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Cultural Building Task Force Findings and Recommendations

Maine Department of the Secretary of State

Matthew Dunlap

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Cultural Building Task Force Findings and Recommendations

*Prepared for the 123rd Maine Legislature
Pursuant to Resolve 2005, Chapter 168*

January 15, 2007



*Prepared by the Department of the Secretary of State
Secretary of State Matthew Dunlap*

FINDINGS AND RECOMMENDATIONS

In March of 2006, the 122nd Maine Legislature approved L.D. 2082, calling for a study of the needs for Maine's Cultural Building.

The reasoning behind the initiative was direct:

“...The Maine State Cultural Building is experiencing a severe shortage of archive space and physical building damage that could lead to the loss of cultural artifacts, books and archived records...and in the judgment of the Legislature, these facts create an emergency...and require the following legislation as immediately necessary for the preservation of the public peace, health and safety....”

The Legislature charged the Secretary of State to lead a Task Force “to develop a plan for the Maine State Cultural Building.”

As part of its duties, the Task Force was instructed to examine and make recommendations regarding:

1. Space limitations, mechanical problems, energy inefficiencies and physical deterioration;
2. The possibility of constructing a new building;
3. Obtaining federal sources of funds to be used for upgrading and expanding cultural facilities in Augusta;
4. Obtaining private sources of funds to be used for upgrading and expanding cultural facilities in Augusta; and,
5. Ways for the State to work with universities to develop cooperative agreements to meet the cultural needs of the State.

The Legislature also required that any Task Force “recommendations for building and grounds improvements must be consistent with the Capitol Planning Commission master plan and rules.”

Responding to the legislative charge, the Task Force concluded that federal funds are not available to meet this purpose (Item 3), and that any private funding would be extremely limited (Item 4).

Additionally, the Task Force believes that the State and its universities currently collaborate on meeting Maine's cultural needs (Item 5).

The recommendations that follow address Items 1 and 2.

HISTORY

The 103rd Maine Legislature gave birth to the Cultural Building in asking voters to approve a \$4.3 million bond issue to construct a single building to house three agencies, the State Archives, State Museum, and State Library. Following bond issue approval, the State availed itself to an additional \$500,000 in federal funding to defray construction costs.

The rationale behind uniting the agencies centered on the shared but distinct missions of protecting and presenting the history and heritage of Maine through its public documents, artifacts, records and books. Until that time, no comprehensive State Museum existed, and the archive function was scattered about southern Kennebec County.

ITEM ONE

Opened in 1971, the Cultural Building was soon forced to seek alternative storage space because the existing building was already too small to accommodate the collection demand. Off site storage continues for all three resident agencies.

Inadequate space is one part of the problem. Additionally, the Building's construction occurred before energy and environmental sensitivities arose. As a result, the Building is a year-round energy drain because it lacks insulation. Moreover, it remains an environmental challenge to all collections because no vapor barrier/lock exists to mitigate the effects of climate change.

Furthermore, since its construction, the Cultural Building has undergone numerous and extensive repairs and replacements, such as asbestos abatement, that have required agency closures. Within the last six years, the Bureau of General Services completed more than \$2.2 million in repair/replacement projects. More projects are pending, but none that address the need for building insulation or the introduction of a vapor lock.

Two architectural assessments within the past five years estimate that merely bringing the Building up to construction code will cost in excess of \$35 million.

Of equal import, the resident agencies are constrained, by insufficient or inadequate space, from meeting their service expectations to the State and the public.

ITEM TWO

Accordingly, the Task Force developed a list of alternatives regarding how best to meet its charge.

- Option 1: Do nothing
- Option 2: Renovate the Cultural Building
- Option 3: Renovate and expand the Cultural Building
- Option 4: Raze the Cultural Building; construct anew on site
- Option 5: Construct new on extended Capitol Campus
- Option 6: Construct new on existing Capitol Campus

The Task Force also briefly discussed dividing the current resident agencies. This idea was rejected because it departs from the original intent of the Legislature, is contrary to the agencies' wishes, and would further inconvenience the public.

As implied in the enabling legislation, the two-fold difficulties of the Cultural Building – space and condition – are formidable in any structure, but are even more so when the missions of the building residents are vital and, in many respects, priceless.

Against the backdrop of evident needs, the Task Force unanimously rejected Option 1, to do nothing about the Building.

Similarly, the Task Force rejected Option 2, to renovate the building, because it would not answer the need for additional space.

Upon examining the expense and inconvenience associated with razing the Building and constructing a new facility on the same site, the Task Force rejected Option 4.

In rejecting Options 1, 2, and 4, the Task Force expresses its full agreement that the State consider new construction, either by renovating and expanding the current Building, or by constructing a new facility. This conclusion, however, warrants further analysis before committing to one or the other option.

Of the two remaining options, the Task Force split. Some members prefer Option 3, Renovation and Expansion. The Task Force recommends a more thorough and comprehensive consideration of this option than was incorporated in the 2001 Harriman Report. Parking and access will be critical issues, and Option 3, like Option 6, will need to be phased in to conserve resources, especially involving the "swing space" issues of moving and temporary storage costs. All of the

explored options are expensive, but Option 3 is the less costly of the two preferred options.

Option 6 also received significant support. Execution of Option 6 would be best carried out by freeing up Campus space by relocating the Department of Transportation Fleet Services Center away from Capitol Street, possibly relocating the Maine State Retirement System, and constructing terraced parking adjacent to Capitol Street for some 750+ vehicles. This option presents the opportunity for establishing a Maine government visitor's center and constructing a new Cultural Center (Library, Museum, Archives, Film and Arts) in Parking Lot F, west of the Cross State Office Building. Both of these steps could be done in phases. The current Cultural Building could then be renovated and re-used, with some possibilities identified in this report.

Phase I of Option 6, relocating Fleet Services, can be carried out regardless of the selection of any option, and would benefit the public and the Campus. The following recommendations are presented to inform the continuance of this process:

RECOMMENDATION ONE

The Task Force recommends that a comprehensive consideration be funded and conducted and that a design study to renovate and expand or to replace the Cultural Building be developed for Legislative and Executive review.

Maine's investment in a state-of-the-art Cultural Building would be timely in view of findings in the 2006 *Brookings Report*. The Report refers to Maine's quality-of-place as the state's most significant asset.

The State's cultural agencies attempt to teach, lead and model the preservation and cultural advancement initiatives that embody Maine's quality-of-place. Limitations of the current Building, however, make many important services and activities nearly impossible.

With consensus support to renovate and expand the existing Building or to build a new facility, the Task Force approaches the 123rd Legislature with a related series of recommendations.

Assessing the plight of the Building, the Task Force discovered that the internal challenges of space and conditions were accompanied by another service need, a need that affects the entire Campus. The lack of convenient parking makes

access to the Cultural Building difficult. Any remedy of the needs of the Building requires addressing the issue of Campus parking and access.

The Task Force located a potential resource that could alleviate the parking/access challenge. Specifically, the Department of Transportation Fleet Services operation adjacent to Capitol Street occupies more than 12 acres of land that could be used to relieve campus congestion.

The Department has long desired to find a site more suitable for fleet services, and the State Facilities Master Plan of 2001, adopted by the 120th Maine Legislature, identifies the present use of the acreage to be of low value for the location.

Recognizing that providing additional space for a Cultural Building will consume existing parking space, the Task Force encourages considering the relocation of Fleet Services as a key first step to improving long-term Campus access and utility.

Addressing the Fleet Services area first would ensure that sufficient parking is available during the subsequent phases of any Cultural Building initiative. Furthermore, the Fleet Services site has been judged to be environmentally clean, which would accommodate a rapid and reasonably priced re-use.

RECOMMENDATION TWO

The Task Force recommends that the Maine Department of Transportation's Fleet Services and related activities be removed from the Capitol Campus property adjacent to Capitol and Sewall Streets.

The Task Force concurs with the objectives of the State Facilities Master Plan to establish a pedestrian-exclusive area among Campus buildings. Improving safety on the Campus for employees and the public is a welcome by-product of this proposal.

The existing Cultural Building, while no longer adequate for the resident agencies, remains a Campus asset.

Accordingly, the Task Force broached the subject of possible cost-effective re-uses.

One possibility arose from a review of the 1989 Space Management Consultants' report to the 119th Maine Legislature on Planning and Programming for the new Supreme Judicial Court Building in Augusta.

It resolved that no property then available was suitable for use by Maine's Supreme Judicial Court. Thus Maine remains the only state where the three branches of government are not in a united capital location.

The Judiciary then was seeking an approximately 80,000 square-foot structure to house the Court and related offices.

The Cultural Building (161,000 sq. ft.) meets the spatial and geographic aims identified in the Space Management report.

Maine Supreme Judicial Court Chief Justice Leigh Saufley and Court Administrator Theodore Glessner toured the Cultural Building and deemed it suitable for renovation as a home for the Supreme Judicial Court and the Administrative Offices of the Court – with the likelihood of additional space being made available for legislative offices and hearing rooms.

RECOMMENDATION THREE

The Task Force recommends providing planning assistance to the Maine Judiciary to study the feasibility of housing the Maine Supreme Judicial Court and the Administrative Office of the Court on the Capitol Campus.

The Task Force recognizes that its range of recommendations goes beyond what might have been construed as its initial charge from the 122nd Maine Legislature. Rather than regret that expansion, however, the Task Force embraces it as a needed step in arriving at a remedy for the needs of the Cultural Building.

