

Ellsworth Public Library  
Design Meeting 2  
8 October, 2025

Mike Sealander, Sealander Architects  
Robyn Sealander, Sealander Architects  
Rain Perez, EPL  
Ray Williams, EPL  
Sarah Lesko, EPL  
Judy Lyles, EPL  
Kathleen Cravens, EPL  
Colleen Linde, EPL

1. Site survey

Previous design team hesitant to share electronic files, but the survey should be available. Sarah will contact Herrick & Salsbury.

2. Project includes

Sprinkler system upgrade and extension. Yes

One-hour assembly between basement and rest of building: No

New entrance. Yes. This will improve accessibility. Ramp at existing entrance not favored.

East side French drain. Yes, to fix water ponding

North side French drain. No, part of northern addition scheme

Remove vegetation near building. Yes, replace with something else

Spray foam basement. Yes, something should be done to better define basement building envelope

Circulation desk. Yes, this is a new desk

Tisdale first floor structural rehabilitation. Needs to be investigated

Cupola windows. Cupola used to leak, it has not recently. Needs to be investigated

Exterior stairs: They should be enclosed

Add balusters to guardrails. Yes, or replace guards with updated version

Mechanical system. Needs to be investigated, decision made about fuel type. Current boilers still have life in them

Heater in basement storage room. Yes, this room is unheated

Radon testing. Yes. This should be outside the project scope.

Bathroom exhaust fans. Yes.

Lighting. Yes, but the scope is probably larger than currently documented. Chandelier bulbs are difficult to replace

Exterior lights. Yes, but exterior improvements are a wish list item

Exterior guardrails. Yes

Improve sum drainage, repair side walks. Yes

Patios and entrance garden. Yes, on wish list

Replace carpet. Yes

New second floor space in addition and connector. Yes

Accessible bathroom on top floor. Yes, but it should really be on ground floor

3. Old shelves in storage

These are tall, but very handsome. Perhaps they can be displayed in the Riverside Room, which needs a refresh.

Storage in general is not adequate.

4. Program elements

One additional meeting space for 6-8 people. The staff room is very tight.

Would like to leave genealogy where it is.

Tisdale stays children's area.

5. Next steps

SA to measure the building, collect quantitative data. After that, engineers will visit. Idea is to get new drawings that reflect new code theory.

Prepared by Mike Sealander; End of notes.