

Dupont



In 1921, a library deposit station opened at the Scott Warehouse in Wallen, the first effort the Public Library had made to address the needs of residents living in northwestern Allen County. A second deposit collection opened at Hometown later that year and became known as the Hometown Branch, which operated through 1955. After its closure, several decades passed before a consultant recommended the construction of a new branch in northwestern part of Allen County. In 1989, the library Board purchased a lot at the Dupont Crossing Shopping Center at Coldwater and Dupont roads. Highly visible at its location and close to the Pine Valley subdivision, the branch in October 1990. Since that time, residential growth has continued to expand further to the north in the Hometown area. The branch proved so popular that it underwent an expansion in 1996, and for this reason it was not included in the library's large renovation project that began in 2002. The branch draws students from the Northwest Allen School District.

GENERAL INFORMATION

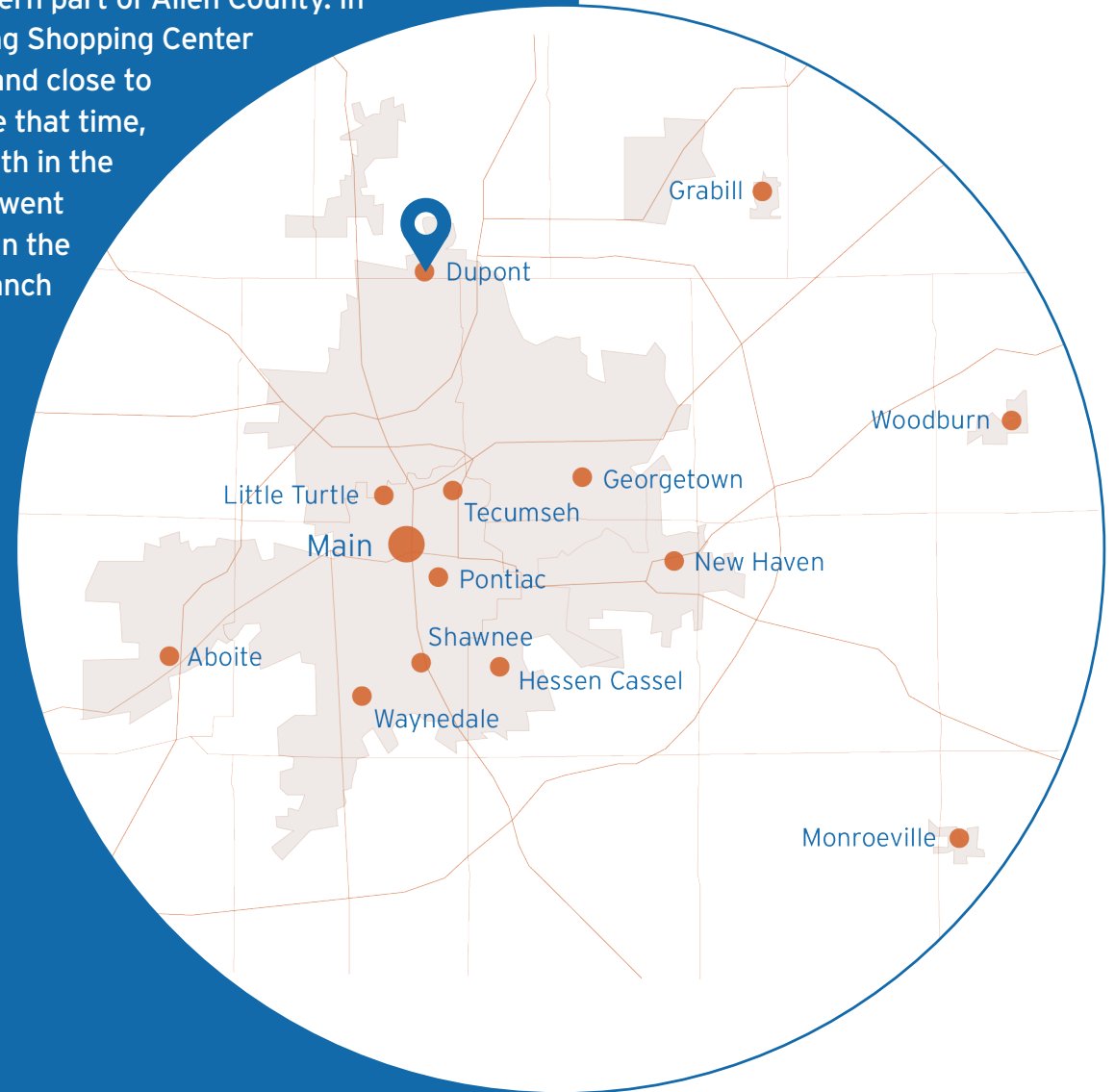
Address	536 East Dupont Road, Fort Wayne, IN 46825
Building Size	18,528 SF
Site Area	1.48 Acres
On Site Parking	56
Year Built	Constructed 1990, Expanded 1996
Original Architect	Moake Park Group

