## THOMAS MEMORIAL LIBRARY A NEW VISION FOR THE "LIGHTHOUSE OF KNOWLEDGE"

## PRESENTATION OBJECTIVES

- Review key findings of TML Study Committee Report
- Discuss appropriate next steps
- Address Council questions and concerns



## **EXISTING TML COMPLEX**

Library constructed in 1919

-- latest additions date to 1950s and 1985

## **RFP called for an ASSESSMENT OF THE EXISTING LIBRARY**

#### Multiple assessments were conducted:

- Functional
- Architectural
- Engineering
- Peer Comparisons
- Public Input

## ASSESSMENT

## MORE THAN 100 DEFICIENCIES WERE IDENTIFIED

#### Some of the shortcomings are serious:

- Exceeding Floor-Loading Capacity
- Potential Mold/Air Quality Problems
- ADA/Accessibility Problems
- Inefficient/Obsolete HVAC Systems
- Highly Inefficient Layout for Staff

## **ASSESSMENT**

c.f. "Needs Assessment & Library Improvement Program Findings"

## PEER ASSESSMENT

The existing facility severely limits the ability of the Library to serve the public with high-quality 21<sup>st</sup> century services.



## **PUBLIC INPUT**

## Input from over 1,000 residents:

- Focus Groups
- Interviews
- Surveys
- Design Charrette

## ASSESSMENT

## **PUBLIC INPUT**

Feedback suggests the Library should:

- Be fully accessible to all
- Be energy efficient
- Use staff resources wisely
- Serve as a center of community life
- Offer exceptional services to all
- Be located in the town center

## ASSESSMENT

22,500 GSF +/- are needed to meet the long-term (20 – 30 year) needs of the Cape Elizabeth Library and of the Cape Elizabeth Historical Preservation Society.

Constructing a facility of this size on the existing site (including necessary parking) would be challenging, but possible.

**ASSESSMENT FINDINGS** 

## **Four Options Were Considered**

- Do Nothing
- Reprogram Existing Space
- Addition to Existing Structure(s)
- New Facility (Clean Slate)

#### **OPTIONS**

# Doing Nothing is not an option Deficiencies are serious & wasteful Current structure not up to code Total costs (construction & maintenance) will likely increase Demand for services outstrips building capacity

#### **OPTION: DO NOTHING**

Estimated Cost over \$1M with little or no gain in functionality
Building size still limits public demand for services

#### **OPTION: REPROGRAMMING**

 No fewer than seven scenarios were formulated and critiqued by the Study Committee.

- Estimated cost \$5 \$7.5 Million
- Still end up with accessibility issues
- Creates other problems e.g. parking
- Lot can't accommodate full 22K sqft

#### **OPTION: ADDITION**

## **Attributes of Clean Slate**

- Site allows for design creativity
- Flexibility to repurpose space
- One level eliminates elevators/stairs
- Better sightlines & supervision
- Lowers operating costs over time
- Costs comparable to "addition" approach: \$5.1 - \$7.8 M

#### **OPTION: CLEAN SLATE**

The pros and cons of all approaches were considered at great length, and the Library Study Committee voted to recommend the **Clean Slate** approach.

#### RECOMMENDATION

The consultants and architects were directed to develop a conceptual plan and drawings based on the Clean Slate approach retaining historical elements of the old Spurwink School, and design elements of the old Pond Cove School.

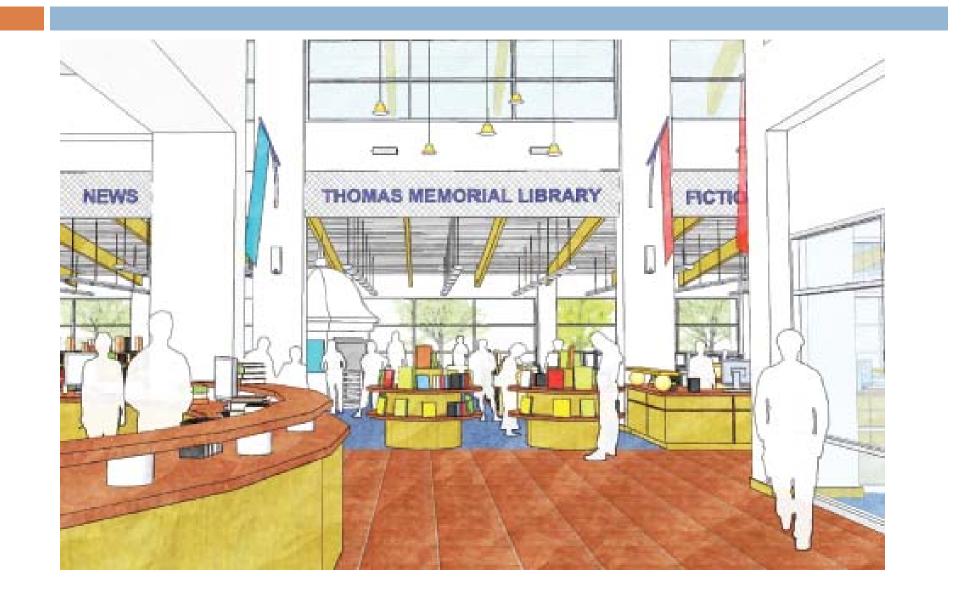
#### **DESIGN CONCEPT: PRELIMINARY**

## **Conceptual Exterior View**





## Conceptual View – Adult Area



## Conceptual View-Children's Area



## **Funding Considerations**

- Library is a municipal service
- Mix of both public & private funds
- Determine the requirements of each
- Private funding target unknowable without fundraising "capacity" study
- Need several large leadership gifts
- New library will have several exciting "naming" opportunities

#### **FUNDING CONSIDERATIONS**

## **Final Report Recommendations**

- Development of an initial design and elevation drawings
- Create tools for discussions with community & potential donors
- Conduct a fundraising "capacity" study

#### **NEXT STEPS**

Final Report is the culmination of 20-months of work by the Thomas Memorial Library Study Committee . . . But the beginning of the dialogue for a 21<sup>st</sup> century library for the citizens of Cape Elizabeth.

#### **SUMMARY**

TML Trustee Request that the Town Council grant authority to:

- Proceed with a Public Education and Awareness Program
- Request from Casaccio Architects components/costs of a next level design

•Explore a fundraising study & potential for success

#### **TML TRUSTEE SUGGESTIONS**

# QUESTIONS?