



**Allen County  
Public Library**

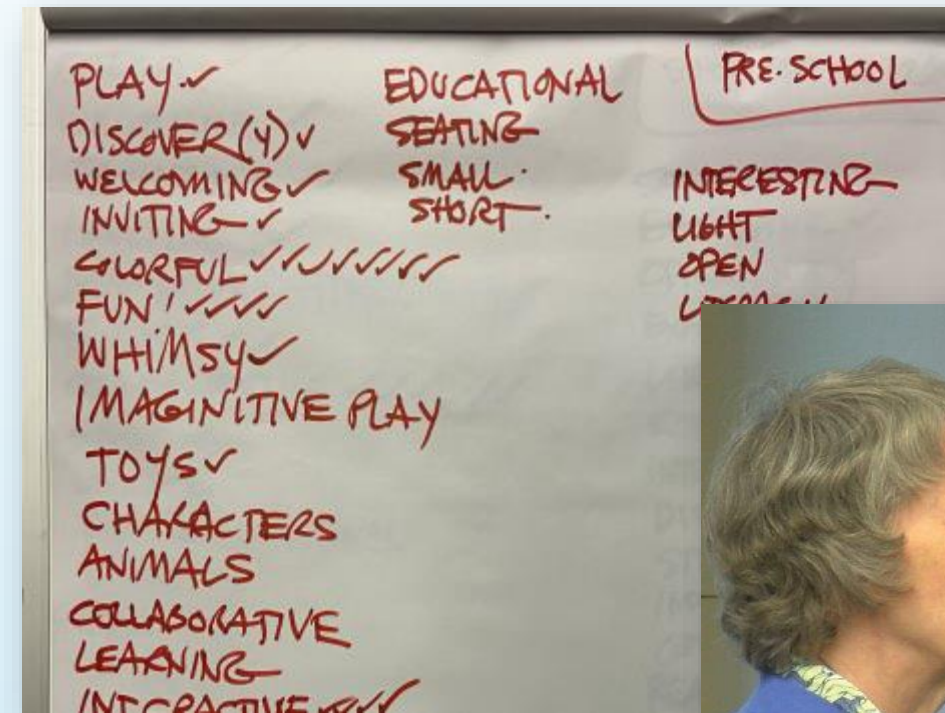
# **PHASE 1 PROPOSED PROJECTS AND FUNDING SOURCES**

September 26, 2024



# In 2022, ACPL Facility Master Plan was approved by ACPL Board of Trustees and announced to the community.

- 1302 completed surveys
- 5 Open Houses, with 108 in attendance
- ACPL staff spoke at area quadrant and neighborhood association meetings
- Multiple stakeholder focus groups
- 2 Public Hearings
- Referendum was not triggered by the community