MANAGEMENT INFORMATION

Population Served (3 mile)	45,823
Days Open	6 / week
Hours Open	60 / week
Full Time Staff	11.55

STATISTICS 2020

Door Count	96,646
Programs	99
Program Attendance	2068
Collection Size	100,772
Circulation	309,121
Computer Usage	18



Regional Location Map

Adequately sized for current service demands

Yes **No**

Overall building condition

1 2 3 4 5

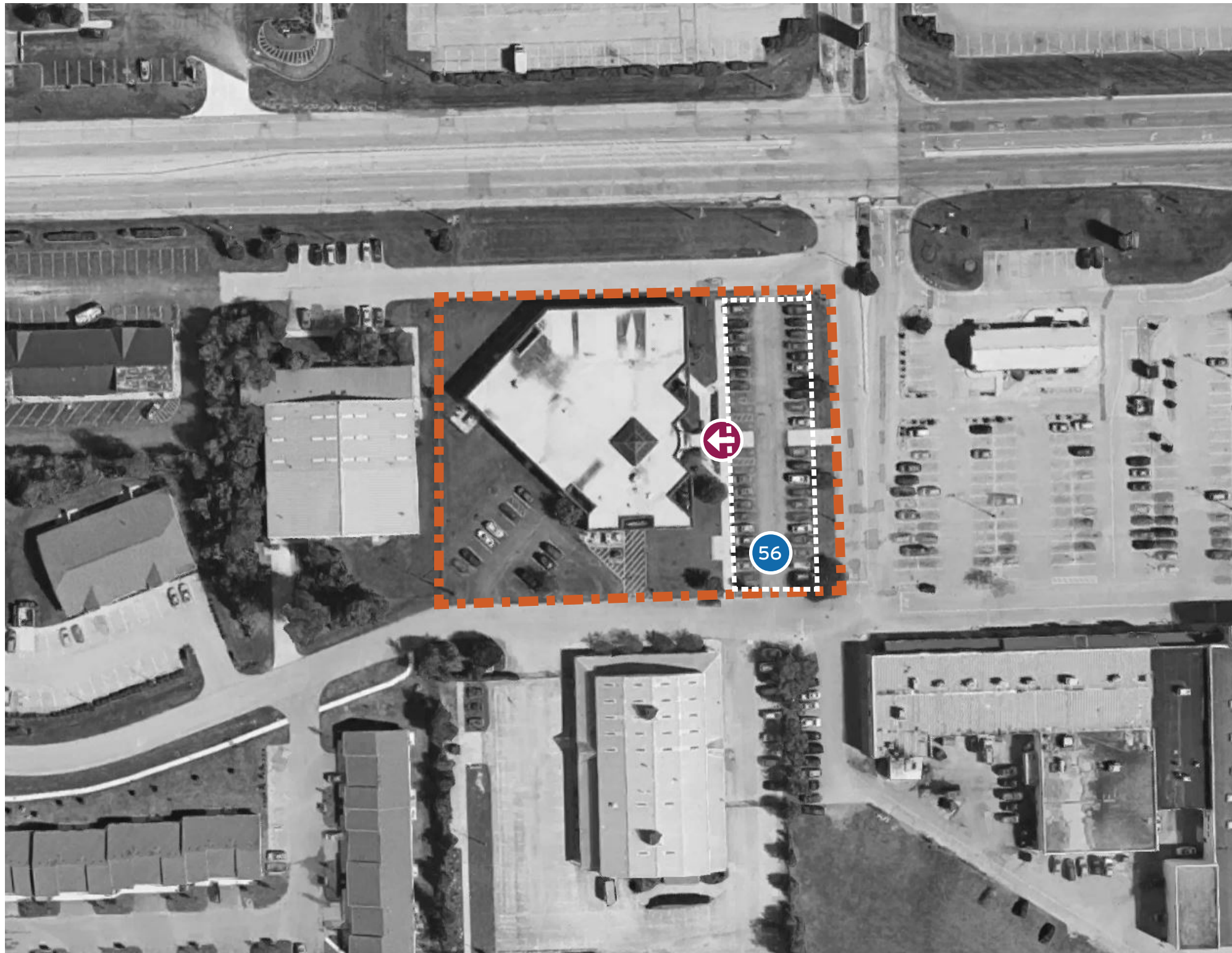
Scale: 1 = Poor to 5 = Good

Site allows for future expansion

Yes **No**

Renovation and/or expansion can meet 10-year service demand

Yes **No**



⊕ Site Plan

SITE

While separated by a frontage road, the branch has good visibility from Dupont Road, a primary thoroughfare in the community, and the location is considered convenient by the patrons who use it. However, the building and the standard blue ACPL signage cannot compete visually with the volume of mixed-use retail that surrounds the library on all sides and across the street.

The parking lot is small, and it is the largest concern to survey respondents. The configuration and access from a busy retail development can be confusing to new visitors, and potentially hazardous given competition with non-library traffic.

Overflow parking demands patrons park across the retail access drive which adds another hazard for pedestrian access. The small staff lot is a plus, and dedicated delivery and trash removal is functionally adequate.

There is no viable outdoor public program space.

	main entrance
	number of parking spaces
	property line



BRANCH CONDITION

The original library was completed in 1990, with an expansion to the north in 1996. Dupont has not benefited from any major capital improvements since the expansion.

Major systems notes are informed by a January 2020 Trane Energy Contracting systems audit, as amended by ACPL facilities staff where applicable:

- The major equipment is in fair condition.
- The system includes central DX VAV air handling units served by boilers.
