

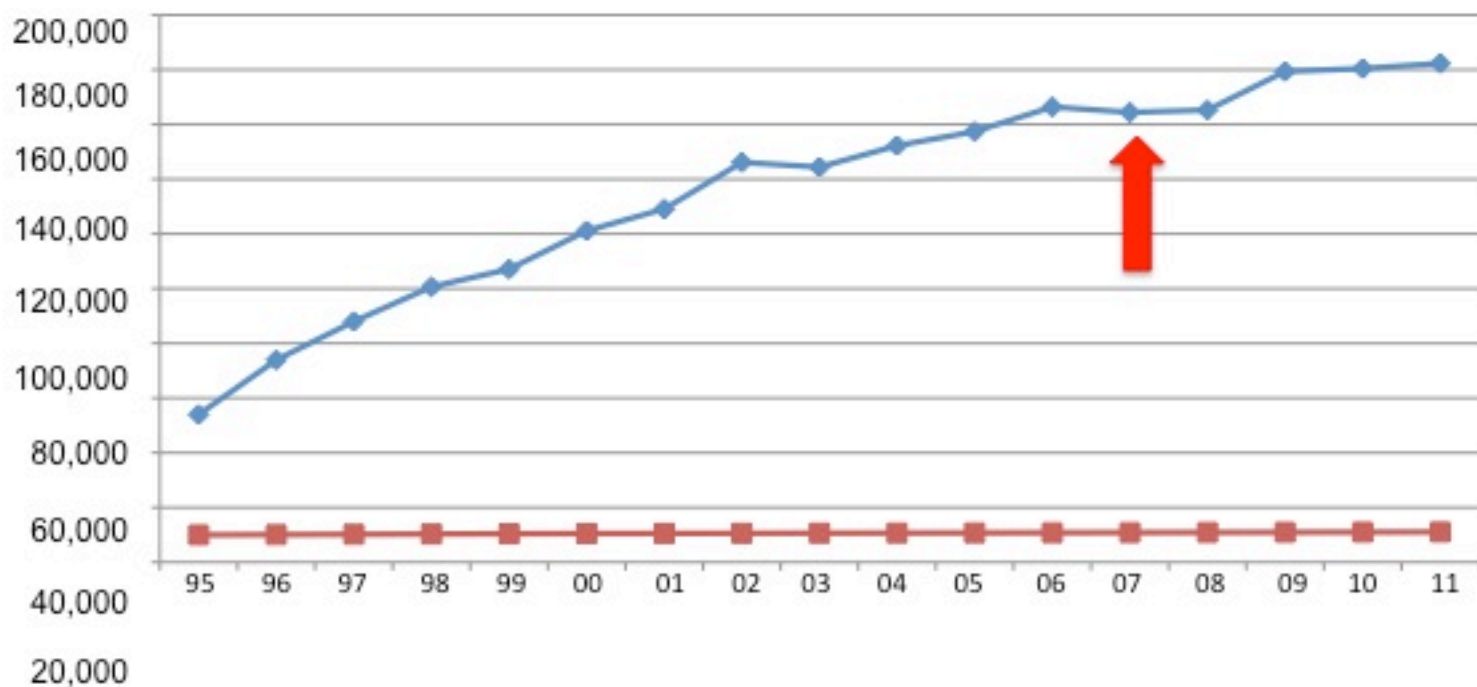
Town Council

November 13, 2013



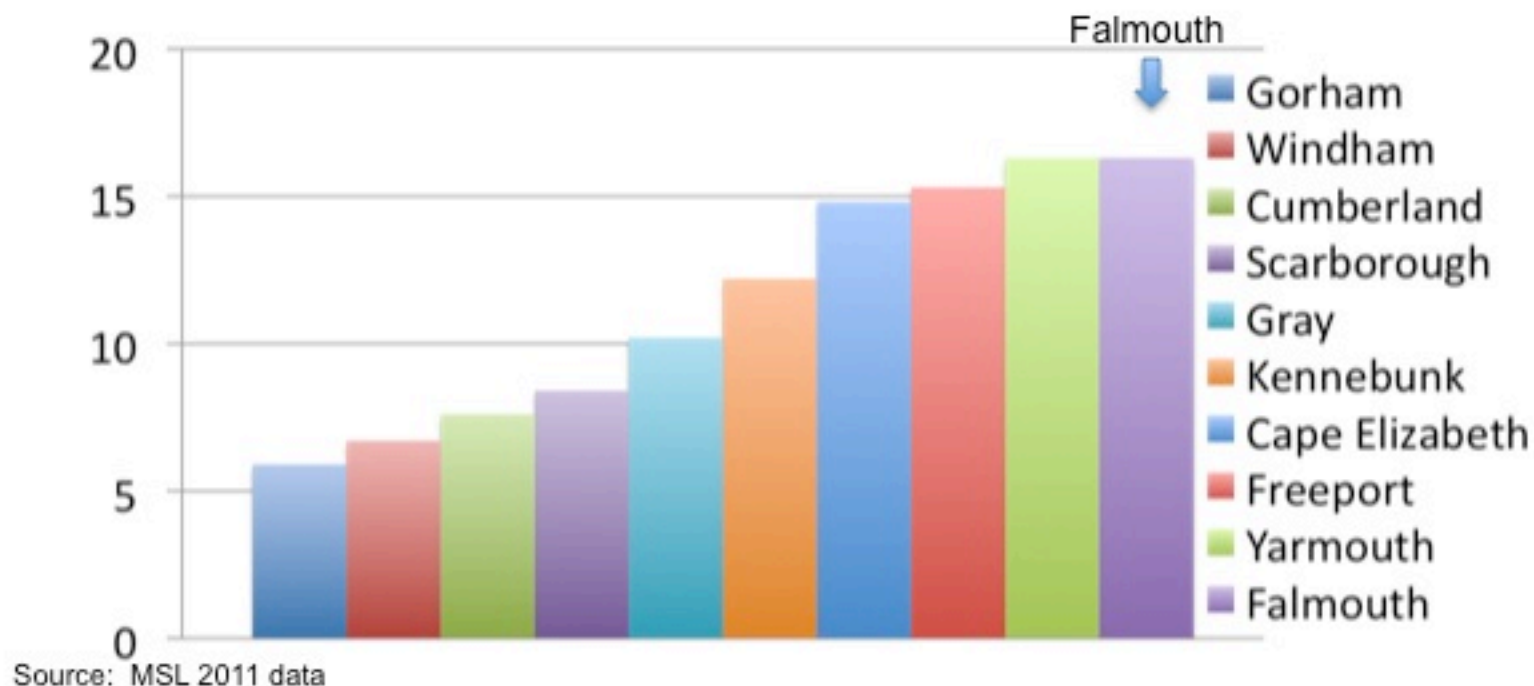
FALMOUTH
MEMORIAL
LIBRARY

Circulation vs Falmouth Population



There has been a 238% increase in circulation.

Circulation Per Capita Usage



Our per capita rate of 16.3 is higher than the six largest cities in Maine, including Portland.

