

Memo



To: Committee of the Whole
From: **Deputy Manager of Operations and Sustainability**
Date: 2019-04-08
Subject: Library retrofit feasibility study

Background

In early 2019, Council requested that staff bring back information on potential library renovations to be done in conjunction with the roof repairs and the insurance claim. Council approved money to spend on engineering to explore those opportunities, and to apply for a building retrofit grant. Staff applied for the grant in March 2019 and are waiting to hear back on the results later this year.

The feasibility study explored installing an elevator, adding a second floor, and changing the roof style from flat to peaked. Adding an elevator and changing the roof style are technically feasible. Adding a second floor would overload the building structure and foundation. Adding an elevator means cutting through the existing foundation slab and installing some reinforcement and a mechanical area below. Quotations would be required for detailed budgeting, but similar elevator installation projects have cost between \$60,000 to \$80,000.

It was noted that changing the roof style to a peaked roof would impact snow maintenance in the main parking lot on the north side of the building. With a peaked roof, the snow would shed directly into the parking stalls and the perimeter path. It would also require removing the existing roof joists and installing new trusses. This would exceed the cost of replacing and reinsulating the flat roof and it would make any future rooftop solar projects more expensive. Keeping the flat roof design and retrofitting the building presents the most efficient option.

Staff now present this study for information.

Benefits or Impacts

General

Replacing the flat roof with another flat roof is the most cost effective way to extend its life expectancy.

Adding an elevator is feasible but will cost \$60-80k.

Attachments

Feasibility study