- Water heater is 9 years into a 15 year expected useful life.
- The boilers are 24 years into a 25 year expected useful life. Rework for reliability underway now.
- The split system is 9 years into a 15 year expected useful life.
- The motors for one of the air handling units is at 28 years of an 18 year expected useful life. ACPL has entered into a maintenance agreement to attend to this.
- The motors for the 6 remaining air handling units range from 15 to 20 years of an expected 18 year expected useful life. ACPL has entered into a maintenance agreement to attend to these.
- Lighting is fluorescent throughout, no LED upgrades to date.

Additional observations:

- The building envelope is generally in fair shape and has been well maintained.
- Red exterior decorative tile has cracked and fallen off in a few places on the N and NW facades, an aesthetic and minor weather barrier concern to be corrected.
- Roof repairs were completed within the last 5 years, however staff indicated roof leaks remain an issue. The skylight dates to the original construction and contributes to the roofing and leak concerns.
- Many finish materials are original to the expansion. Furniture and equipment are a mix of old and newer.
- The original building pre-dates the Americans with Disabilities Act, and a survey prepared by Huntington University identified conditions that are non-compliant with the current applicable law.



"I wholeheartedly support moving the Dupont branch. The parking lot is incredibly dangerous and the collection isn't safe with the roof leak. It is also a heavily used branch, so it should have space and a larger collection to reflect that."

Public Survey Response

"I would like to see more parking. The parking lot is too small and dangerous for patrons who must park in adjacent shopping complex and cross traffic. Additionally, the drop box should be accessible from your car, such as a circular drive/convenient drop-off."