Use Per Square Foot

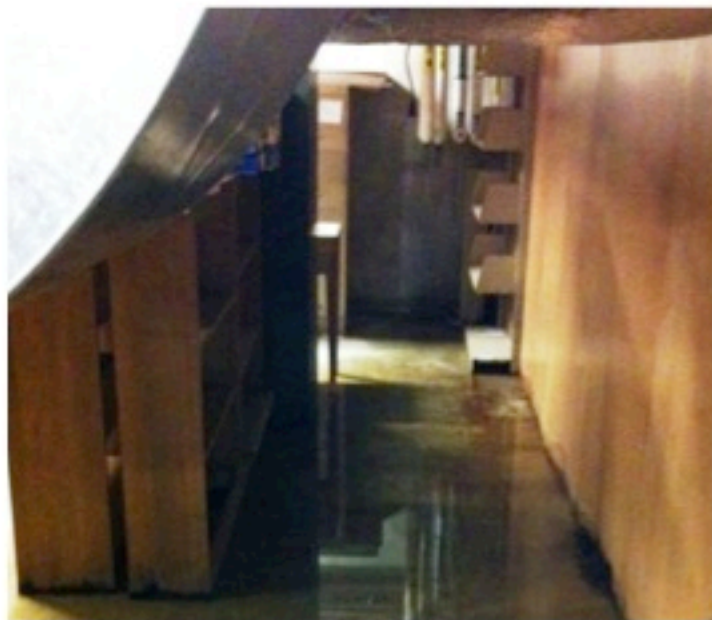
Town	Sq Footage of Building	Circulation	Circulation/ Sq Foot	Patron Visits	Visits/ Sq Foot
Falmouth	10,700	182,387	17	135,575	12.7
Scarborough	12,500	160,156	12.8	118,089	9.4
Windham	10,620	113,967	10.7	41,600	3.9
Cape Elizabeth	13,244	133,351	10.1	87,684	6.6
Freeport	17,000	120,725	7.1	101,088	5.9
Westbrook	17,000	118,906	7	86,824	5.1
Cumberland	13,042	81,915	6.3	46,815	3.6
Gorham	15,588	96,985	6.2	60,253	3.9
Yarmouth	25,000	136,500	5.5	N/A	

Source: MSL 2011 data

Per square foot, we have the highest number of items circulated and patron visits.

Building Deficiencies

- Older section is deteriorating
- Labyrinth space limits options
- Programming space is inadequate
- Technology infrastructure is outdated
- Storage space no longer exists
- Staff/volunteer work space is insufficient



What Would an Expanded Library Offer the Community

- Flexible space
- Access to technology
- More space for library programs/activities
- Safe area for children of all ages
- Increased collection and spaces to enjoy the collection
- Work and reading spaces
- Space for confidential meetings

Where We Are Today

	Summer 2013	Fall 2013	Winter 2013	Spring 2014	Summer 2014	Fall 2014	Winter 2014	2015
Option for Adjacent Property								
Conceptual Study								
Fundraising Study								
Financing Plan – Library and Town								
Fundraising Phase								
Final Design and Build								

- Completion of preliminary conceptual design
- About to commence fundraising feasibility study

Issues Resolved in Preliminary Phase

- Ability to remain on site with potential for future growth
- Disposition of the Iverson house
- Need for acquiring adjacent parcel of land
- Future for Depot Road
- Connectivity with Route 1 and Legion fields



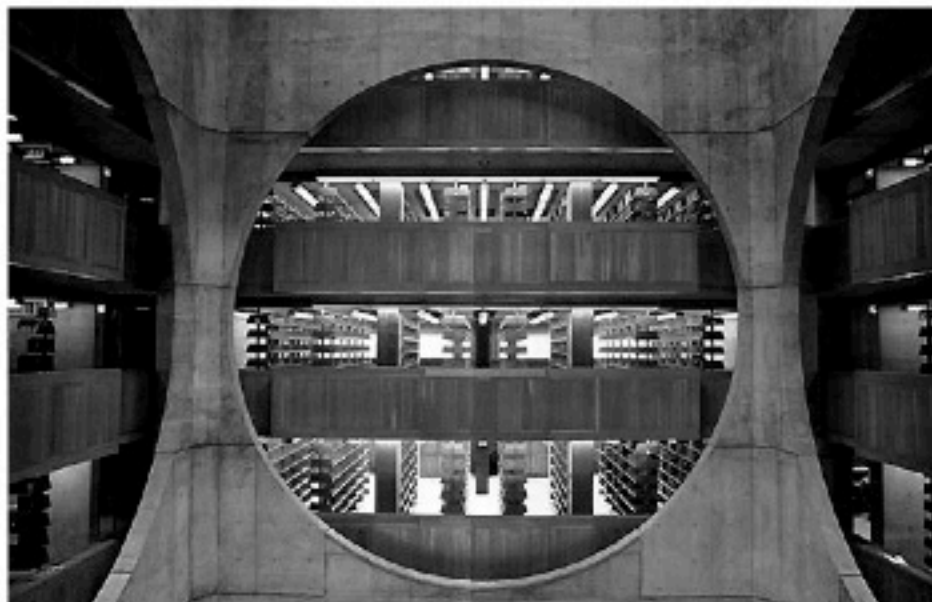
Library's Commitment to Project

- Trustees unanimously support project
- Concept designed to meet library's current & projected needs
- Community enthusiasm for project

