

THOMAS MEMORIAL LIBRARY

**A NEW VISION FOR THE
“LIGHTHOUSE OF KNOWLEDGE”**





EXISTING TML COMPLEX

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

PEER ASSESSMENT

TML can offer only an average level of service in a community with exceptionally good demographics for library use. 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 approximately 1,000 residents:

- Focus Groups
- Interviews
- Surveys
- Design Charrette

ASSESSMENT

PUBLIC INPUT

Public wants a Library that is:

- Fully accessible to all
- Energy efficient
- Uses staff resources wisely
- Serves as a center of community life
- Offers exceptional services to all
- Located in the town center

ASSESSMENT

A building of approximately 22,500 GSF would 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.

RECOMMENDATION

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 and wasteful

Reprogramming existing space is
a poor option

Very expensive with little or no gain
in functionality

OPTIONS

Both the addition option and the new facility option were examined in detail.

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

OPTIONS

One “Addition” scenario and one “Clean Slate” scenario were explored in greater detail and cost estimates were developed for each approach.

OPTIONS

Costs for both approaches were comparable (in 2009 dollars)

Addition Scenario

\$ 5 million - \$ 7.5 million

Clean Slate Scenario

\$ 5.1 million - \$ 7.8 million

COSTS

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

However, the consultants were instructed to retain historical elements of the old Spurwink School, and design elements of the old Pond Cove School.

RECOMMENDATION

Advantages 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

RECOMMENDATION

The consultants and architects were directed to develop a conceptual plan and drawings based on the Clean Slate approach.

RECOMMENDATION

Conceptual Exterior View



SCOTT DYER ROAD



Conceptual View – Adult Area



Conceptual View—Children's Area



FUNDING STRATEGIES

- 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

NEXT STEPS

- Development of an initial design and elevation drawings
- Ongoing discussions with community and potential donors
- Identification of a leadership team
- 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.

QUESTIONS?