GILFORD BUTLER
LIBRARY AND COMMUNITY CENTER

A Community Capital Campaign to Restore, Renew, and Reimagine
a Shared Civic Landmark in South Thomaston, Maine

A COMMUNITY INVESTMENT
For Generations to Come

$2M
PHASE 1 CAMPAIGN GOAL

EXISTING BUILDING

PROPOSED BUILDING

A LETTER TO OUR COMMUNITY

Dear Friends and Neighbors,

Thank you for taking the time to learn more about the Gilford Butler Library and Community Center and the opportunity before us to create something impacting and lasting for South Thomaston.

The Gilford Butler Library and Community Center has served South Thomaston for generations, first as a school from 1954 to 2021 and since as a library and community gathering place. Today, South Thomaston is positioned to preserve this important civic resource while modernizing it to meet current and future needs.

At the heart of this project is a simple but meaningful idea: strong communities need welcoming places to gather. Yet the existing building no longer fully supports the growing and evolving needs of the community it serves. This campaign represents a forward-looking investment not only in a building, but also in the future of the town itself.

The Town has been awarded $1 million toward the project by Congress. This funding provides a vital catalyst for the project, but is insufficient to accomplish the whole project at once. Therefore, the project will be implemented in two phases.

This phased approach allows us to strengthen community life in South Thomaston in the near term, while building for the future.

The goal of the current capital campaign is to secure full funding for Phase 1, requiring a total investment of approximately two million dollars. We currently have commitments for approximately $1,350,000, leaving approximately $650,000 to be raised to enable construction to start. With your help the plan would be to begin construction in the winter of 2026-27, completing Phase 1 in 2027.

With continued philanthropic support, we can ensure that the Gilford Butler Library and Community Center continues to serve as a place where community life is enriched, to the benefit of all people, today and for future generations. We invite you to join us in bringing this vision to life.

With gratitude,

Library and Community Facilities Committee

PRESERVING THE PAST
BUILDING FOR THE FUTURE

OUR VISION

The renewed Gilford Butler Library and Community Center will be a welcoming civic space that expands opportunities for learning, wellness, recreation, creativity, and community connection for residents of all ages, now and for decades to come.

A THOUGHTFUL RENOVATION AND EXPANSION

The long-term plan for the Gilford Butler Library and Community Center includes both the revitalization of the existing building in Phase 1, and a future community hall addition designed to support expanded civic and community use in Phase 2.

SUSTAINABILITY AND STEWARDSHIP

Phase 1 of this project incorporates energy-efficient mechanical systems, upgraded insulation, new energy-efficient windows, and opportunities for future solar integration, helping reduce long-term operational costs while improving building performance and resilience.

Preserving the places that bring people together is an investment in the future of the community.

PHASE 1: Renovation and Upgrade of Existing Building

The Phase 1 renovation will modernize and revitalize the existing facility while preserving the familiar civic character of the Gilford Butler Library and Community Center.

Infrastructure improvements include:

- ADA accessibility upgrades
- modernized restrooms
- upgraded mechanical and HVAC systems
- energy efficiency upgrades
- life safety improvements
- roof and envelope upgrades
- drainage and site improvements

Renovated spaces will support:

- library and reading spaces
- children's programming
- technology and conference functions
- recreation and wellness programming
- meeting and collaboration space

PHASE 2: Community Hall Addition

Phase 2 will entail the construction of a new addition of approximately 3,500 square feet to provide a community hall for larger public gatherings, including town meetings, performances, educational programming, and expanded recreational use.

Phase 2 features include:

- gathering space for up to 260 occupants
- supporting kitchen facilities
- lobby and circulation space
- outdoor gathering areas
- improved accessibility connections
- flexible public event space
- potential renovation of basement level