Public Survey Response



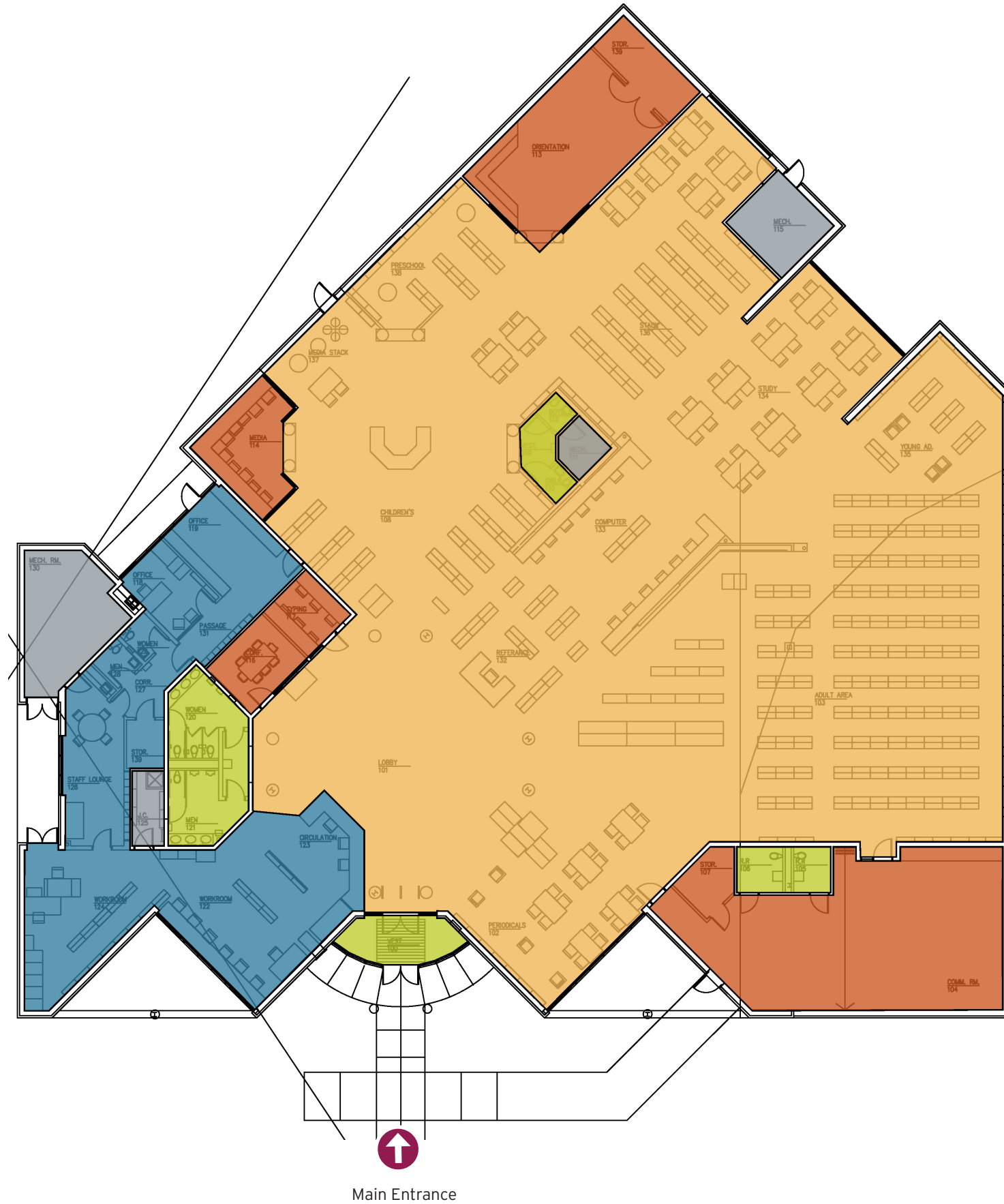
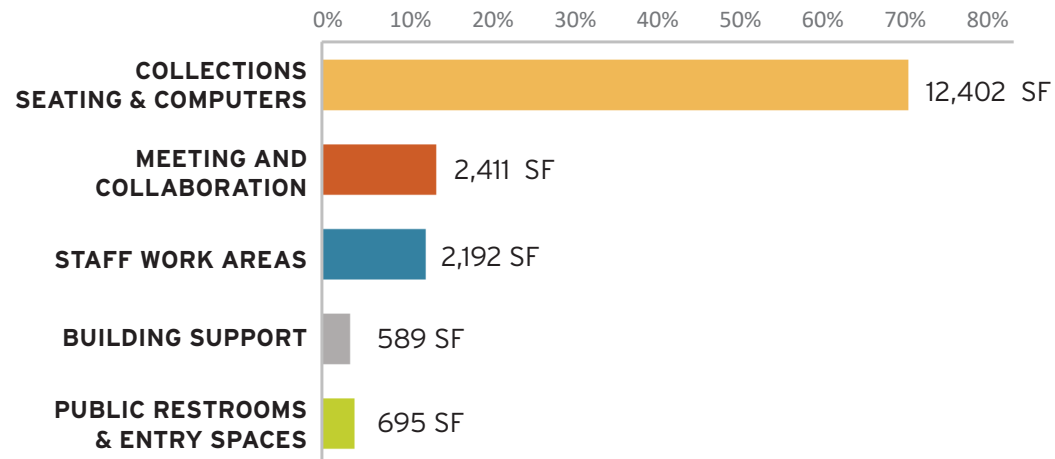


