

Falmouth Memorial Library



FALMOUTH
MEMORIAL
LIBRARY

Library Comparison*

Library	Population	Sq Footage	Visits	Program Attendance	Circulation	Per Capital Use/ Circulation	Use Per Sq Ft/Circulation
Falmouth Memorial	12,102	10,700	104,822	17,747	165,205	13.65	15.39
Merrill Memorial (Yarmouth)	8,558	17,000	na	3,125	107,923	12.61	6.35
Prince Memorial (Cumberland)	11,614	13,042	52,670	8,283	95,295	8.21	7.31
Thomas Memorial (Cape Elizabeth)	9,329	15,000	78,951	7,627	148,804	15.95	9.92



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* Maine Public Library Annual Report Statistics - 2016

Fostering a Love of Lifelong Learning



Building Climate

- Bidding/Cost Estimate Climate
 - 2014 pricing was favorable
- Building Cost Escalation
 - 2016-18 Building costs alone have experienced escalation more than three times than anticipated
 - This is happening around the state
 - Camden Rockport
 - Yarmouth – “unstable labor force, a lack of qualified bidders on construction projects, and rising material costs across the country.”
 - Jesup Memorial Library



Design

- Community input
- Vetted over four years
- Designed to meet needs
- Flexible
- Efficient



Due Diligence

- Different Location
 - Available land
 - Cost associated with new location
- Wait for Market to Improve
 - Current trends/predication
 - Cost associated with waiting
- Different Design
 - Additional six months for process
 - Costs associated with new design



Value Engineering

Description	Potential Cost Savings
Delete basement	\$367,000
Change stone to brick	\$187,000
Eliminate sheet piling (no basement)	\$149,500
Change window manufacturer	\$70,945
Eliminate elevator (no basement)	\$63,800
Change wood ceiling to Rulon	\$59,600
Add tie rods to steel frames	\$55,000
Delete ramp at service entrance	\$35,700
Not replace shingles on '95 addition	\$24,850
Change granite curbing to concrete	\$20,000
Change staff office windows	\$10,110
Misc.- e.g., reduced landscaping, eliminate skylight, window deletion, change carpet	\$91,510



“Falmouth Memorial Library has always been a cornerstone of lifelong learning...and the expansion will ensure its contribution as a critical resource for the community.”

The Honorable Olympia Snow
The Honorable John McKernan