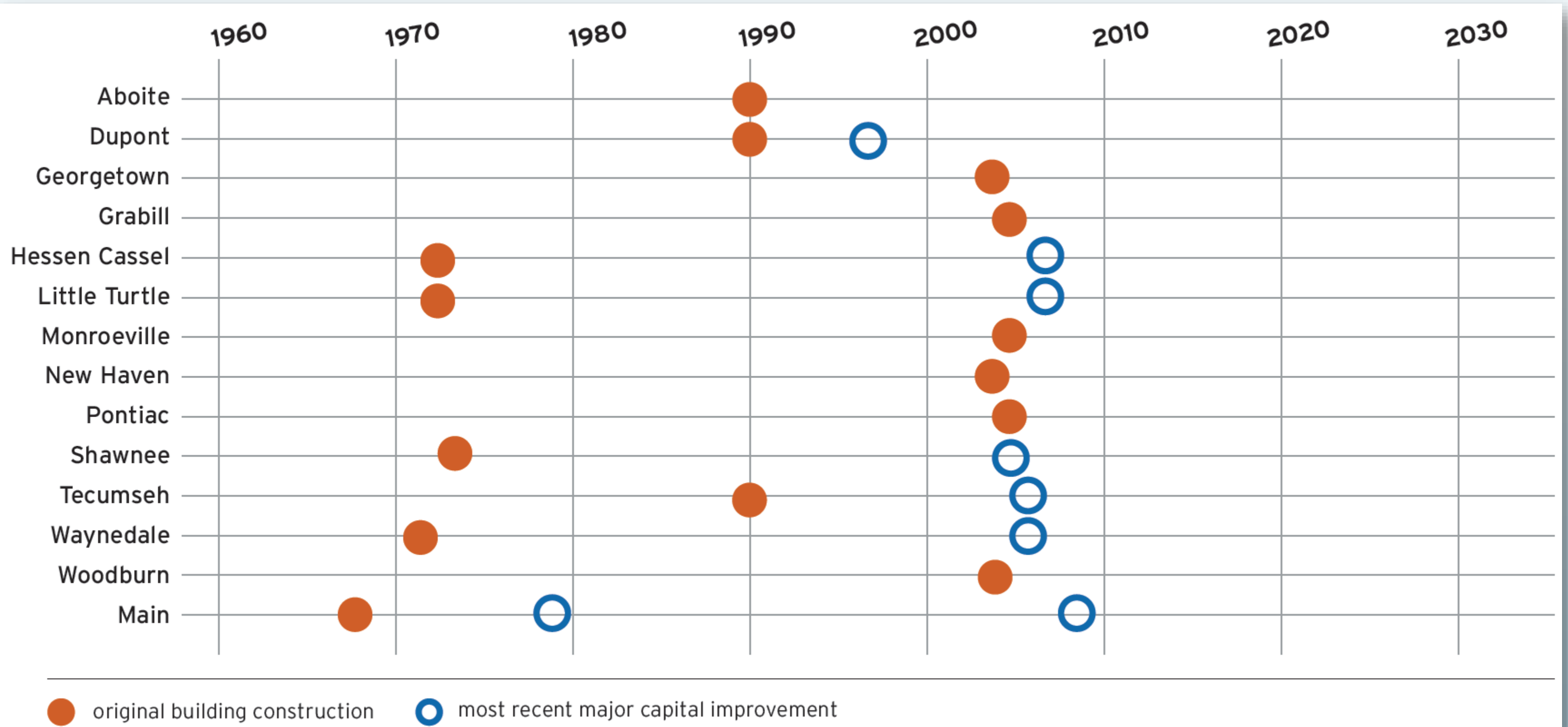


# IMAGINE YOUR FUTURE LIBRARY...*what we heard*

- ✓ Showcase library materials for access and browsability
- ✓ Signage that promotes easy-to-navigate and accessible spaces
- ✓ More small/medium sized spaces for collaboration
- ✓ Create inspirational youth spaces to support reading and learning
- ✓ Expand tech, A/V, and device charging resources
- ✓ Improve STEAM spaces
- ✓ Beautify outdoor spaces to support programming
- ✓ Design buildings with separate loud and quiet zones
- ✓ Build inclusive spaces for residents of all demographics, ages, and abilities



