



REPORT TO THE LIBRARY BOARD

MARCH 26, 2026

SUBJECT: Capital Funding Request for Humidification

PURPOSE: For Approval

PREPARED BY Michael Ciccone – CEO, Lakshay Gaur – Director, Finance and Facility Services, Craig Asgby – Manager, Facilities

PRESENTED BY: Michael Ciccone - CEO

RECOMMENDATION:

It is recommended that the Library Board approve the allocation of \$450,000 for the installation of a new steam boiler to interconnect with the Central Library's existing steam piping system for humidification of the building.

BACKGROUND:

On April 30, 2025, the Library was notified by London District Energy of its intention to decommission the steam system used for heating the Central Library, effective October 31, 2026. Subsequently, on September 23, 2025, London City Council approved a plan to fund the installation of a new heating system for the Library.

The City selected Trane, a thermal management and energy services firm, to manage the project, with the design phase commencing in November 2025. During this process, Trane was advised that the Library possessed existing humidification equipment, although it was not operational at the time. The system required repairs, and, until recently, the Library did not have sufficient budgetary capacity to address these deficiencies. Once the discontinuation of steam heat became imminent, initiating repairs to the existing system was not a cost-effective option.

Given the significance value of the Library's collections — particularly those housed in the London Room, where stable temperature and humidity levels are critical for preservation — the Library sought to incorporate humidification into the scope of this project by leveraging the existing equipment where possible. It was recognized that humidification was not essential to the primary objectives of the City-funded heating project, and any additional work would likely be the financial responsibility of the Library.

The estimated cost of this work is \$375,000 (excluding HST). To account for contingencies, approval is being requested for a total allocation of \$450,000 from the Library's Capital Lifecycle Renewal Budget. The current balance of this budget is approximately \$8 million.

NEXT STEPS:

Upon approval, Trane will be given approval to continue with humidification as part of the overall project. Construction is due to begin in May and expected to be completed prior to the October 31, 2026 deadline.