

Condemned – Now What?



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Clearview Public Library

Learning Outcomes

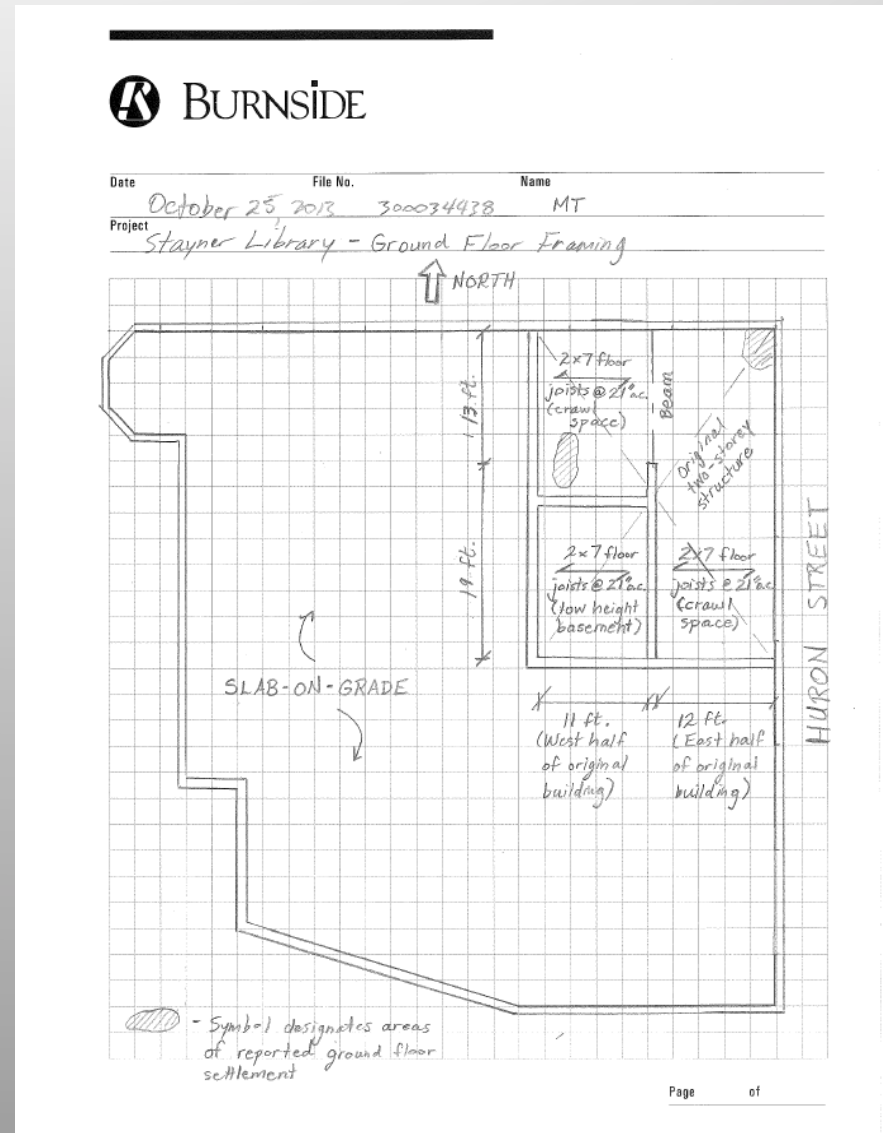
- Regular Structural Analysis
- Contract Management
- Murphy's Law
- Motivating Staff through the Process
- Turning Disaster into Opportunities

Background

- Original section of building – house from 1850s
- 1950 house sold to Town of Stayner by Women's Institute – renovation of basement
- 1988 Centennial Project – renovation of house and addition
- 1994 amalgamation of 4 municipalities – Stayner Library becomes main branch

Disaster rears its ugly head

- Floor in house section of branch slightly slanted even after 1988 renovation/addition
- Slant becomes more pronounced over the years
- September of 2013 CEO notices that the Deputy is considerably taller than the previous week – IT'S THE FLOOR!
- September Board Meeting – Deputy Mayor recommends that the Building Inspector examine the structure



It just gets worse...