# AGE OF ACPL FACILITIES

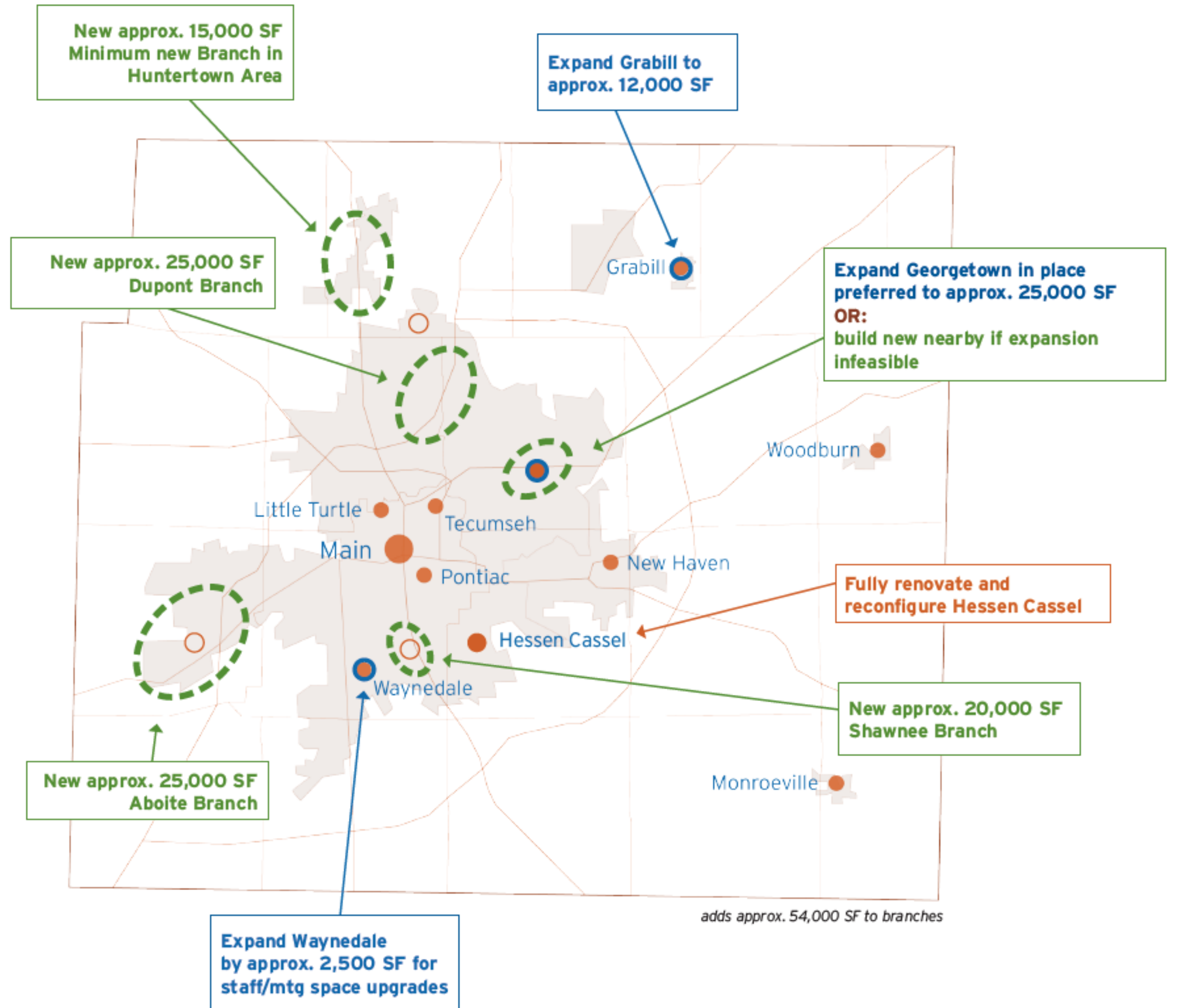


**15 Branches - 54,000 SF added  
Cost Range \$112 M to \$118 M**

Aboite	Sell Property + Build New Aboite Branch
Dupont	Sell Property + Build New Dupont Branch
Georgetown	Medium Renovation + Expansion or: Sell Property + Build New Branch
Grabill	Medium Renovation + Expansion
Hessen Cassel	Heavy Renovation
Huntertown	Build New Branch in Huntertown Area
Little Turtle	Medium Renovation
Monroeville	Medium Renovation
New Haven	Medium Renovation
Pontiac	Medium Renovation
Shawnee	Sell Property + Build New Shawnee Branch
Tecumseh	Medium Renovation
Waynedale	Medium Renovation + Expansion
Woodburn	Medium Renovation
Main	Select Renovations
15 Libraries:	4 New    2 Renovate/Expand    9 Renovate OR 5 New    1 Renovate/Expand    9 Renovate

Note: Costs include estimated escalation but do not include purchase or sale of property

- Existing Branch to be Replaced
- Renovate + Expand Existing Branch
- Renovate Existing Branch
- New Branch