LIFE SAFETY IMPROVEMENTS

ADA IMPROVEMENTS

SUSTAINABLE DESIGN

OUTDOOR GATHERING SPACE

INFRASTRUCTURE MODERNIZATION

PROJECT TIMELINE

1

AUGUST 2026
KICKOFF OF CAPITAL CAMPAIGN

2

MARCH 2027
PHASE 1 CONSTRUCTION START

3

DECEMBER 2027
PHASE 1 COMPLETE

4

SEPTEMBER 2027 - DECEMBER 2028
PHASE 2 DESIGN & FUNDRAISING

5

DECEMBER 2028
PHASE 2 CONSTRUCTION START

6

DECEMBER 2029
PHASE 2 COMPLETE

PROJECT FUNDING SUMMARY

SOURCES & USES	PHASE 1
Sources	
CDS Grant *✓committed*	**$1,000,000**
Local Fundraising Match *$250,000 committed*	**$900,000**
MCOG Environmental Grant *✓committed*	**$100,000**
TOTAL SOURCES	**$2,000,000**
Uses	
Construction Subtotal*	**$1,500,000**
Hazardous Materials Abatement	**$100,000**
Furniture, Fixtures & Equipment	**$25,000**
Design Costs & Misc. Soft Costs	**$225,000**
Project Contingency	**$150,000**
TOTAL USES	**$2,000,000**

***Construction Detail**

Insulation / Moisture Proofing	**$150,000**
Windows and Doors	**$160,000**
Flooring / Drywall / Painting	**$110,000**
Plumbing	**$75,000**
HVAC	**$220,000**
Electric	**$200,000**
Site Work	**$160,000**
Miscellaneous	**$200,000**
General Conditions, Overhead, Contractor Profit	**$225,000**
Construction Subtotal	**$1,500,000**

CAPITAL CAMPAIGN OVERVIEW

The goal of the current capital campaign is to secure full funding for Phase 1. Phase 1 will renovate approximately 13,000 square feet of existing space with accessibility enhancements, energy-efficiency improvements and infrastructure/mechanical upgrades required to support Phase 2. The total investment required for Phase 1 is approximately two million dollars.

CURRENT FUNDING

Secured Private Commitments	**$250,000**
Secured MCOG Funding	**$100,000**
Secured CDS Funding	**$1,000,000**
Remaining Need and Phase 1 Campaign Goal	**$650,000**

INVESTING IN OUR COMMUNITY

The Gilford Butler Library and Community Center campaign represents a collaborative investment in the future of South Thomaston. Public funding, private philanthropy, grants, and community support are helping bring Phase 1 of this shared vision to life.

Extensive community engagement, planning studies, feasibility work, and architectural development have helped shape the project and position the campaign for implementation and future success. Early leadership gifts and committed funding support have already established strong momentum for the campaign's next phase.