- Building Inspector finds no wall cracks
- Next Board meeting – Deputy Mayor recommends further diligence and motion passed to contact the Township’s engineers
- Engineer performs structural analysis of building and finds that the joists in the basement are rotted – some signs of water penetration but final analysis shows that damage is caused by sustained high humidity
- Mould appears to be growing on beams
- Engineer advises Board that the floor must be removed – no one can use any part of the building above the rotted joists, and mould must be removed as part of renovation



Contracts, bloody contracts...

- Stayner Branch loses its only accessible washroom (above rotted joists) – kitchen and CEO's computer work area also off limits
- Local contractor called in to shore up kitchen and CEO's computer work area as temporary fix
- 20% of building unusable – shelving, furnishings and library materials (Large Print collection) removed
- Engineer recommends a number of environmental analysis firms and writes specs for indoor environmental assessment contract (to include checking Large Print collection for mould)
- Request for Quote issued by CEO and references checked for Indoor Environmental Assessment



Mould...

- Quotes Ranked
- Successful bidder advised and scheduled
- First Air Quality Test
 - Outdoor sample 159 per cubic metre
 - Crawlspace 4,580 per cubic metre
 - Basement 3,510 per cubic metre
 - Room above Basement 152,000 per cubic metre
 - Types of mould spores inside different than outside

Recommendations

- Pressurized containment of basement, crawlspace and room above
- Remove drywall and insulation in the room to 2' above floor – checking for mould
- Pour concrete pad in crawlspace
- Reconstruct floor
- Reconstruction will require extra support for floor

CEO/Engineer Conversation

“What’s holding up the floor?”

“The will of God!”



Construction Process

- Engineer creates bid documents for mould remediation and structural repairs – procurement by-law
- Joint Board/Council meeting to obtain approval for project – Reserves
- RFQ circulated
- Bids Scored and References checked – over \$30,000 difference between highest and lowest bid

Inspection of site and date selected for start up – contractors have other customers

1) floor removal

2) air ducts to be cleaned (didn't happen according to timeline)

3) Indoor Air analysis test again - okay

4) Engineer finds mould on crib built to support floor

5) Contractor wants to clean crib rather than replace with mouldproof material

6) Retest for mould once cleaning done

7) Environmental Contractor loses his tests and has to repeat – at his own expense

8) Retest is okay

9) Contractor completes floor and installs fan venting system for crawlspace

10) General Contractor drywalls, installs carpet and trim, seals front flowerbed, builds a separating wall in old room

Clearview Public Library Stayner Branch Before Remediation



THE CLEARVIEW PUBLIC LIBRARY

Stayner Branch Remediation Project

WE ARE CLOSING FRIDAY MARCH 14th

See you at the Creemore and/or Sunnidale Branch!

Regular programs will be held at the Clearview Township Administration Center and you can drop off any library materials there as well.



Staff on Board and Ready to Help!



Workers Arrive Happy to Get Started!



First Task: The Floor





During Remediation.



During Remediation.



During Remediation.



The floor in the backroom was completed and paintings and bulletin boards were hung!



The backroom began to be used as a workspace for staff.



The backroom was also used for Book Club meetings before remediation was completed.



A Book Club author talk was held in the completely renovated backroom!



Book sale took place where the circulation desk is currently, while remediation was finishing up.



Carpet was finally installed in the backroom.

Second Task: The Circulation Desk



The circulation desk before remediation.



The circulation desk during remediation.



The circulation desk after remediation.



Vintage wood furnishings including this bookcase were upcycled, recycled, and refinished!





The kitchen table was cleaned and refinished to become the focal point of the library in the newly configured space where the old circulation desk was.



The skylight by the old circulation desk was fixed.