Respectfully submitted,

Matthew Dunlap
Secretary of State

CULTURAL BUILDING TASK FORCE PARTICIPANTS

Matthew Dunlap	Secretary of State, Task Force Chair
Edward Allen	Maine Archives and Museums
William Dowling / William Bridgeo	City of Augusta
Barbara McDade	Maine Library Association
Donald Nicoll	Capitol Planning Commission
Earle Shettleworth	Maine Historic Preservation Commission
Janet Waldron (alternate Elaine Clark)	University of Maine System
Rebecca Wyke (alternate Chip Gavin)	Bureau of General Services, DAFS
Elizabeth Mitchell	State Senator
Bradley Moulton	State Representative
David Boulter	Exec. Director Legislative Council
John Buck	Former Legislator
Richard Berry	Former Legislator
Charles Cawley	Former Member, Maine State Library Commission
David Cheever	Maine State Library Planning & Research
James Henderson	State Archivist, Maine State Archives
Phillip Isaacson	Maine Arts Commission / Architectural Historian
P. James Dowe (alternate Gil Maxwell)	Maine Public Broadcasting Network
J. Gary Nichols	State Librarian, Maine State Library
Joseph R. Phillips	Director, Maine State Museum
Lynn Randall	State Law Librarian, Legislative Law Library
John Rohman	Chairman, Maine Arts Commission / WBRC
Alden Wilson	Director, Maine Arts Commission
Neil Rolde	Historian, Former Legislator

Addendum

Maine Military Historical Museum
Letter of Interest

Maine State Museum Commission
Correspondence

Maine Department of Transportation
Letter of Interest

Maine Film Commission
Letter of Interest

Maine State Museum Cost of Moving Educational Exhibits

Subcommittee on Use and Occupancy Recommendations

Bureau of General Services, Department of Administrative and Financial Services
Memo of Various Building Improvements completed since 2000

Remarks at Ground Breaking Ceremony of Cultural Building July 16, 1968
By Ernest Marriner

Maine State Museum
Graph of Yearly Visitation from 1971 to 2006

Site Base Data Plan

Air Photo Plan

Option 2 Renovation Existing Plan

Option 5 Site Concept Plan New Facility Elsewhere on Campus

Option 5 New DOT Site

Option 6 Site Concept Plan Satellite Parking, Building on Sewall Lot F

Option 6 New Sewall Lot F



August 24, 2006

Dear Committee Chair and members:

I was recently contacted by MR David Cheever from your committee, concerning the potential involvement of the Maine Military Historical Society participation in the proposed State of Maine Cultural Center. As President of the Society, I am pleased to report that the Board of Directors has authorized me to act on their behalf to further investigate our inclusion in the proposed project.

I will add that our interest is sincere; however, we will have specific criteria that will need to be accommodated in some manner. We need to maintain our access to federal support, grant support, and allow us to maintain our unique identity and mission as the only historical society in Maine, with the sole mission of promoting and preserving Maine's military legacy.

As requested, I have outlined our anticipated space requirements that should assist you in continuing your mission to make this valuable endeavor become reality. Please recognize that these requirements do not take into account any mechanical, electrical, or ventilation space. Also, any consolidation of climate controlled storage, or specific layouts for storage may change these requirements.

The Society has been struggling with our desire to become a more visible member of the cultural resources of Maine and the space requirements have actually been in draft form for some time. We are indeed excited about the possibility of being located at a site where we can benefit from increased public access and in turn, be a resource for all Mainers, especially our youngest citizens.

I have attached a listing of space requirements, and look forward to continuing our dialogue.

Thank you for including the Maine Military Historical Society in your discussions.

Sincerely,

Dwaine E. Drummond
Major, Maine Army National Guard
President, MMHS

ENCLOSURE 1

MAINE MILITARY HISTORICAL MUSEUM

Type Space	Proposed
Administrative Office	150 sf
Custodial Closet	24 sf
Supply Storage	64 sf
Display Area	22,500 sf
Artifact Storage	14,650 sf
Employee Restrooms	64 sf
Theatre/Classroom(20 seat)	600 sf
TOTALS	38,052 sf

The space identified represents about a 9,000 sf increase over our current facility. Again, some of this would be dependent on the specific design.



JOHN ELIAS BALDACCI
GOVERNOR

MAINE STATE MUSEUM
83 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0083



JOSEPH R. PHILLIPS
MUSEUM DIRECTOR

December 7, 2006

*Museum
Commission*

Margaret Kelley
E. Winthrop, Chairman

Virginia Spiller
York, Vice Chairman

John Dudley
Alexander, Secretary

Members of the Cultural Building Task Force
c/o Matthew Dunlap, Chair
Office of the Secretary of State
Augusta, Maine 04333

Dear Chairman Dunlap and Task Force Members:

Richard Berry
Portland

Robert Doyle
Pittston

Rita Dube
Lewiston

The members of the Maine State Museum Commission greatly appreciate your timely review of the state's cultural facilities and the options for their enhancement. We also appreciate Secretary Dunlap's invitation to weigh in with advice on how to proceed. We have, in turn, evaluated the potential impact of these options on the museum, sought professional advice, and obtained cost estimates.

Peter Fetchko
Bryant Pond

Linda Frinsko
Gorham

The Museum Commission envisions a bright future when families and student groups visiting the museum will annually exceed 120,000 due to expanded galleries, changing exhibits, civilized lunch facilities, auditorium events, and improved parking.

Shirlene Gosline
Gardiner

David McCullough
Gorham

Howard Segal
Bangor

We conclude that the best way to achieve this improved service to Maine people and visitors is to maintain and expand the museum within the existing building, which of necessity, should undergo phased renovations. We support the basic concept of "**Option Three**", the 2001 Harriman plan, believing it to provide the most responsive and responsible way for the museum to meet present and future public needs. We offer this opinion for the following reasons:

Lila Segal
Winthrop

- We recognize that the current building can be made more energy efficient when the stone façade and other features are replaced with modern materials.

Renny Stackpole
Thomaston

- When compared to new building options, phased renovation of the current building eliminates the substantial cost of relocating the excellent existing long term exhibits. This cost has been estimated by a professional exhibit design firm at over \$22 million in contracted assistance.

Elsie Viles
Augusta

Victoria Wilson
Brunswick



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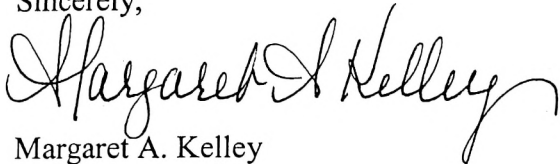
- Option Three will permit the museum galleries to remain open to the public throughout most of the renovation and expansion work. Ongoing access is important to students and teachers who come to learn of Maine's natural and human history every school year. Ongoing access will also continue to support tourism and the lifelong learning of Maine residents.
- Option Three offers a parking possibility for the State Street (east) side of the Cultural Building, indicated but not fully developed in the 2001 Harriman plan. We recommend that an unobtrusive and visually pleasing multi-level parking deck be designed, mostly below ground, as an extension of existing legislative parking.

The great popularity of Maine State Museum exhibits and programs permits us to raise federal, corporate and private funds through the work of our non-profit partner, Friends of the Maine State Museum. These funds are vital to maintaining and improving services to our audiences. The Friends Board has formally notified the Museum Commission of their deep concern over the negative impact if the Task Force determines that the museum should be relocated. The Friends have noted:

- The museum is formally committed to open the *At Home in Maine* exhibit on the fourth floor in 2008. If we are unable to do this, the credibility of the museum as a reliable recipient of private sector and federal funds will be almost completely undermined. We would have to go back to our donors to explain the state of uncertainty and hope they do not insist their funds be returned. These funds currently total \$1 million.
- Future fundraising for *At Home in Maine* and other exhibits would be next to impossible in the atmosphere of uncertainty. *At Home in Maine* alone requires an additional \$1 million in private sector contributions. If we have to explain to prospective donors that we are not sure where or when we could open an exhibit, we will inevitably be advised to come back when we do know.

We believe that the substantial rehabilitation and expansion of the existing Cultural Building is a bold and responsive solution to the current and future needs of the people we serve. We also believe strongly that it is clearly the most appropriate and fiscally responsible option.

Sincerely,



Margaret A. Kelley
Chairman, Maine State Museum Commission



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0016

JOHN ELIAS BALDACCI
GOVERNOR

DAVID A. COLE
COMMISSIONER

August 23, 2006

Mr. Matthew Dunlap -Secretary of State
Nash School
Augusta, ME 04333-0148

RE: Vehicle and Pedestrian Analysis at Capital Street/ Sewall Street Parcel

Dear Secretary of State Dunlap:

The Department will be glad to assist the Task Force in their subject analysis. The Traffic Engineers here have indicated that there is certain information they may need in order to assist in this analysis.

The information needed consists of:

1. The square footage of and types of use to be housed in the new Cultural building. (i.e. size of museum, archives, office, auditorium, etc) As well as expectations of use of each facility.
2. What is the largest design vehicle expected to be (i.e. Large trucks)?
3. The possible location and number of driveways expected to service the new facility.
4. Will the existing facility be razed? Will another entity be constructed on the current site?
5. On the new site, what buildings are expected to be torn down beyond Fleet services? Is the task force looking at the retirement building location as additional land?

As the analysis gets underway, additional questions may need to be addressed. Please understand that changes to the answers of the above questions may alter the traffic study.

Please have a Task Force member contact the Department's Director of Maintenance and Operations, David Bernhardt at 624-3600 or by e-mail at david.bernhardt@maine.gov, once the information has been gathered, and he will assign a traffic engineer to do a preliminary traffic and pedestrian assessment.

I know that relocation of the Department's Fleet Services Facility is in the Facilities Master Plan, but we must be extremely aware of the cost associated with the relocation of Fleet Services, and other Department assets at this location.

Sincerely,

David A. Cole
Commissioner

CC: Gregory Nadeau, Deputy Commissioner, Policy, Planning & Communications
Bruce Van Note, Deputy Commissioner, Operations & Budget
David Bernhardt, Director of M & O
David Cheever, Planning & Research Association



DAC/srl

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NORTHEAST HISTORIC FILM

PO Box 900, 85 Main Street, Bucksport, Maine, 04416-0900

The Hon. Matthew Dunlap
Secretary of State
148 State House Station
Augusta ME 04333

August 16, 2006

Dear Secretary Dunlap,

Northeast Historic Film, located in Bucksport, is a tax-exempt nonprofit organization founded in 1986. We have a large and growing collection of moving-image materials relating to the history and culture of Maine and northern New England.

We have been proud to work with the Maine State Archives, Maine State Library, Maine State Museum and the Maine Public Broadcasting Network in presenting and preserving film and video collections. Because our mission relates to Maine's cultural life, and we cherish our relationships with Maine's cultural agencies, Northeast Historic Film would like to express our interest in the process of planning an expanded or new Maine cultural building.

We believe that elements of our collections should be accessible to the public in such a facility, which in turn will lead to additional opportunities to collaborate with the various agencies to further our respective missions.

If there is an auditorium we would like to make recommendations about accommodating film, video, and Web based programming. If there is an exhibition area we would be interested in our work being seen there.

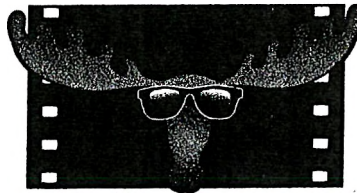
As your Task Force considers the needs of Maine's cultural agencies, we hope that you will agree that Northeast Historic Film has a role to play and is among the organizations with an interest in the development of the cultural building. We would be delighted to discuss the matter with you and we wish you success.