# PROPOSED PROJECTS FOR PHASE 1

- Based on building condition, neighborhood growth and needs, and location distribution throughout County
  - Current and best proposed projects based on information we have now; subject to change based on costs, real estate availability, etc.
  - Future phases have not been determined yet; would require additional hearings and County Council approval
- **Aboite**
  - **Shawnee**
  - **Dupont**
  - **Georgetown**
  - **Hessen Cassel**
  - **New Haven**
  - **Main**

# PROJECT TYPES

- **New Builds** – New library built at nearby site; existing library building is sold
- **Heavy Renovation** - Involves changing the layout of the building and/or replacing/updating HVAC, ductwork, plumbing, electrical, roof, foundation, structural issues, etc.
- **Medium Renovation** - Includes cosmetic updates as well as repairs and/or replacement of windows, doors, electric, plumbing and/or HVAC systems. The exterior may also need more extensive repairs, replacement, etc.
- **Select Renovation** – Targeted improvements in specific areas

# ABOITE

## Property sale and construction of new 25,000 SF library nearby

- Undersized to accommodate current demands in rapidly growing southwest Allen County area it serves
- Building is in poor condition, including structural concerns and settling along a ravine to the north
- Current site cannot accommodate expansion to meet the projected 10-year service demand

“New and larger building with better parking. When I have used the overflow parking, I feel like I am taking my life in my hands trying to cross the street with children. The curve in the road makes it difficult to see oncoming traffic once I am already in the street. I wish that my family and I had access to a branch that was closer to where we reside.” – Patron survey





# SHAWNEE

## Property sale and construction of new 20,000 SF library nearby

- Building is in poor condition relative to other branches
- Being half-buried into the site creates unique access and egress challenges, as well as temperature control issues, leaks, and pest intrusion concerns
- Current building configuration could not accommodate expansion should the service demand over time exceed the ability for the current branch to satisfy it

"Shawnee is the branch I visit most often when not going to the Main library. I grew up there and have fond memories. However, I know the building is outdated and not accessible. I welcome a new, different, better facility on the south side of Fort Wayne, in spite of my attachment to Shawnee. I am all for progress." – Patron survey



# DUPONT

## Heavy renovation of existing site

- 2022 plan recommended new 25,000 SF building on a new site
- Based on patron feedback regarding location and escalating construction costs, we now recommend heavy renovation of the existing building
- A new roof was installed in February 2024; boilers, air pumps and air handlers were also replaced

“Update the décor, invite people in. It’s too utilitarian and not inviting, décor-wise.”  
– Patron survey



# GEORGETOWN

## Heavy renovation of existing site

- Patron feedback acknowledged space constraints but also showed strong preference to stay in current location due to nearby schools and retail centers
- Building is in good condition relative to other branches, but experiences a volume of youths from nearby schools that exceed the building's capacity
- Needs can be achieved through changing building layout for more efficient use of existing space

“Georgetown is in need of space. Especially space that is specific to ages and community needs. The meeting room is currently split between after school teenagers, storytimes, free lunches, library programs, meetings, job fairs for USPS, and more. If there could be a space just for public, just for children, just for teens, and just for programming, that could alleviate some of the issues.” – Patron survey



# HESSEN CASSEL

## Heavy renovation OR property sale and construction of new building nearby

- Appropriately sized to accommodate anticipated 10- year demands in the southeast quadrant
- Configuration is poor, particularly in access to public meeting spaces
- Building is in poor condition relative to other branches, including older infrastructure and a need for significant masonry repairs

“Certainly needs renovated and I hope an outdoor natural play area is added. I would be so sad to have a library not within walking distance.” – Patron survey



# NEW HAVEN

## Medium renovation of existing site

- Branch is appropriately sized to accommodate current and anticipated 10-year demands of this city and surrounding community in east central Allen County
- Building is geometrically complex, but it and the current site could accommodate a modest expansion into surrounding green space, should the demand over time exceed the ability for the current branch to satisfy it

“Renovating the New Haven Library Branch and the reconfiguration of the children’s space and teen’s area would be extremely beneficial. The children need individual spaces for reading and exploring books. Scattered reading nooks would allow children to engage in reading inside the library and transform the space into a ‘stay in’ experience not just ‘check out’ books.”