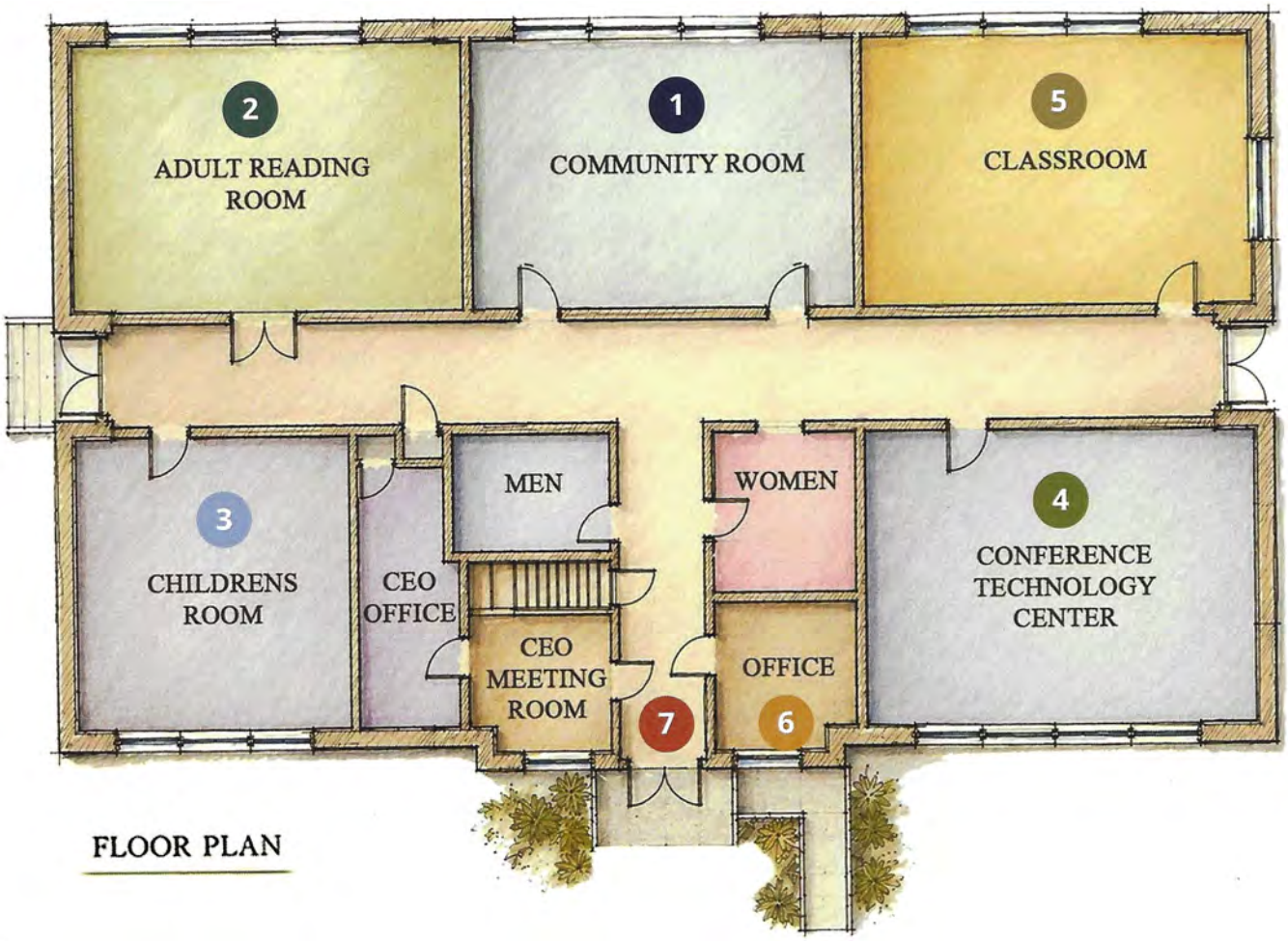
PHASE 1 CAMPAIGN GIFT PYRAMID

	# OF GIFTS	GIFT RANGE	SUBTOTAL
LEADERSHIP $100,000+	4	$100,000	**$400,000**
MAJOR $25,000 - $99,999	6	$25,000 - $99,999	**$150,000**
MID-LEVEL $5,000 - $24,999	15	$5,000 - $24,999	**$75,000**
COMMUNITY ANY AMOUNT	UNLIMITED	ANY AMOUNT	**$25,000**

TOTAL REMAINING PHASE 1 CAMPAIGN GOAL: $650,000

PHASE 1 IMPROVEMENTS TO EXISTING STRUCTURE

PROPOSED ELEVATION



FLOOR PLAN

Artist renderings for illustrative purposes only.

RECOGNITION OPPORTUNITIES

Recognition opportunities provide meaningful ways for individuals, families, businesses, and community supporters to renovate the Gilford Butler Center while defining a legacy within an important civic space. Naming opportunities reflect the shared investment of those helping to preserve a long term resource for future generations.

FEATURED PHASE 1 RECOGNITION OPPORTUNITIES

1. **COMMUNITY ROOM**
   A flexible space for gathering, collaboration, and connection.
2. **ADULT READING ROOM**
   Supporting lifelong learning, reflection, and connection.
3. **CHILDREN'S ROOM**
   A place dedicated to learning, creativity, and future generations.
4. **CONFERENCE / TECH CENTER**
   Supporting collaboration, access, and innovation.
5. **CLASSROOM**
   Supporting education, creativity, and lifelong learning.
6. **OFFICE**
   Supporting day-to-day operations and community engagement.
7. **ENTRY & ACCESSIBILITY IMPROVEMENTS**
   Creating a welcoming and accessible entrance experience for residents and visitors of all abilities.

*Artist renderings for illustrative purposes only.

JOIN US

The Gilford Butler Capital Campaign is an opportunity to preserve an important civic resource while expanding opportunities for learning, gathering, wellness, and community life in South Thomaston.

With your support, Phase 1 renovations will strengthen our community for generations to come.

We invite you to consider a leadership gift and help bring this vision to life.

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