Sincerely,

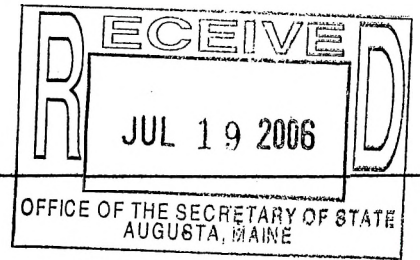
David S. Weiss
Executive Director
Northeast Historic Film

phone 207 469-0924
fax 207 469-7875

E Mail: nhf@oldfilm.org
Web: www.oldfilm.org



Maine Film Commission
www.filminmaine.com



The Maine Film Commission

Debra Lord Cooke
Chairwoman
Belgrade Lakes

Brenda Jepsen
Vice Chairwoman
Stockholm

David Berez
film commissioner
Camden

Lance Cromwell
film commissioner
Falmouth

Sharon Mann
film commissioner
Hope

Donna McNeil
ex-officio film commissioner
Maine Arts Commission

John Noone
film commissioner
Scarborough

Rep. Hannah Pingree
ex-officio film commissioner
North Haven

Christopher Sweet
film commissioner
Maine Public Broadcasting
Network

Randy Visser
film commissioner
Gray

Dana Rae Warren
film commissioner
Searsport

Matthew Dunlap
Maine Secretary of State
148 State House Station
Augusta, ME 04333

Dear Secretary of State Dunlap,

The Maine Film Office and Maine Film Commission are aware that you are currently studying the needs of the Cultural Building with the intent to recommend improvements and remedies for it to the next session of the Legislature.

The building is presently the home of the State Archives, State Museum and State Library. We recognize that those tenants have almost exhausted the space available to them for their collections and staff. We also know that the building needs significant structural repairs, environmental improvements and energy upgrades.

We anticipate that your recommendations will call for increasing the size of the existing building and, perhaps, replacing it.

The Maine Film Office and Maine Film Commission supports the mission to improve or replace the Cultural Building and would be pleased to provide whatever assistance you might deem appropriate. Specifically, we are hoping that a renovated Cultural Building - or its replacement - could welcome us in some capacity as an additional tenant. This would allow us to showcase, for the people of Maine, the work of film, television and New Media productions in our state. Ideally, the new or refurbished Cultural Building would include areas where visitors could easily access and enjoy films and videos created during our state's century-plus history of filmmaking.

Since the inception of the Maine Film Office and Maine Film Commission in 1987, we have seen tremendous growth in the quantity and quality of film efforts in Maine. We are certain that our counterparts in the Cultural Affairs Council concur that film and other media production in Maine is a worthy addition to our cultural landscape and to the future Cultural Building.

Thank you.

Debra Lord Cook
Chairwoman
Maine Film Commission

Lea Girardin
Director
Maine Film Office



JOHN ELIAS BALDACCI
GOVERNOR

MAINE STATE MUSEUM
83 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0083



JOSEPH R. PHILLIPS
MUSEUM DIRECTOR

**MAINE STATE MUSEUM
Memorandum**

September 26, 2006

Matthew Dunlap
Secretary of State and
Chairman, Cultural Building Task Force

Attachment: Krent/Paffett/Carny Inc. letter, Nicholas B. Paffett to Joseph R. Phillips,
Re: Cost of moving educational exhibits, dated September 26, 2006

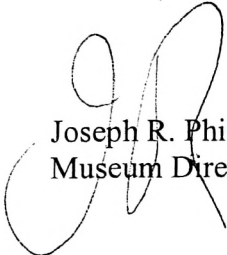
Dear Matt,

Attached is a professionally prepared cost estimate for moving and/or duplicating the Maine State Museum educational exhibits to a new custom built building. In answer to a Task Force request, I delivered my own best estimate to the August 25th meeting but, since I have no special expertise in estimating such large projects, the museum contracted with a highly recommended design firm to provide you an accurate and unbiased professional opinion.

Mr. Paffett felt it was important to compare the cost of keeping the exhibits in place through a building renovation (which he called "Option A"), with the cost of moving to a new building (his "Option B"). The difference between the two options is \$22,800.00.

Now that he has spent six hours studying our existing exhibits with museum staff members who helped build many of them, we can pose additional questions to Mr. Paffett if you should wish.

Sincerely,


Joseph R. Phillips
Museum Director



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Krent/Paffett/Carney Inc.

September 26, 2006

Joseph R. Philips
Museum Director
Maine State Museum
83 State House Station
Augusta, Maine 04333-0083

Dear Mr. Phillips:

You have requested I provide a preliminary assessment of possible costs for changes under discussion for the Maine State Museum exhibition program. The two options you have asked me to take into consideration are: a) remain at the museum's current location, or, b) move to a new location. Relative to this purpose I have toured the museum exhibitions with you and MSM staff and have briefly reviewed alternative plans currently being proposed. Following are my observations directly or indirectly related to "cost" for your institution.

Economic Cost

Using current museum industry square foot cost standards for high-quality exhibition development (research, planning, design, fabrication, transportation and installation) I believe the "replacement value" of the existing MSM exhibits ranges between \$250 sf (for simple displays of artifacts) to \$400 - \$600 sf (for careful reproductions or period rooms) to \$700 sf - \$900 sf (for natural science dioramas. I will use therefore a median value of \$675 sf for creating comparable quality new exhibits. For relocation of existing exhibits I will use a similar cost value plus \$125 sf for the added cost of careful disassembly by skilled craftspeople, or a total cost value of \$800 sf for relocated exhibits. I have not included a storage cost, which should also be taken into consideration. For sake of example I am assuming a net museum exhibition area of 38,000 sf for Option A and Option B.

Option A: \$6,412,500 (assume retain 3/4 existing exhibits, replace 1/4 existing exhibits: 9,500 sf @ \$675)

Option B: \$29,212,500 (assume move, reinstall 3/4 existing exhibits: 28,500 sf @ \$800 = \$22,800,000 plus replace 1/4 existing exhibits: 9,500 sf @ \$675 = \$6,412,500)

Non-economic Cost/Benefits

I believe there to be non-economic costs or benefits depending on the option chosen. I have not put a value on these but recommend they be given consideration while evaluating the options. Some of the cost/benefits that come to mind are:

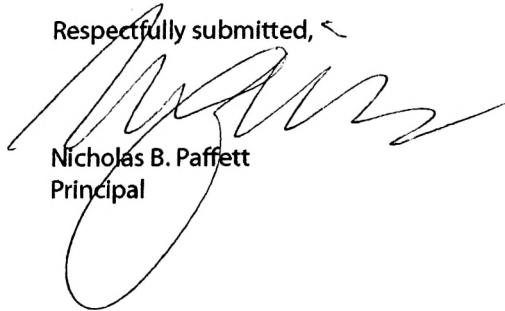
- "The Museum Is Open": It is extremely important to maintain MSM's established identity and "brand" for both repeat and new visitors. It is especially important in MSM's fulfillment of its educational mission to its constituents. Because a critical mass of existing exhibits could remain open during an on-site renovation-improvement, this is a distinct advantage for Option A.



- "Preserving a Maine Icon": In its relatively brief recent history (since the 1970's) I believe that MSM has developed a number of institutional icons. Examples of these are MSM's exceptional "Made in Maine" exhibit and its natural history dioramas. There is a distinct benefit derived by carefully preserving, and not disturbing such cultural icons. Advantage Option A.
- "The Story behind the Story": Related to the development of its icons are the unique stories MSM has to tell about the creativity, hard work, excellence of craft and just plain "Yankee ingenuity" and of its staff. I believe much of this might be lost in a relocation effort. Advantage Option A.
- "Common Sense and Thrift": I believe there will be a perceived sense of "common sense and thrift" associated with a project that makes carefully considered and intelligent re-use of an existing cultural and educational resource. I believe this to be true in New England in general and especially true in Maine. Advantage Option A.

I hope this will be helpful to the current study. If given more time I would be happy to develop and refine these most preliminary observations.

Respectfully submitted,



Nicholas B. Paffett
Principal

**CULTURAL BUILDING TASK FORCE
REPORT OF THE SUBCOMMITTEE ON USE AND OCCUPANCY**

The Use & Occupancy Subcommittee convened by conference call at 3PM on Wednesday, August 23. The subcommittee considered possible resident agencies and uses; and established a core consensus on where it should focus its future planning efforts.

The subcommittee recommends to the full Task Force that:

- Cultural Building planning should focus on housing the major agencies with attendant facilities that are currently lacking – such as a large auditorium, meeting rooms, a café/restaurant, a gift shop/book store, shared gallery/exhibit areas, and parking – as well as a welcome/visiting center;
- that the facility should not exclude other agencies; and
- that any expansion or relocation of the facility should really consider foot traffic.

The subcommittee will follow the objectives noted above as it seeks to bring further specificity to the Cultural Building use and occupancy recommendations/requirements.

POSSIBLE RESIDENT AGENCY/ENTITY	DESIRED SPACE IN FACILITY	CURRENT SPACE OCCUPANCY	FULL/ PARTIAL OCCUPANT
State Archives			
State Library			
State Museum			
Arts Commission			
Historic Preservation Commission			
Maine Humanities Council			
Maine Historical Society			
Film Commission			
Legislative Law Library			
Maine Tourism Association			
Maine Film Office (?)			
Maine Public Broadcasting Network (would private broadcasters have interest?)			
Military History Museum			
POSSIBLE FUNCTIONS			
Visitor Center (for Capitol Complex)			
Tourism Center (Statewide)			
Large Auditorium			
Meeting Rooms			
Café/Restaurant			
Gift Shop/Book Store			
Common/Shared Gallery/Exhibit Areas			
Parking			

Mr. Secretary –

Thanks for the draft of the Cultural building task force document. A monumental undertaking! It continues to be a pleasure to be involved.