“Definitely needs upgrades to flooring, lighting and technology. More meeting spaces would be nice too.” – Patron survey



# MAIN LIBRARY

## ACPL's \$8 Million Investment from Reserve Funds

- New Roof and Solar Panels; Chiller/Cooling Tower Replacement and Relocation
- Fort Wayne City Council approved \$8 million dollar additional appropriation on 8-27-24
- Work began earlier this year to be eligible for Inflation Reduction Act program
- Roof, solar, and chiller/cooling tower project funded through ACPL reserves; a portion of bond financing would be used for select interior renovation

"I'm proud of the main branch, it's a beautiful building, but since the major renovation the layout is VERY funky and doesn't make a lot of sense." – Patron survey

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## EDITORIAL

# Sunny outlook

## Library, Grand Wayne Center stand to gain from wise investment in solar power

The decision to invest in solar roofs for the Grand Wayne Convention Center and the Allen County Public Library, two iconic and well-used buildings, ties together attributes that make for a good investment in renewables: environmental stewardship, economic prudence and community leadership.

The Allen County-Fort Wayne Capital Improvement Board is investigating the cost of installing solar panels with the coming roof replacement for the expanded Grand Wayne Convention Center, which was built in 2006. Early estimates suggest the project could cost around \$5.7 million before factoring in any rebates from the federal government.

Whether Grand Wayne will proceed with the solar roof



Journal Gazette file photos

**Grand Wayne Center**



**Allen County Public Library**

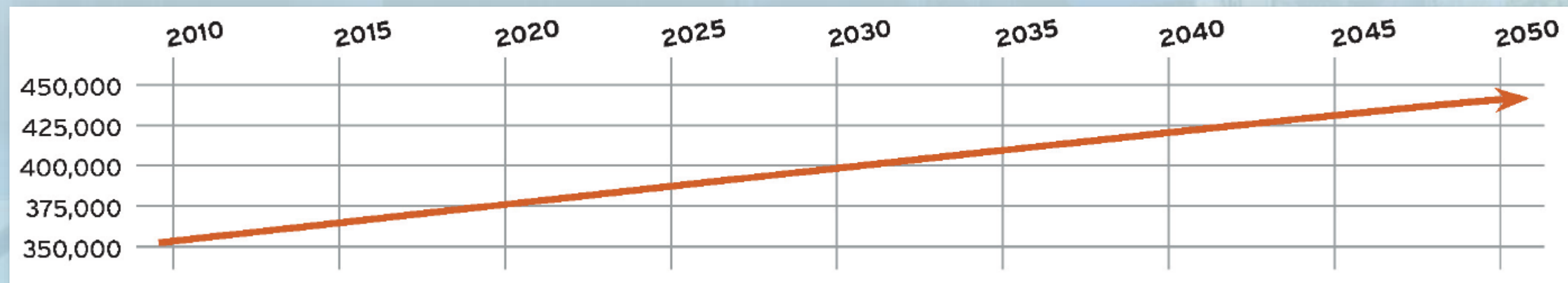
Replacing both the roof and chiller system simultaneously was the most efficient approach.

Twenty years of use is not out of the ordinary, as evidenced by a widely cited Drucker Worldwide report that found the average lifespan for a low-slope commercial roof system is 17.5 years. According to a 2022 Department of Energy study, the estimated operational lifespan for a solar

# THE TIME TO ACT IS NOW

Community support + significant population growth

- The population of Allen County in 2022 was 391,449, 10% up from 355,956 in 2010.\*
- For comparison, the U.S. population grew 7.7% and Indiana's population grew 5.3% during that period.



\* Source: USA Facts

# 2024 AMERICAN PULSE POLL

- Poll conducted May 8 – 14, 2024
- 521 registered Allen County voters surveyed
- Margin of error +/- 4.3 %

We asked Allen County voters on their opinions of ACPL and if they would support funding for improvements.

