

Casco Public Library 2023-2024 Infrastructure Projects

As part of its Strategic Planning work, the CPL Trustees established a process a year ago to assess the Library's infrastructure regarding programming capacity, accessibility, structural integrity, decreased operating costs, carbon footprint reductions and overall infrastructure resiliency. Our overall strategic planning goal is to increase the resilience and sustainability of the library to ensure the long-term delivery of relevant and engaging programs that serve *all* community members.

Our request for \$125,000 will fund roughly half of our identified infrastructure needs, which are above and beyond our typical annual operating expenses.

The library's 6,000 square foot structure was built over the course of 50 years, with six rooms being added at different times. From the outside, it looks like a typical mid-20th century "village" building, and on the inside, it is a welcoming, comfortable light-filled space. However, the incremental addition of the four oldest rooms has resulted in air infiltration pockets, non-contiguous and inadequate attic insulation, and moisture issues in the crawl spaces and other areas.

By addressing these *infrastructure challenges*, we can:

- continue and expand free, relevant, and engaging programs and services for all community members
- offer a safe, comfortable, and accessible gathering space to all
- create a daytime sheltering space for vulnerable citizens during extreme temperatures
- significantly improve the building's energy efficiency and long-term sustainability

We have been extremely fortunate to procure the pro bono services of a Structural Engineer, a retired Electrical Engineer and a Professional Development Consultant. We have identified projects listed on the following page (in order of urgency) to undertake in the next 12-18 months, starting in February 2023. Our work identifying issues continues, and there may be other concerns that need to be addressed as well.

The Library has a multi-pronged plan to raise these needed funds. To date, we have commitments totaling \$45,500. We have also identified five other grant opportunities that we will be pursuing in 2023. We also now qualify for a 30% rebate of solar installation costs. In addition, we will be conducting a public capital campaign later this winter.

If you have any questions, please contact the Library at 627-4541 or cascolibrary@gmail.com.

Project	Amount
1. Replace attic Insulation and ceilings in oldest rooms	\$ 42,000.00
Remove and demo old ceilings and insulation	
Air seal all attic penetrations	
Install new ceilings and 18" of blown in insulation (R60)	
2. Repair Front Entry Vestibule	\$ 6,000.00
Mold remediation	
Repair water leak at roofline	
Insulate, sheetrock, trim & paint	
3. Restore Exterior Masonry & Resolve all Water/Moisture Issues	\$ 6,000.00
Properly flash roof as necessary	
Replace and repair damaged bricks	
Apply waterproofing sealer to bricks	
4. Repair Book Sale Room	\$ 51,440.00
Remove old flooring and interior partitions	
Remove rotted floor joists and carrying beam	
Perform mold remediation to all surfaces & crawl space	
Install new floor joists and carrying beam	
Perform moisture mitigation in crawl space	
Install subflooring and finish the room	
Install removable access panel in floor to crawl space	
5. Correct Basement drainage below Director's office	\$ 10,000.00
Fix water leakage in basement	
Redirect water to sump pump	
Mitigate exterior water infiltration	
6. Remediate Crawl spaces under 3 older rooms	\$ 25,759.00
Perform mold remediation in crawl spaces	
Perform moisture mitigation as needed	
Replace/repair main beam under far room	
Create crawl space access through each floor	
7. Provide Generator backup	\$ 15,500.00
Perform all necessary electrical work	
Install generator and install and fill propane tanks	
8. Install Outdoor spigot	\$ 750.00
9. Install ADA-compliant automatic doors	\$ 10,000.00
10. Provide for additional storage space	\$ 5,000.00
11. Install Rooftop Solar	\$ 74,000.00
	TOTAL \$246,449.00