I reviewed the draft, as you had requested of us, and offer these observations for consideration:

1. The draft report overstates the current situation regarding the safety and soundness of the building. The Cultural Building is not known to pose any imminent threat to visitors or employees. While the resident agencies may correctly believe the building does not meet their program or business needs, this is not at all the same thing as the building being unsound or unsafe, which it is not known to be.
2. Based on the information presented to the Task Force to date, the strongest case for a new facility seems to be the compelling unmet program needs of the resident agencies. I am not sure the compelling business case is as clearly explained in the draft report or has been as clearly explained to the Task Force as it will need to be in order to carry the day. (For example: How many museum visitors are turned away? How many more books could be loaned in a bigger space? How many artifacts can't be on display? What research request or agency need is going unmet at the Archives? In short, what are the data that illustrate the mission failures attributable to the existing space or that show how the agencies would excel and better benefit the people of Maine in a new space?) This case needs to be compelling enough to show why this project should be undertaken, why now, and why it merits being prioritized over the many other needs which the state is confronting, not just for the Task Force, but for the wider audience.
3. More than \$2 million has been invested in improvements at the Cultural Building since the year 2000. Additional maintenance and improvement projects are pending. A partial list of recent projects is attached. More projects were done prior to that time, such as a 1995 a roof repair that was done based on the same 1994 building assessment cited in the Harriman report of 2001. While a comprehensive renovation or expansion of the building has been fiscally unattainable in the years since the Harriman report, the building has not been neglected and its needs have not been ignored, as the current draft report might lead some readers to believe.
4. The current draft report implies that any action short of a total renovation of the building (if not an expansion or entirely new building) is the equivalent of doing nothing, the so-called "Do Nothing" option. I do not agree. There are options that could be considered which are short of total renovation, expansion or relocation. Based on the information that has been provided to the task force, it is not clear the building couldn't continue to sustain the resident agencies, particularly if maintenance and substantive but modest improvements continue to be made, and if cost-effective off-site space could be utilized to ease any on-site space crunch.
5. Many statements in the draft report are made in the name of the entire Task Force (i.e. ".....the Task Force rejects Option 1 as irresponsible and potentially ruinous.....the Task Force likewise rejects that option....." etc.). This indicates a unanimity or strong consensus of opinion among the Task Force members that may or may not exist. Maybe the Task Force should discuss how lack of unanimity or strong consensus – if it is not achieved – will be handled in the report?

I'm glad to be involved and remain committed to working toward a document that everyone can support, even if I'm not sure at this point what such a document would contain! I'll see you on Friday and would be glad to discuss this with you in the meantime if that would be helpful.

Regards,

- Chip

M.F. Chip Gavin
Director, Bureau of General Services
Department of Administrative and Financial Services
77 State House Station
Augusta, ME 04333-0077
Tel: 207-624-7360

**Various Cultural Building Improvements
completed since 2000**

Project	Year of Completion	Approximate Project cost
1 Maine State Museum 4 th floor renovation	2000	\$189,600
2 Master plan study	2001	\$208,600
3 CCC Memorial statue concrete foundation	2001	\$3,800
4 Archives asbestos abatement	2001	\$104,600
5 Library office asbestos abatement	2001	\$13,400
6 Main Library office asbestos abatement	2001	\$89,800
7 Steam line replacement	2002	\$269,600
8 Replace air filtration/humidification system for <i>12 Thousand Years in Maine</i> exhibit	2002	\$14,600
9 3 rd floor Library asbestos abatement	2002	\$252,000
10 Upgrade freight elevator	2003	\$56,500
11 2 nd floor Library office renovation	2003	\$365,900
12 4 th floor asbestos abatement – roof for <i>Maine Homelife</i> exhibit	2003	\$191,700
13 DCF bathroom repair after abatement	2003	\$103,400
14 AC unit on roof and tel/data improvements	2003	\$29,400
15 Replaced 2,800 square feet of roofing	2004	\$21,600
16 Concrete walk near Samantha Smith statue, Northeast side	2004	\$12,000
17 Upgrade of passenger elevator	2004	\$99,300
18 Electrical for <i>Maine Homelife</i> exhibit in Museum	2005	\$55,000
19 Concrete walk near CCC statue, Northwest side	2005	\$12,000
20 Library flooring	2006	\$65,000
21 Archive high density shelving	2006	\$108,000
22 Repair joints of façade, roof parapets	2006	\$30,600
	total	\$2,296,400

MAINE CULTURAL BUILDING

Remarks at Ground Breaking Ceremony

By

Ernest C. Marriner

July 16, 1968

When the historian Toynbee blasted Maine as a land of woodsmen, watermen and hunters, he did more than belittle our industry and our agriculture; he implied emphatically that Maine lies hopelessly outside the realm of cultured civilization. We were naturally delighted when Kenneth Roberts set Toynbee right in that delightful essay "Don't Say That About Maine." But at the same time we overlooked the much more important question, How did Toynbee get that way? How could he be so ignorant of the real Maine? For Maine is rich in history. The Basque fishermen were drying their cod on Monhegan Island a hundred years before Columbus was born. The first ship had been built in North America at the mouth of the Kennebec thirteen years before the Pilgrims landed on Cape Cod; and when after that first terrible winter at Plymouth the Pilgrims were hailed by an Indian who spoke to them in English, where had that Indian learned his English? He had learned it at the English fishing stations on the Maine coast.

Gradually the leaders in Maine cultural activities came to realize that, if Arnold Toynbee and others were ignorant of the facts of Maine history and of Maine cultural development, we Maine people were largely to blame. Too long we had been hiding our light under a bushel. We at last saw that, if Maine heritage is to be known and understood, it must be made available to the eyes and ears of natives and visitors alike. That is why, in recent years, individuals and organizations have been busy with various projects that have culminated in this cultural building. Many devoted persons have had a part in this accomplishment. Governors, legislators, department heads, officers of many societies, and scores of private citizens have worked tirelessly to make this building a reality. To name any one of them would be unfair to hundreds of others.

Without the ceaseless effort of persons we would not be breaking this ground today. But persons come and go; our State's heritage goes on. Of what does that heritage consist? Among its most important constituents are three: objects, books and records. Most appropriate, therefore, was the decision to include these three elements in the new building:

first, a museum, in which the work of artists, artisans and craftsmen would place on display our geology, our wild life, our historic artifacts, our Indian lore, our agricultural, industrial and maritime history; second, adequate space and facilities for our rapidly growing state library, already spreading its influence into the remotest Maine hamlets; and third, the proper care, preservation and availability of official records of the state and its sub-divisions, in a new section of state government known as the State Archives. Here under one roof the research worker as well as the casual visitor will find the objects, the books and the records that together form the tangible heritage of Maine.

Let me now say a word about the semantic fear some people have of the word culture. During the campaign for this building, we were told that its certain death knell was to call it cultural. Nonsense! The intent of this building is not to put on the airs of an idle aristocracy, to burst in fine feathers of super-sophisticated society. It is rather to promote culture in the best sense of that word. For you will find that one definition has come down to us from Noah Webster's first dictionary. In that epoch-making work Webster defined culture as "the art of developing by education, discipline and training." This building is to be one of our educational institutions, by which Maine will be brought to the attention of ourselves and our visitors, and increase knowledge about our state.

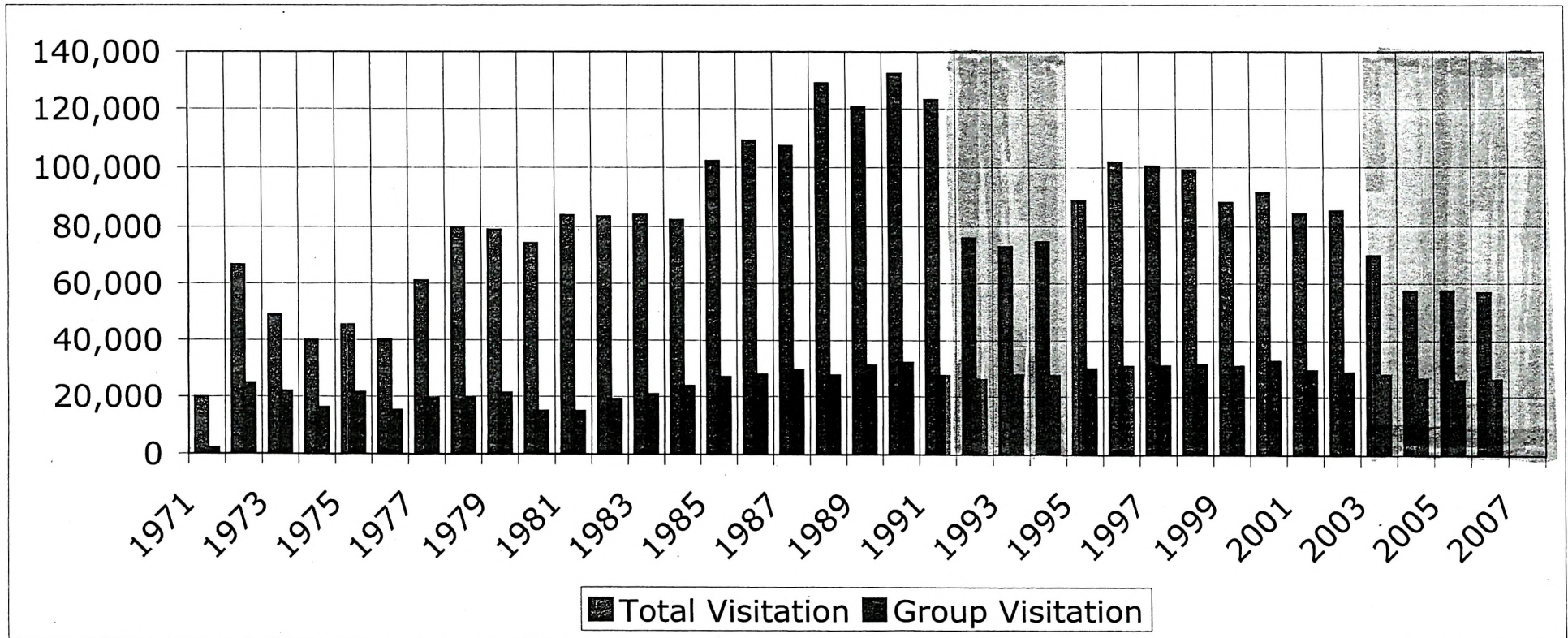
When we celebrate our 150th anniversary of statehood in 1970, this building with its museum, library and archives will be opened. Let us then say to all the world, "Come to Maine, to the land of woodsmen, watermen and hunters, and see in our cultural building why Maine's motto is DIRIGO, "I lead the way."

