

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 21st century services.

ASSESSMENT

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



SCOTT DYER ROAD



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 21st 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?