"The Library is at the heart of the Community and it is time for all of us to rally around an expansion that will bring us into the twenty first century." Library Patron

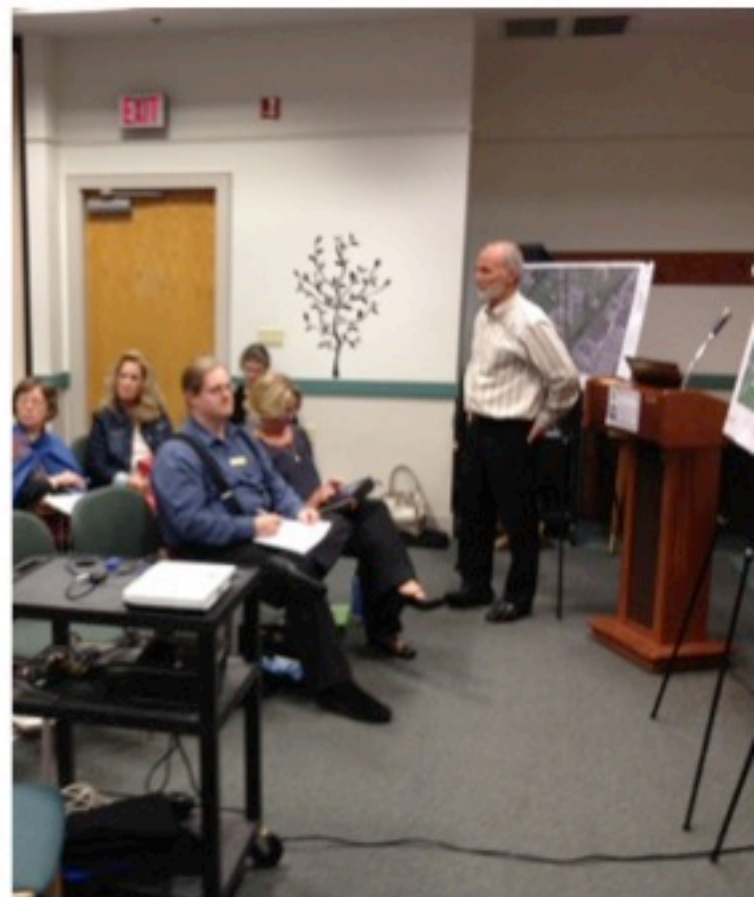
Purpose Statement for Architect's Conceptual Phase Work

- To create a flexible library that encourages learning, supports community gathering, and is sustainable.
- In a way that is welcoming, embraces collaboration, enables creativity, and captures the heart and soul of the Falmouth community.
- So that the project inspires learning, honors a memorial, adapts to the changing needs and is an embodiment of the town of Falmouth.



Community Workshop







Scheme D



Scheme D



Comparative SF Analysis

Existing	MLA Standards	Lucker: 2003	Lushington: 2008	Town Council: 2010	SSA: 09.10.13	SSA: 10.30.13
	15 Years	15 Years	15 Years	15 Years	15 Years	15 Years
3,500 SF (Iverson)						(Remove Iverson)
7,241 SF (1995)						7,241 SF (1995)
						3,500 SF (Replace Iverson w/New)
						7,859 SF (New)
10,741 SF	18,850 SF	17,180 SF	20,280 SF	17,500 SF	20,280 SF	18,600 SF