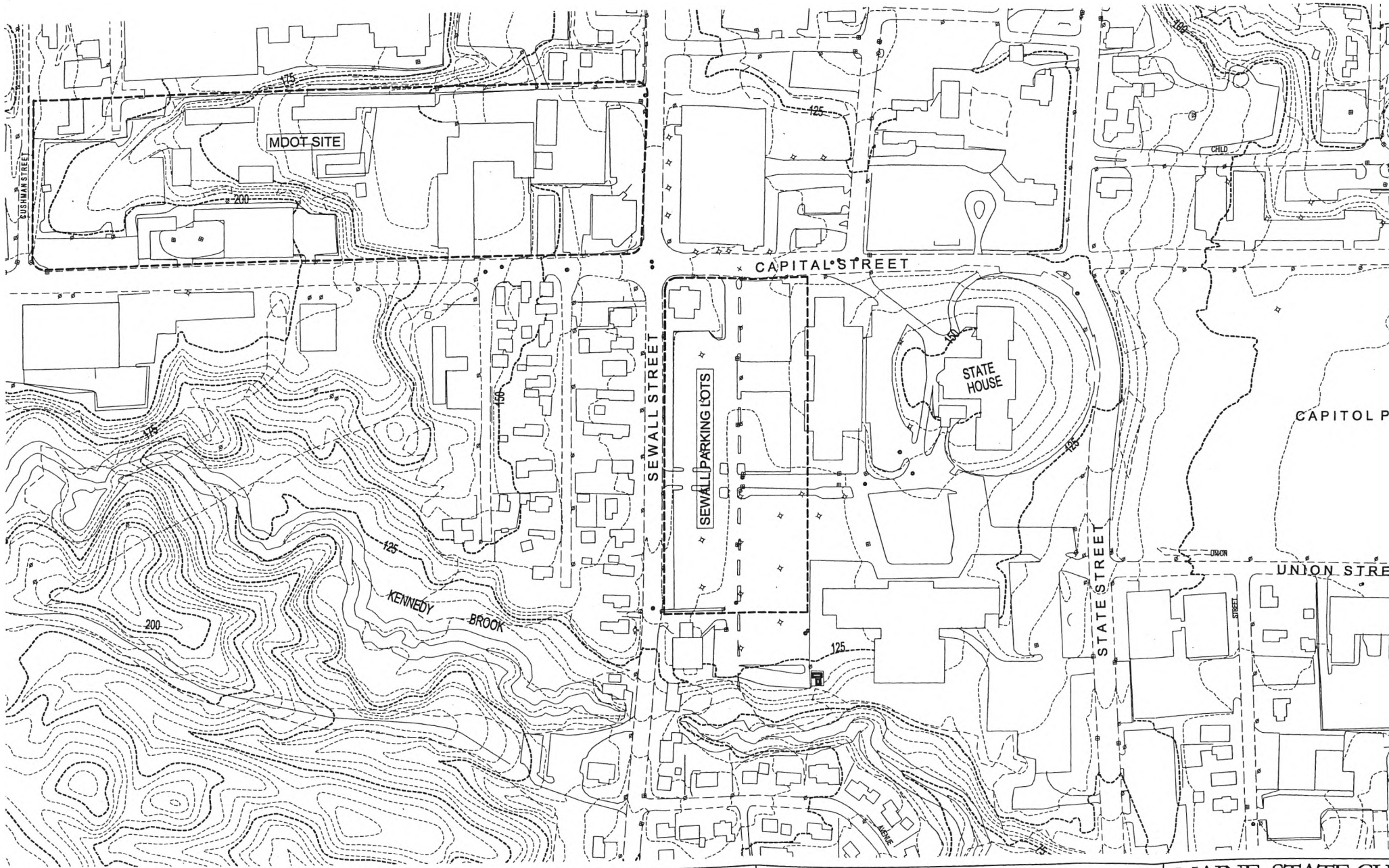
MAINE STATE MUSEUM YEARLY VISITATION

YEAR	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988
Total Visitation	19,401	66,004	48,470	39,424	44,943	39,642	60,466	79,236	78,395	73,558	83,436	82,970	83,566	81,792	101,797	108,818	107,045	128,294
Group Visitation	1709	24,367	21,532	15,726	20,942	14,720	18,890	19,244	20,695	14,336	14,356	18,579	20,307	23,250	26,427	27,368	29,030	27,177

YEAR	1989	1990	1991	Admission charged Jan. 02 through Jun. 05					Admission charged 7/03 through present									
				1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Total Visitation	120,122	131,756	122,457	75,412	72,399	73,996	88,237	101,342	99,875	98,623	87,557	90,837	83,869	84,894	69,184	56,877	56,947	56,359
Group Visitation	30,705	31,712	27,215	25,650	27,387	27,112	29,479	30,486	30,642	31,149	30,474	32,358	28,903	28,161	27,411	25,951	25,315	25,671

RHT 12/14/06





1. AIR PHOTO PROVIDED BY MAINE STATE GIS, TAKEN 2004

2. TOPOGRAPHY, WETLANDS, & PROPERTY LINE BASED ON PUBLICLY AVAILABLE DATA SOURCES & IS INTENDED TO BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY.



GRAPHIC SCALE

PROJECT # 3311.00

DATE: 9.22.06



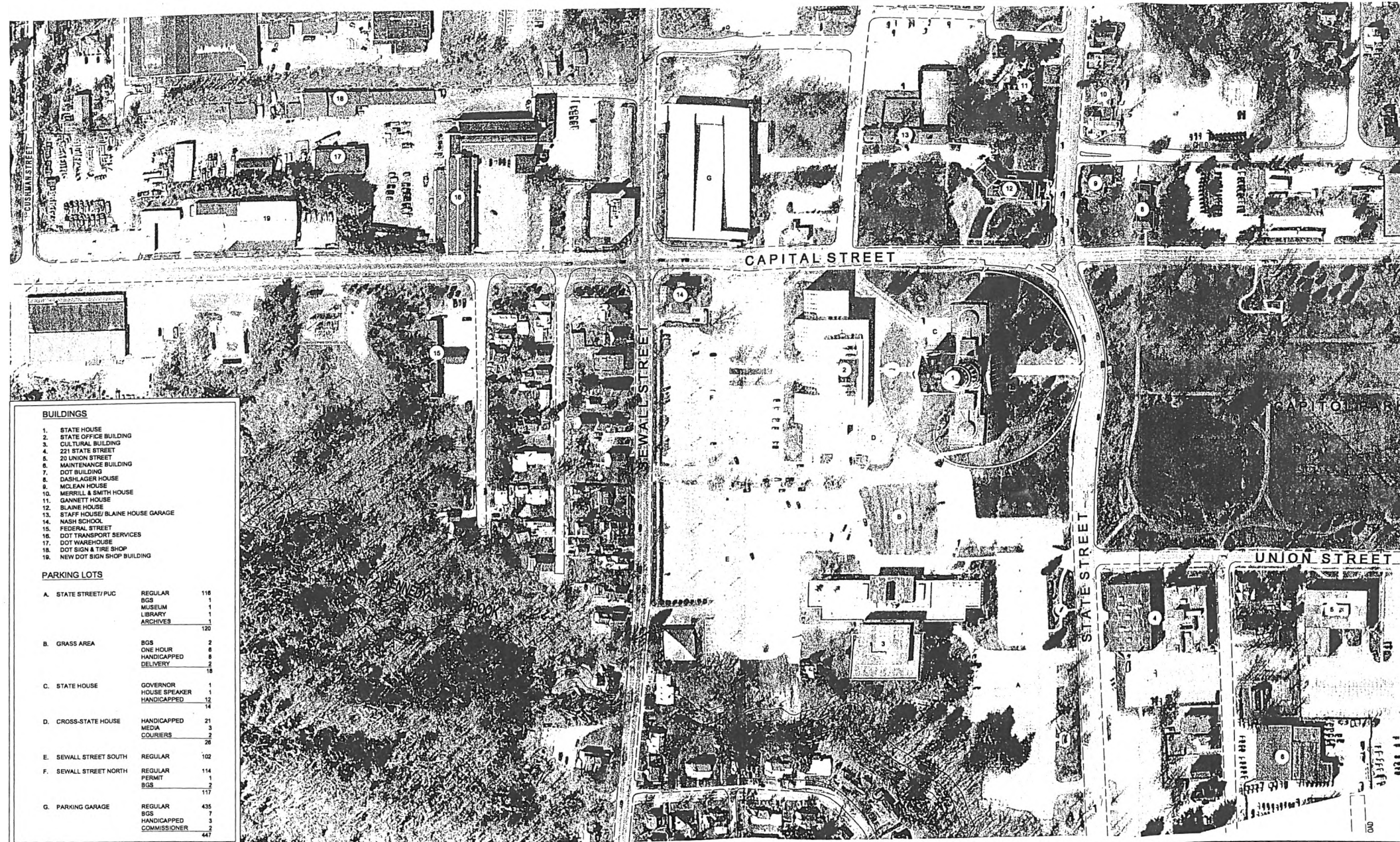
MAG. NORTH

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Bangor, Maine and Sarasota, Florida

MAINE STATE CU
BUILDING
SITE BASE D
SH



BUILDINGS

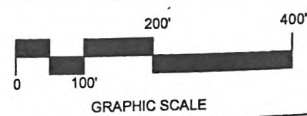
1. STATE HOUSE
2. STATE OFFICE BUILDING
3. CULTURAL BUILDING
4. 221 STATE STREET
5. 20 UNION STREET
6. MAINTENANCE BUILDING
7. DOT BUILDING
8. DASH/LAGER HOUSE
9. MCLAN HOUSE
10. MERRILL & SMITH HOUSE
11. GANNETT HOUSE
12. BLAINE HOUSE
13. STAFF HOUSE/BLAINE HOUSE GARAGE
14. NASH SCHOOL
15. FEDERAL STREET
16. DOT TRANSPORT SERVICES
17. DOT WAREHOUSE
18. DOT SIGN & TIRE SHOP
19. NEW DOT SIGN SHOP BUILDING

PARKING LOTS

A. STATE STREET/ PUC	REGULAR	116
	BGS	1
	MUSEUM	1
	LIBRARY	1
	ARCHIVES	1
		120
B. GRASS AREA	BGS	2
	ONE HOUR	8
	HANDICAPPED	8
	DELIVERY	2
		18
C. STATE HOUSE	GOVERNOR	1
	HOUSE SPEAKER	1
	HANDICAPPED	14
		14
D. CROSS-STATE HOUSE	HANDICAPPED	21
	MEDIA	3
	COURIERS	2
		26
E. SEWALL STREET SOUTH	REGULAR	102
F. SEWALL STREET NORTH	REGULAR	114
	PERMIT	1
	BGS	2
		117
G. PARKING GARAGE	REGULAR	435
	BGS	7
	HANDICAPPED	3
	COMMISSIONER	447