"We're very busy, and the space is inadequate. The building has many issues - paint, carpet, furniture, HVAC, roof."

Staff Survey Response



SPACE ALLOCATION





FUNCTIONALITY

In 2020, Dupont saw the second-highest number of visits per SF of any of the branches in the system. Dupont is too small for the current size of community served, and the anticipated population growth in NW Allen County will continue to place stress on the facility.

- The branch serves seniors and growing families, and has adequate space to meet the current needs of children, although overall configuration and adjacencies are problematic - specifically the location of adult computers adjacent to children's space.
- The meeting room is divided with an operable partition, and has approximately 1,000 SF of space when open, and 660 SF when closed. The room can accommodate up to 130 based on a 7 person per SF calculation, which is undersized for community needs. The room lacks adequate storage, and includes awkward access to restrooms directly into the smaller half of the room. The operable partition is difficult to use and not adequate for soundproofing.
- The building was designed to accommodate after-hours meetings with restroom access.
- The children's space is adequately sized, but chopped up into several smaller sections, including a corner space for mechanical systems. The resulting combination of open and enclosed spaces significantly limits flexibility. The story time room is of inadequate size, as is the storage capacity in the room.
- There is not adequate space to serve young adults, which is currently open and inappropriately located adjacent to quiet study.
- There are two small study rooms located near restrooms and circulation, but more small and medium size meeting and study spaces are needed.
- Sight lines were noted as positive from service points, however high shelving limits any view into the fiction and non-fiction areas west of the meeting room.



EFFICIENCY

- The circulation service point is too close to the main entrance, resulting in congestion and privacy concerns, particularly at the materials drop which is poorly located at the entrance end of the desk.
- The service points are not designed for current needs.
- The children's area is a good size, but as noted above its adjacency to quiet adult areas and computers is a significant dissatisfier to patrons and staff. The children's area is not big enough to hold the number of books we should have, given circulation patterns.
- The meeting room is very popular. Using it for large programs takes away public use. Another meeting room would allow us to have more programming.
- The information desk is obvious and well-placed for visibility.
- The staff work areas are undersized and overcrowded given the volume of work to serve this branch. Staff areas are also oddly configured given the triangulated building geometry in this part of the plan, including the location of public restrooms.
- The assistant manager should have an office, and full-time librarians should have cubicles.
- Storage is inadequate for craft supplies, book sale items, etc.
- The open book return directly into the work space should be enclosed for sound and safety.

"We need more collaboration space for patrons. Our study rooms are often full, and people sit and talk at tables."

Staff Survey Response

TECHNOLOGY

Building Technology Infrastructure

- There are enough wired network connections for all library computers.
- There are not enough power outlets for charging mobile devices such as laptops and cell phones, and outlets are hard to access.
- The existing space can accommodate expansion of power.

WiFi

- The existing WiFi covers: bandwidth needs for the library's computers; the physical space of the library for current usage; and the needs of users outside the library building.