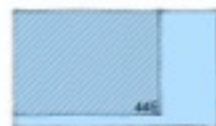
SP COLLECTIONS/MAINE RM
100 SF



MEETING ROOMS
384 SF



REFERENCE SERVICES
500 SF



ENTRANCE/NEW MATERIAL
700 SF



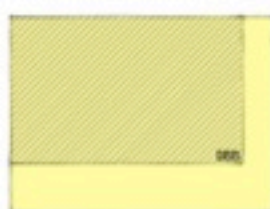
LARGE MEETING/RUSSELL ROOM
1,381 SF



CHILDREN'S SERVICES
2,500 SF



ADULT FICTION/NOV FICTION/LARGE PRINT
3,000 SF



CIRCULATION (HALL/VESTIBULE)
1,489 SF



TEEN STUDY ROOMS
250 SF



TEEN SERVICES
800 SF



BIOGRAPHIES
400 SF



PUBLIC COMPUTING
800 SF



STAIRS
300 SF



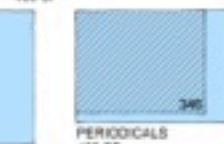
STORAGE
600 SF



TEEN COMPUTER
100 SF



AUDIO/VIDEO
400 SF



PERIODICALS
400 SF



ELEVATOR
200 SF



PUBLIC RESTROOMS
750 SF



DIRECTOR'S OFFICE
200 SF



TECH SERVICES
258 SF



ACQUISITIONS/BUSINESS
ADMIN
350 SF



IT ROOM
100 SF



ORCLENING SERVICES
300 SF



STAFF BREAKROOM
BATHROOM
200 SF



ADMIN OFFICE
300 SF



FRIENDS OF THE
LIBRARY
300 SF



STAFF
BATHROOM
45 SF



KITCHEN
219 SF



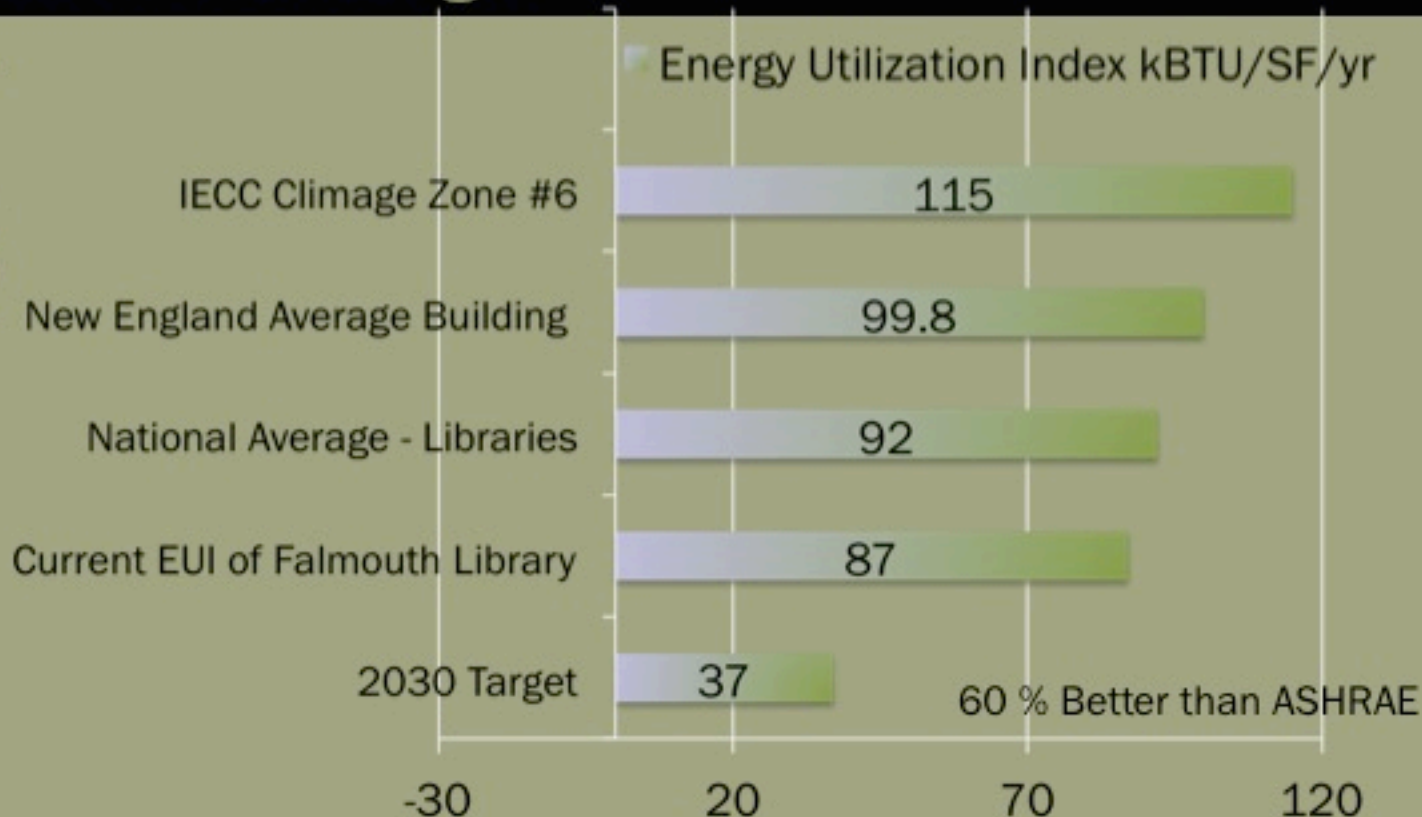
Town	Population	Year Expanded	Size of Library	SF/Person
Cape Elizabeth (Thomas)	8,793	Proposed	16,030 SF	1.8
Yarmouth (Merrill)	8,097	1988 & 2013	25,000 SF	3.1
Freeport	8,195	1998	17,000 SF	2.1
Brunswick (Curtis)	26,953	2002	44,000 SF	1.6
Bath (Patten)	8,408	1998	14,000 SF	1.7
Presque Isle (Turner)	9,529	2013	14,440 SF	1.5
Wells	9,400	Proposed	24,850	2.6
York	12,529	2001	24,500	2.0
Falmouth	10,724	Proposed	18,600 SF	1.7