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PROJECT # 3311.00

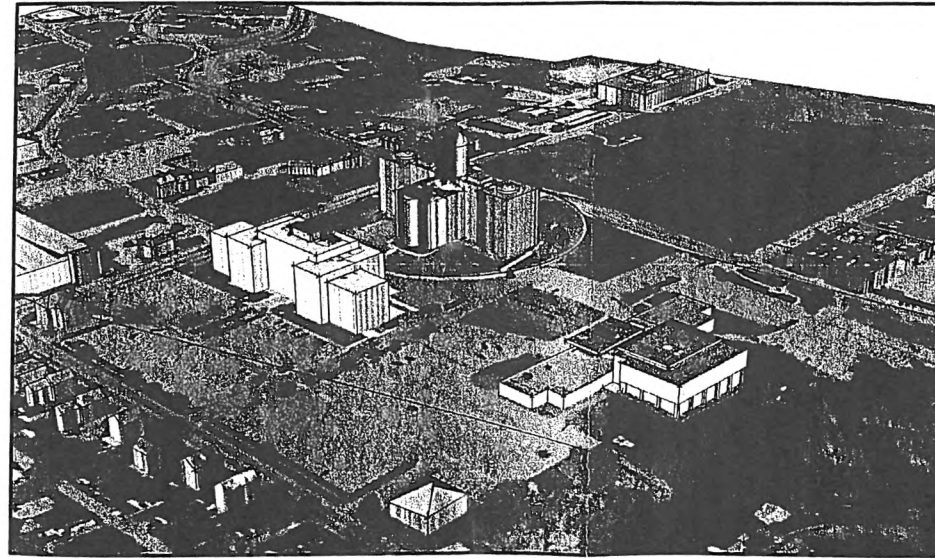
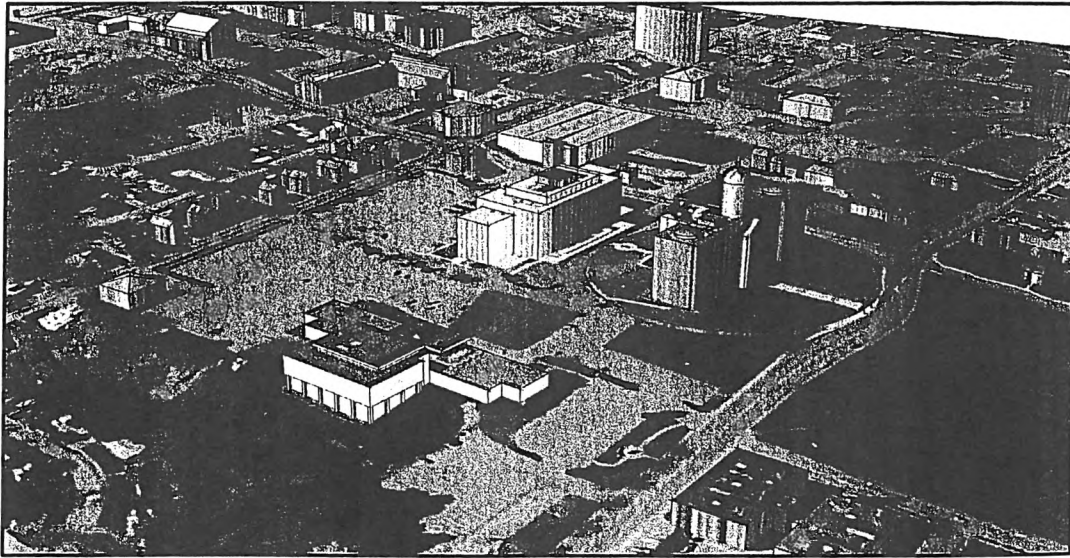
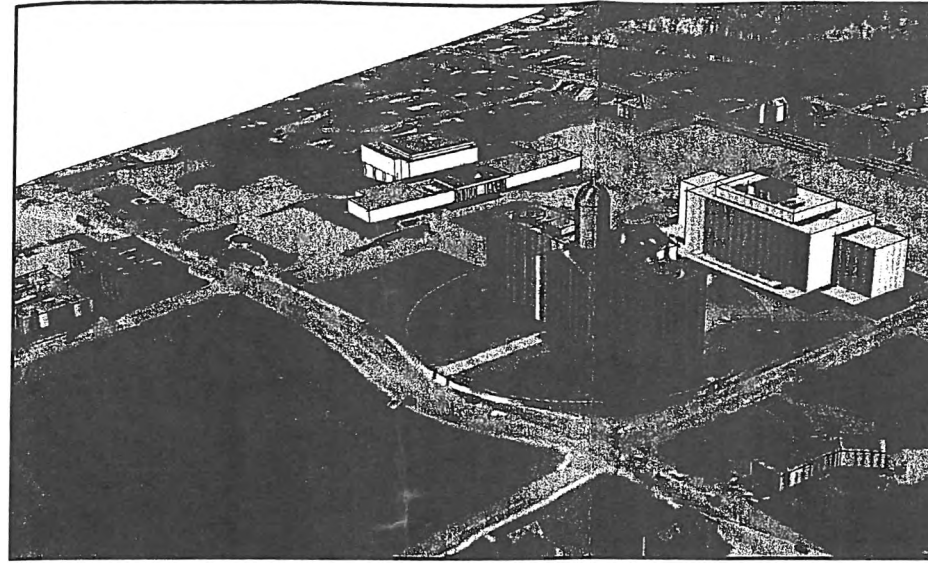
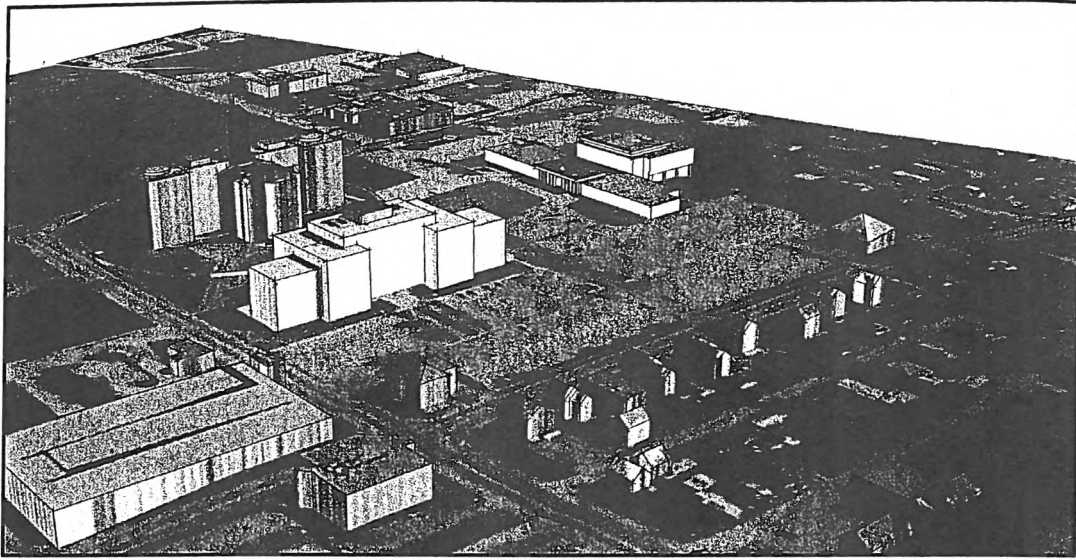
DATE: 9.22.06



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MAINE STATE CULTURAL CENTER
BUILDING STUDY
AIR PHOTO
SHEET



LEGEND

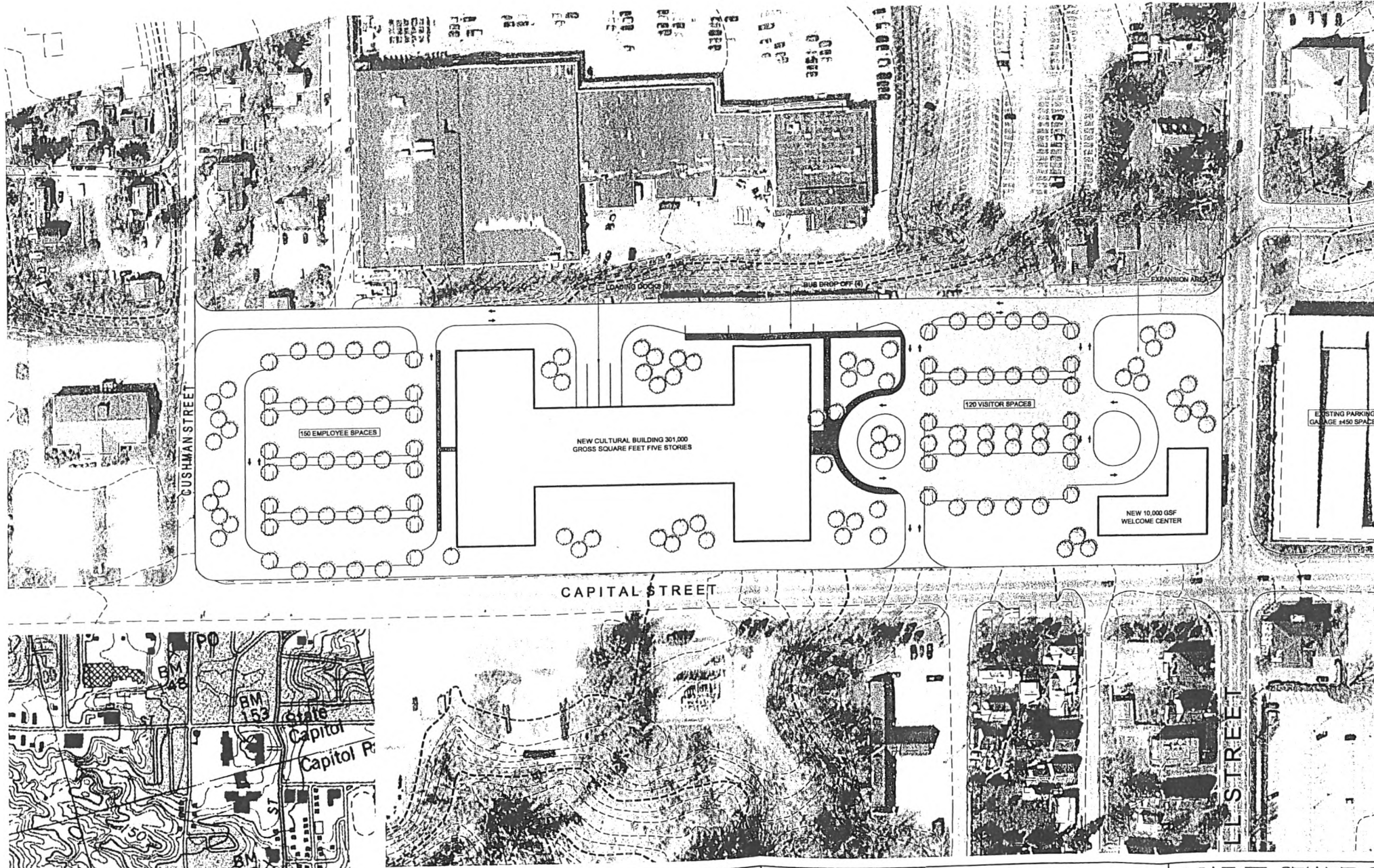
-  LIBRARY
-  MUSEUM
-  SHARED
-  ARCHIVE

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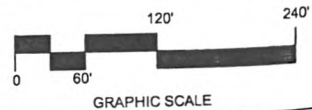
**MAINE CULTURAL CENTER
 BUILDINGS**

OPTION 2 - RENOVATE
 SHEET: OPT2-ORT



1. AIR PHOTO PROVIDED BY MAINE STATE GIS, TAKEN 2004
 2. TOPOGRAPHY, WETLANDS, & PROPERTY LINE BASED ON PUBLICLY AVAILABLE DATA SOURCES & IS INTENDED TO BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY.