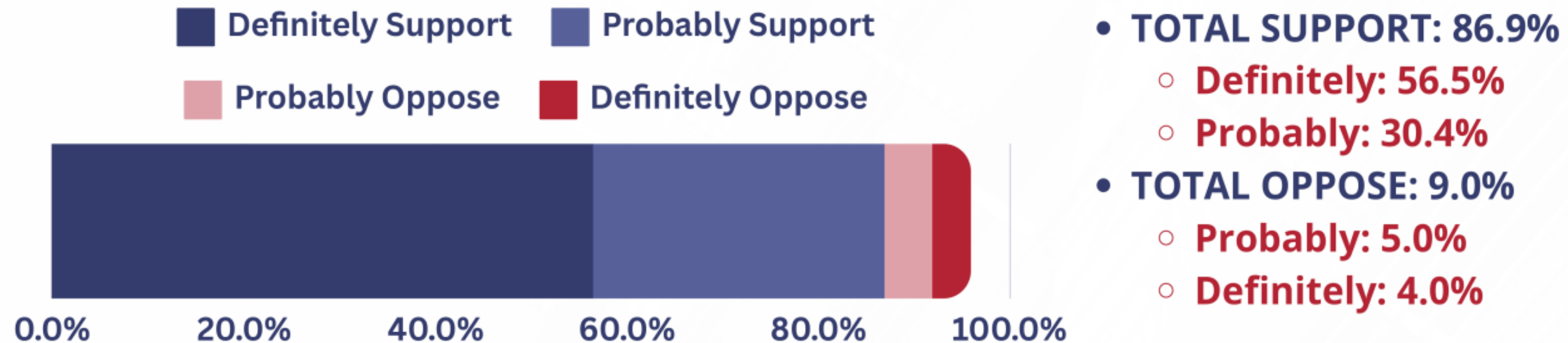


## STRATEGIC INSIGHT #4

### LIBRARY BOND PASSAGE POPULAR WITH VOTERS

We specifically asked respondents about the library bond being considered by county council.

*“The Allen County Public Library is considering a bond package that would require County Council approval. The bond package would keep all Allen County Library branches open, repair its aging buildings, ensure all branches have wheelchair accessibility and functionality and all branches have up to date technology offerings. Would you support the Allen County Council passing the library bond?”*



# THE BOTTOMLINE

## SUMMARY OF KEY INSIGHTS

- Allen County views its government and library favorably
- Voters see the need for library improvements
- Voters support County Council passing the bond
- Voters trust the library system to execute these improvements
- Voters see the benefit of bond passage sooner rather than later

# ALLEN COUNTY PUBLIC LIBRARY

## COUNTY-WIDE TRANSFORMATION PROJECT

### PROPOSED PHASE 1

#### ESTIMATED PROJECT COSTS AND FUNDING

Estimated Project Costs	
Projected Hard and Soft Costs	\$58,000,000
Estimated Net Land Acquisition Costs	\$3,800,000
Estimated Allowance for Costs of Issuance	\$900,000
<b>Estimated Maximum Total Project Cost</b>	<b>\$62,700,000</b>

Estimated Project Funding	
Contribution from Current Library Reserves	\$20,000,000
Estimated Interest Earnings on Bond Proceeds	\$800,000
Estimated Additions to Reserves 2025-26	\$4,900,000
<b>Estimated Total Library Contributions to Project</b>	<b>\$25,700,000</b>
<b>Estimated Maximum Principal Amount of Bonds</b>	<b>\$37,000,000</b>

# WHAT'S NEXT

## Request for Allen County Council to hold hearing

- Resolutions will be voted upon at 9-26-24 ACPL Board of Trustees meeting
- ACPL will request that County Council hold public hearing and vote on approval at their 11-13-24 meeting
- County Council approval must be obtained before bonds can be issued and plan can go forward

"Essential and irreplaceable for the community as both a resource for all and a community center for those who need all of the events and help it offers, regardless of class or status." - American Pulse survey respondent when asked to describe ACPL





# Allen County Public Library



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[www.acpl.info/youracpl](http://www.acpl.info/youracpl)