

Thomas Memorial Library Study Committee
Minutes of meeting: Tuesday, March 31, 2009 @ 6:30 P.M.

In Attendance:

Nancy Marshall, *Chair*
Edward Nadeau, *Secretary*
Pat Bredenberg, Robert Chatfield, Jessica Sullivan,
and Nancy O'Sullivan
Anne Swift-Kayatta
Norman R. Jordan
Penny Olsen
Jay Scherma, *Library Director*

Representing:

TML Board of Trustees
CE Town Council
CE Historical Society
Former TML Trustee
Thomas Memorial Library

Absent:

Virginia Cantara

TML Board of Trustees

Agenda:

1. Call to order:

Nancy Marshall, Chair

2. Approval of Meeting Minutes:

Motion: Accept minutes of the March 19, 2009 meeting.

Result: Unanimously approved

3. Design Concept Discussion: (continuation of March 19 meeting)

- Location of the vehicular entrance / egress to the library.

Motion: To retain entrance / egress on the east side of the library.

Result: Unanimously approved

- Retain or remove the original Pond Cove school building. The pros and cons were discussed in great detail (see summary below).

Motion: To adopt the "clean slate" approach, which means remove the former Pond Cove School building in its entirety.

Result: 7 Yes, 1 No, 2 absent. The motion is passed.

4. Next Meeting:

- Our next meeting is scheduled for Thursday, April 16, 2009 @ 6:30 P.M.

5. Adjournment: 8:16 P.M.

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Discussion Document
TMLSC Meeting
March 31, 2009, Rev. A

RETAIN THE POND COVE BUILDING?

Pros

(retain & renovate)

- It is part of Cape's history and heritage for the past century.
- Renovation of building may bring out interesting architectural features
- Continues to present a well-known "library face" to Scott Dyer Road
- Cost savings to retain and renovate estimated at \$620,000 (low side).
(**Note:** The estimates produced by H&W require rework based on revised assumptions.)
- May provide leverage for fundraising effort.

Cons

(remove, a.k.a. "Clean Slate")

- Perpetuates the multi-level issues of the current configuration, including but not limited to:
 - Cost and space considerations for elevators and/or stairways
 - Limits flexibility to repurpose the space as the needs of the community evolves over the next 20 – 30 years.
 - Inhibits sightlines and efficient access and/or supervision of space.
 - Retaining the building does not save a significant amount of construction cost. A renovation / addition is estimated to be less than 9.7% (low side), and less than 6.9% (high side) of estimated total costs.
(**Note:** The estimates produced by H&W require rework based on revised assumptions.)
 - Due to the many unknowns associated with a renovation, they rarely come in at or below estimated cost, and we still have a 100 year old building.
 - This alternative will result in lower operating cost, which translates to lower total cost over time.
 - The current location of the building takes up prime space on the library lot and inhibits "clean slate" creativity. The building does not have enough significant architectural features to compensate for the design gerrymandering necessary to make it work well and efficiently.
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