PARKING COUNTS:
 NEW SPACES: 270
 EXISTING SPACES REMOVED: 0
 NET GAIN/ LOSS OF PARKING: GAIN 270

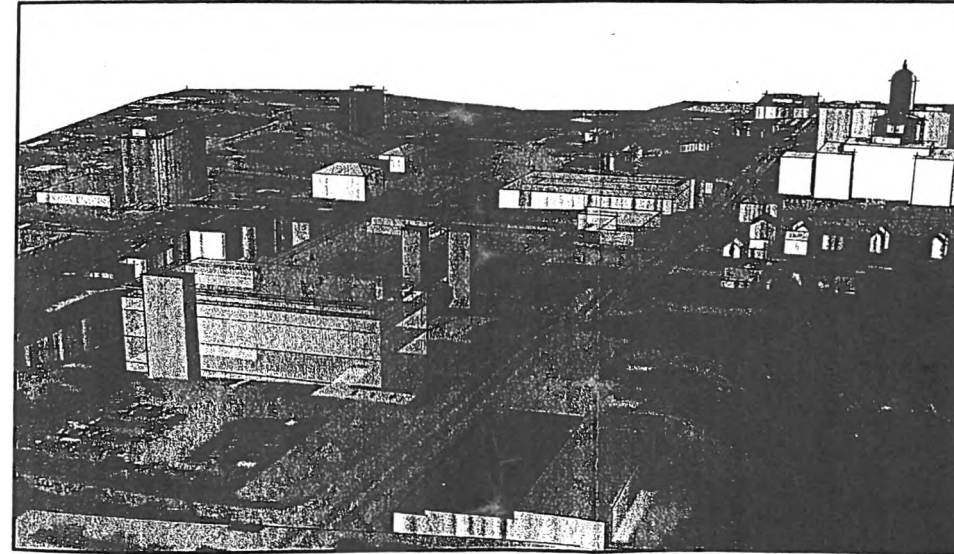
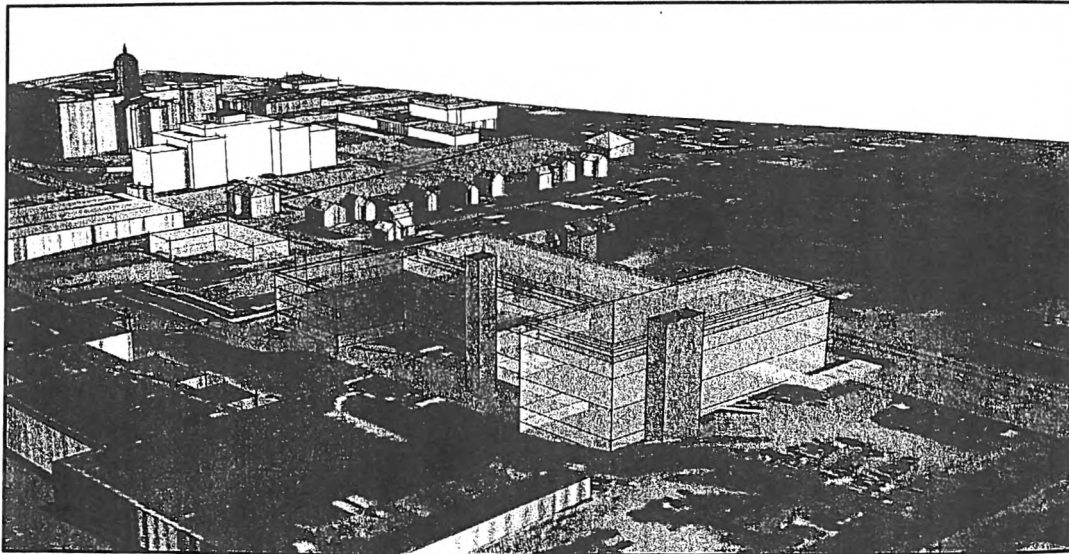
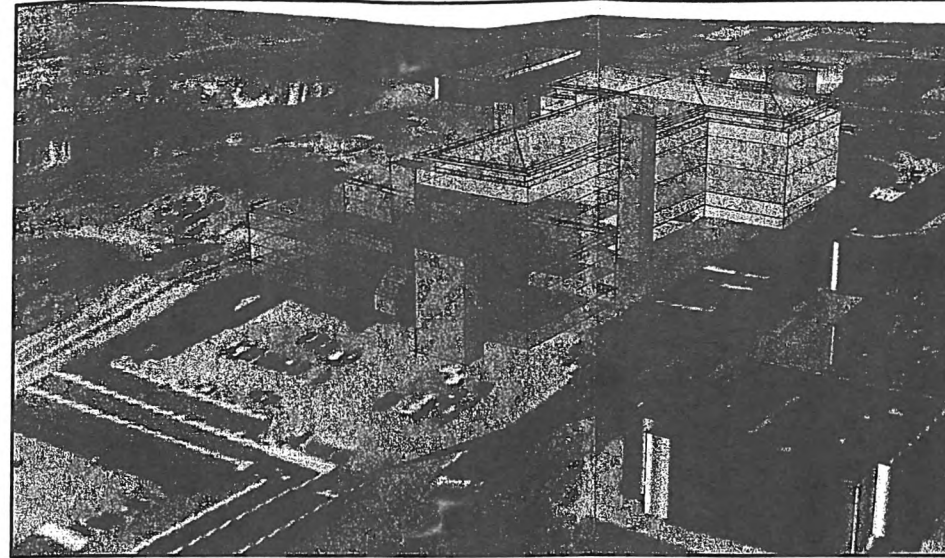
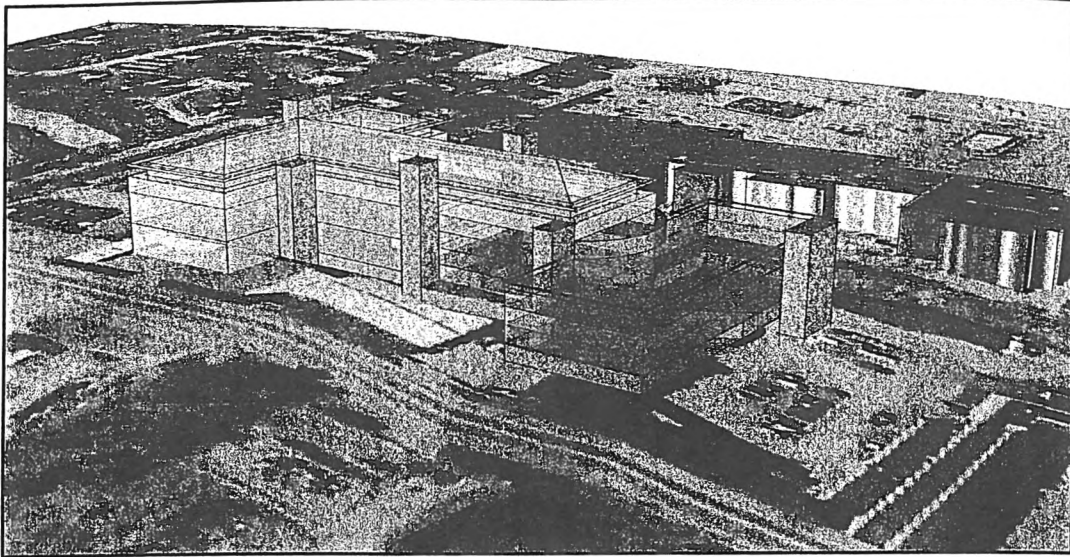