Comparative SF Analysis

Space	Existing	% of Total	Proposed	% of Total
Meeting Rooms	1,360 SF	12.7%	1,965 SF	10.4%
Staff Spaces	1,170 SF	10.9%	2,344 SF	12.4%
Children's Library	1,442 SF	13.4%	3,500 SF	18.6%
Teen Center	202 SF	1.9%	825 SF	4.4%
Quiet Reading Spaces	463 SF	4.3%	1,144 SF	6.1%
Public Computing	342 SF	3.2%	800 SF	4.3%
TOTAL SF	10,741 SF	100.0%	18,600 SF	100.0%

EUI for Similar Buildings





	EXISTING	PROPOSED
SQUARE FOOTAGE	10,741	18,600
		+73%
ANNUAL ENERGY COST	\$26,000	\$26,000
		0%

Goal for the Project:
Zero Increase or Decrease the Utility Bills for the Library



	EXISTING	PROPOSED
SQUARE FOOTAGE	10,741	18,600 +73%
ANNUAL ENERGY COST	\$26,000	\$20,460 -21%

Higher Performance Through
Integrated Design Process









2015 ADDITION/RENOVATION PROJECT
7,280 SF EXISTING TO REMAIN
3,500 SF EXISTING TO BE REMOVED
11,320 SF NEW CONSTRUCTION
18,600 SF TOTAL SIZE OF NEW LIBRARY
\$5,055,000*

*

New Construction @ \$290/SF (high performance standards): \$3,280,000
 Renovations @ \$45/SF (incl. new mechanical): \$ 320,000
 Furnishings, shelving, contingencies, equipment, etc.: \$ 500,000
 Soft costs, geo-tech, architecture/engineering/LEED fees, etc.: \$ 580,000
 Purchase Kowalski property and remove house: \$ 375,000