



MEMORANDUM

To: Falmouth Town Council

From: Councilor Payne, Council Chair and Councilor Pierce, Council Vice Chair

Date: January 20, 2011

Re: **Community Facilities Project Update**

On December 13, 2010, the Council gave direction regarding the Falmouth Memorial Library. Two options were to be further explored: one, a move of the library to the Lunt building; two, construction of a new library on the Plummer-Motz and Lunt site.

On January 10, 2011, the Council received an update from staff regarding possible lease interest by, and renovation implications for, Child Development Services (CDS) in the Lunt or Plummer school building. The Council expressed an interest to pursue a possible lease with CDS for the Plummer-Motz building only.

Since January 10th, staff has worked on the following:

- development of draft financial scenarios for the two development options. These scenarios included some assumed cost figures that require professional confirmation by Oak Point Associates and peer review by ADP (Jim Thibodeau);
- met with Oak Point and CDS to explore possible facility options at Plummer-Motz building;
- met with Oak Point to review other renovation needs for the Plummer-Motz building;
- obtained assessment cost estimates for lead paint, radon, asbestos, and other potential environmental hazards for the Plummer-Motz and Lunt buildings (note: potential abatement costs for most of these were not included in Oak Point's cost estimates);
- obtained a draft site plan for a possible location of a free-standing library at the Plummer site; and
- met with Councilor Varney, former Councilor Libby, members of the Falmouth Library Board, and Library consultant Jim Thibodeau to review questions raised regarding the library renovation options.

Additional Information:

- Any change in use from education, such as for child care, community center, or office (be it public or private use), will likely incur most of the code compliance and renovation costs estimated by Oak Point Associates.
- With a competitive rental market CDS is now strongly considering moving only the South Portland portion of its operation to the Plummer-Motz building, if deemed feasible.

Council leadership concurs that the full Council, at its first meeting in February, should review cost estimates, evaluate options, and decide on its next steps once the review of the two development scenarios has been completed and peer reviewed (approximately \$25K) with an objective of bringing a proposal to the voters on the June 2011 ballot.