PROJECT # 3311.00 DATE: 9.22.06



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MAINE STATE BUILDING
 SITE CONCEPT PLAN
 NEW FACILITY



LEGEND

- LIBRARY
- MUSEUM
- SHARED
- ARCHIVE

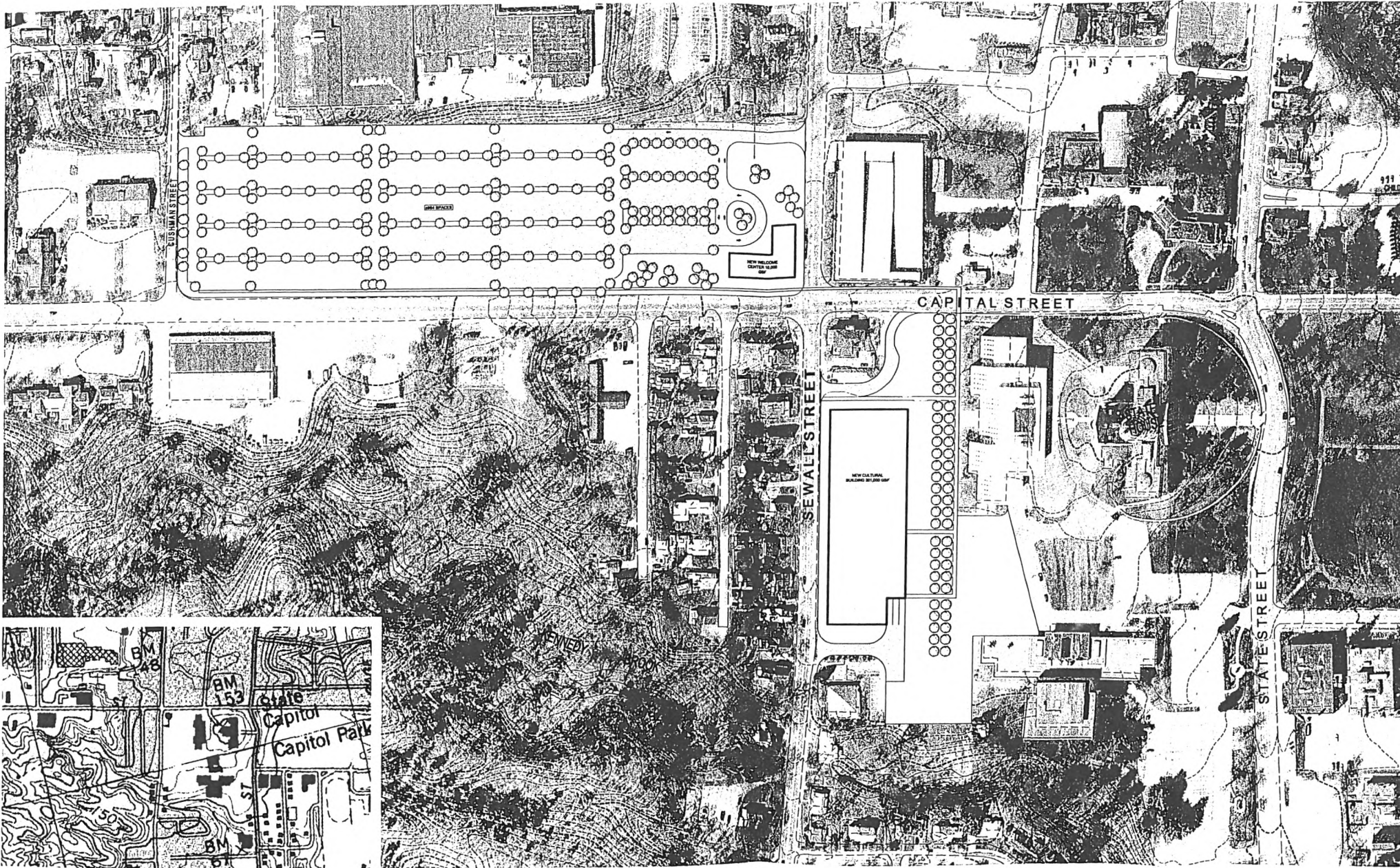
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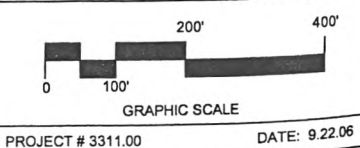
**MAINE CULTURE CENTER
BUILDING STUDY**

OPT 5 - NEW (D)
SHEET: OPT5-ORTH



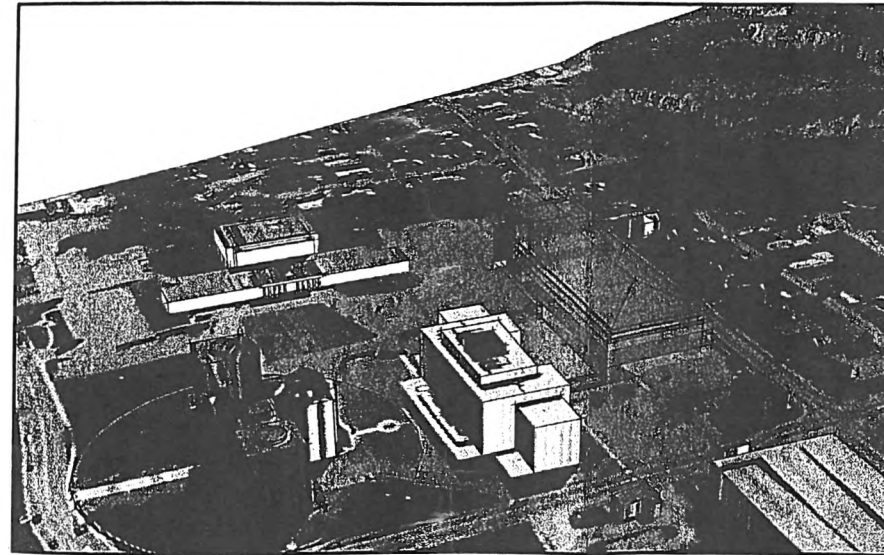
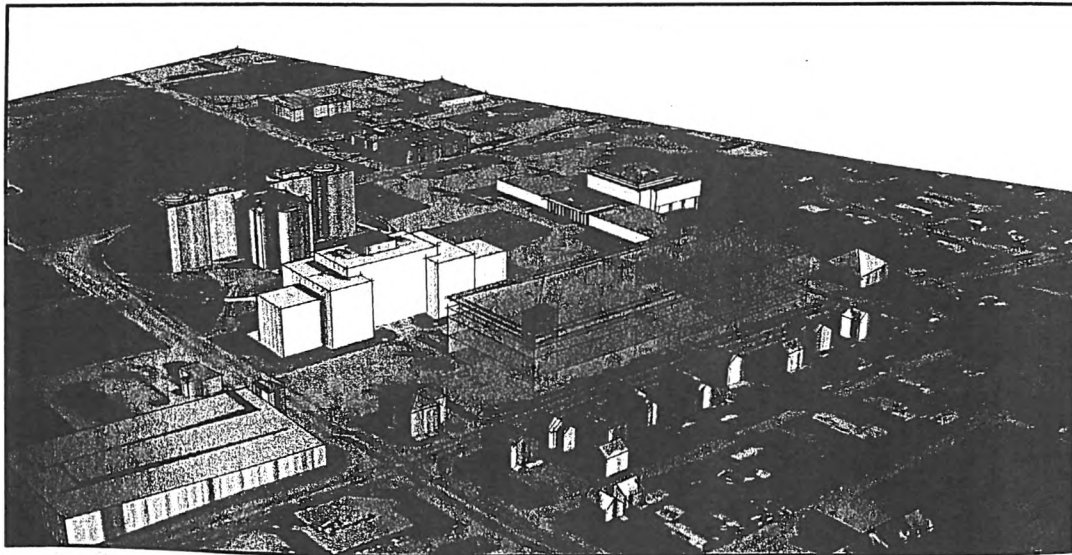
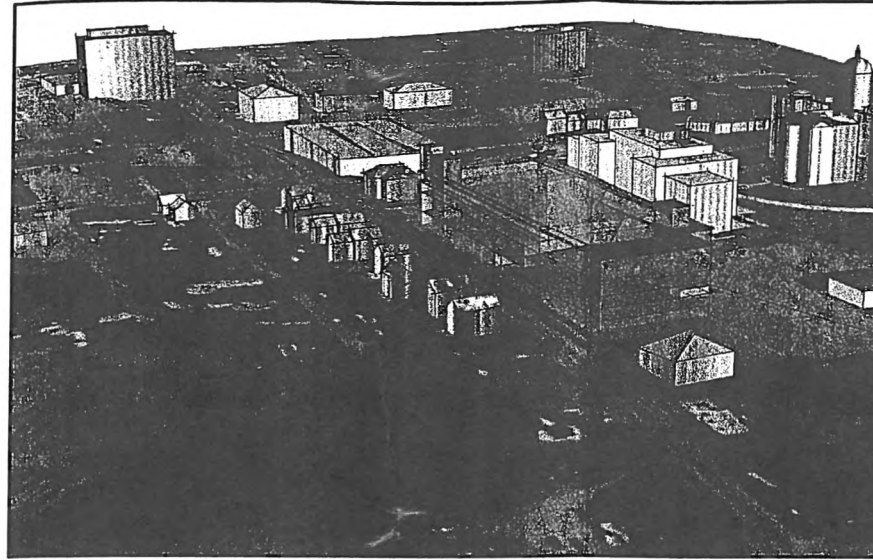
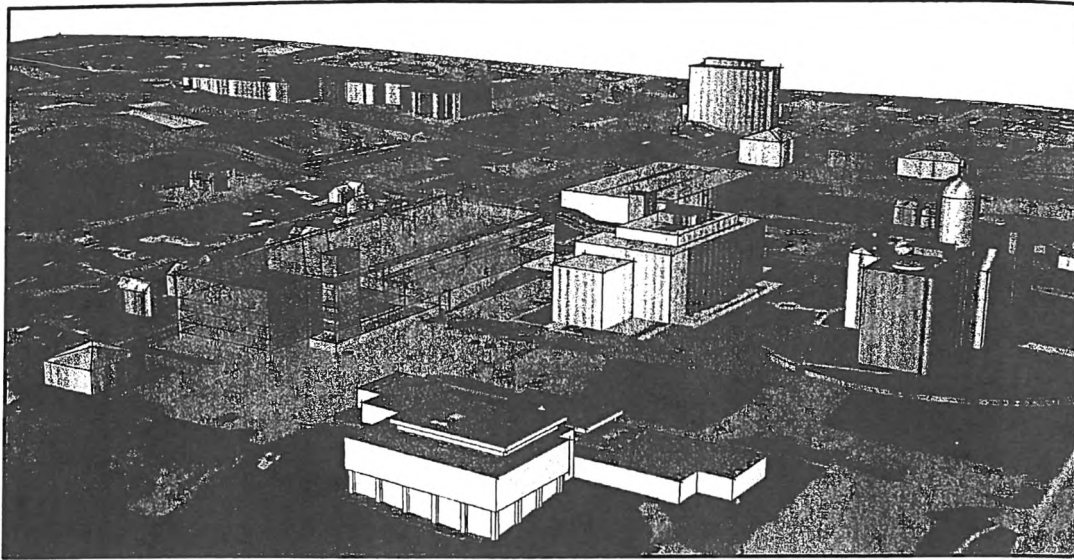
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 2. TOPOGRAPHY, WETLANDS, & PROPERTY LINE BASED ON PUBLICLY AVAILABLE DATA SOURCES & IS INTENDED TO BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY.

PARKING COUNTS:
 NEW SPACES: 964
 EXISTING SPACES REMOVED: ±491*
 NET GAIN/ LOSS OF PARKING: GAIN ±473
 *DOES NOT INCLUDE MDOT LOT REMOVALS



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MAINE STATE CAPITOL BUILDING
 SITE CONCEPT PLAN
 SATELLITE PARKING - BUILDING



LEGEND

	LIBRARY
	MUSEUM
	SHARED
	ARCHIVE

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**MAINE CUR
 BUILDING**
 OPT 6 - NEW
 SHEET: OPT6-0