Patron Computing

- There are no public computer stations with capabilities to support those with visual, auditory, or physical impairments.
- The Children's area has collaborative computing for caregivers and children.

Staff Computing

- There are not adequate computers or devices for all staff.
- The existing printers/scanners/photocopiers are adequate.
- The existing phones are adequate for use by staff.

FF&E

- There are usually enough public computers to meet demand, and
- There is adequate space at computer stations for patrons' items.
- There are no collaborative computing spaces.
- The library does not have at least one (1) ADA compliant public computer workstation.
- The Children's area does not have space for adult caregivers to work while supervising children in their care
- There is no assistive listening technology in public meeting room.
- The audio/visual facility in meeting/study rooms is not meeting patron needs.

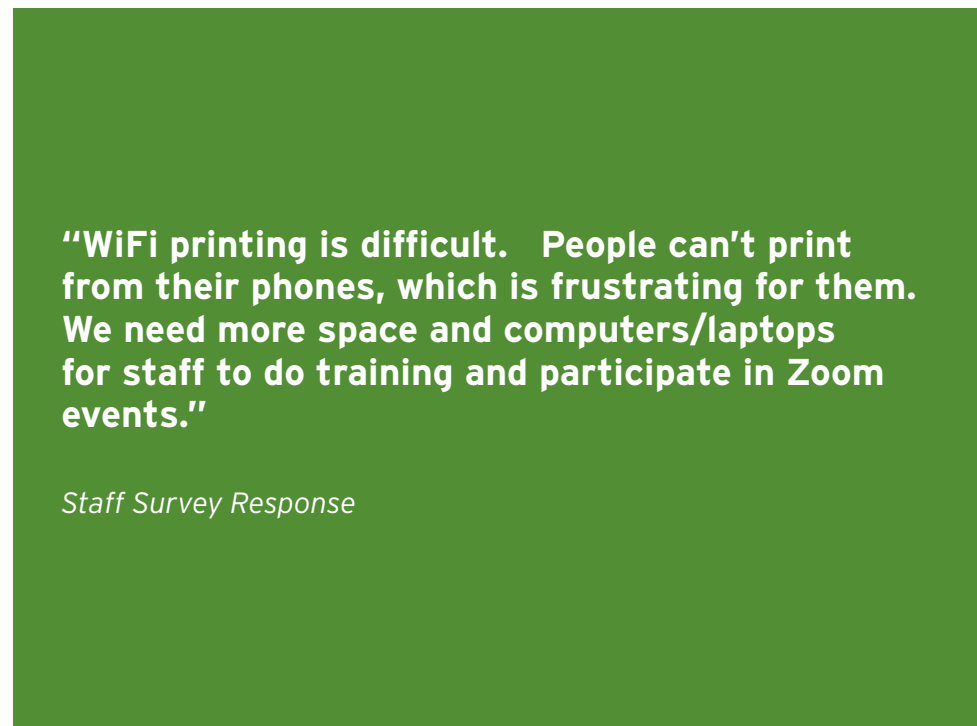
Other/Additional Technology

- There is interest in technology to support a "roaming" service model.



"More workstations / laptops so everyone can participate easily in regular duties, trainings, and Zoom events."

Staff Survey Response



"WiFi printing is difficult. People can't print from their phones, which is frustrating for them. We need more space and computers/laptops for staff to do training and participate in Zoom events."

Staff Survey Response





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

Public Survey Response

AMBIANCE

- The building has a few spots that are comfortable for quiet reading, however the zoning of the building creates functional and major acoustical concerns as outlined above.
- The building is fairly easy to navigate from the main arrival point, however the tall shelving limits visibility to some areas and the access to the main meeting room is invisible from the entry point.
- The interior finishes include pops of color, but generally feels dated and in need of an update.
- The mix of old and new furnishings, although functional, does not give the branch a cohesive look.
- The entire building is loud and needs noise reduction.
- The building needs more places for individuals to sit and read/study.

“My daughter loves the couch she can read a book on. Having bathrooms for kids in their section is huge with a toddler!”

Public Survey Response

