that doesn't meet AODA standards
- The heating needs to be upgraded [and plumbing?]
- Grading is a huge issue on the south side of the building [lack of a proper foundation complicates this issue]
- The building frame has rotted and settled and caused the inability to open the emergency door
- The window and door flashing has not been done properly

The recommendation of the West Grey Building Department was that the Elmwood building needs a structural and risk assessment done by a third party in order to substantiate the conclusion that the building should be demolished.

The W.G. Lib. Bd. Property Committee recommends to the Library Board that

- since the Elmwood Branch serves a very small population [an average of 80-some total patron traffic count per month, some of whom are repeat visitors] and

- for the health and safety of its staff and patrons and to avoid future liability issues:
  1. That all services and operations from the current Elmwood Branch library building be suspended immediately until the problems with the building are rectified
  2. That the Library Board consider alternative means of providing temporary services in the Elmwood area
  3. That the Library Board notify the West Grey Municipal Council of this action
  4. That the Library Board request that the Municipal Council take action to
    - a) Repair the present building or
    - b) Replace the present building on its present site or
    - c) Offer an alternative facility to serve the Elmwood area or
    - d) Decide that it will no longer provide the Library Board with facilities with which it can offer library services to the Elmwood area or
    - e) Take such other action as it deems appropriate or necessary.