The refinished kitchen table was placed in this newly configured library space and is used frequently for programming.

Third Task: Computer Stations



Computers station before/during remediation.



Computer station after remediation.



Computer stations today.

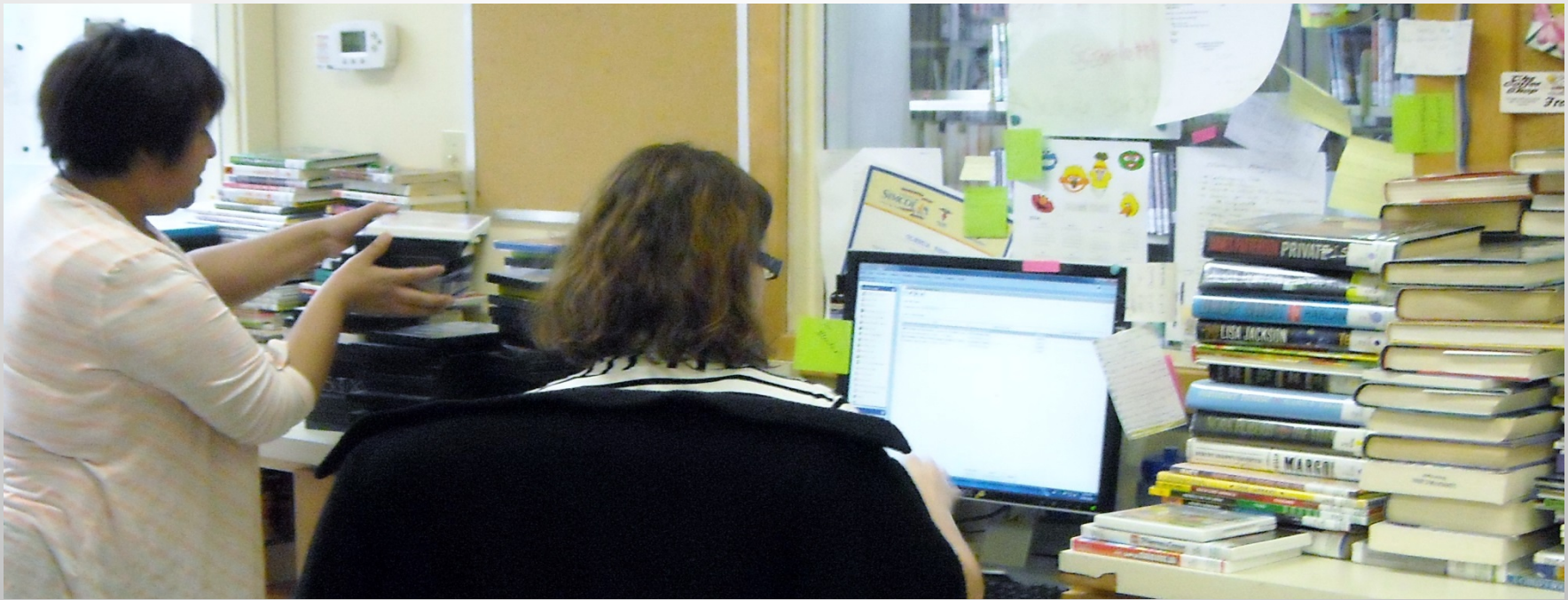


Computer station in action for tech help.

Fourth Task: Staff's Office and Workspace



During remediation.



Limited
workspace
for all staff!







Working
anywhere and
everywhere!



Making due with what we had!



Jennifer's office being repainted.





First patron at the library when doors were open to the public once again!

Fifth Task: Gardens



The project was then taken outside to fix-up the gardens in front of the library!



The Stayner Horticultural Society helping to rebuild the library garden!



Completed gardens!

Backroom Today!



Fully
Functional!



Other side of the backroom!

The entrance to the library is now an art walk for local artists.





Jennifer in the completed front entrance
looking relieved that it is all over!

And then...



Any questions?