



# Allen County Public Library Facilities Master Plan

5 January 2022 – Board of Trustees Meeting

Bostwick  
Design  
Partnership 

# Agenda

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- 1 **Team Introduction**
- 2 **Facilities Master Plan Purpose**
- 3 **Facilities Master Plan Process**
- 4 **Current Conditions**
- 5 **System-Wide Recommendations**
- 6 **Fiscal Implications**
- 7 **Next Steps**

# Consultant Team

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**Rick Ortmeier**

*Planning and Project Management Lead*  
**Bostwick Design Partnership**



**June Garcia**

*Librarian and Library Planning Strategy*  
**June Garcia, LLC**



**Carson Block**

*Library Technology Consultant*  
**Carson Block Consulting, Inc**

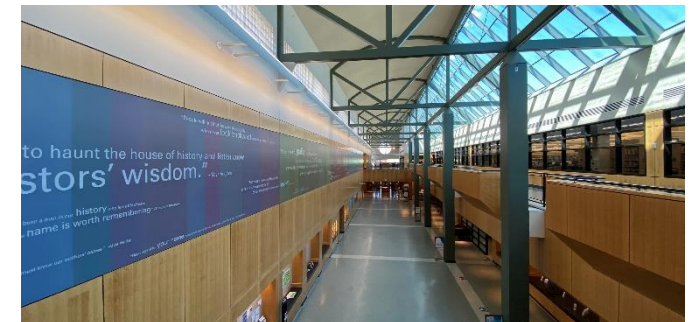
# Purpose

The Facilities Master Plan will:

*Guide ACPL's capital program requests* as the library provides high-quality 21st Century services to meet the growing and evolving needs of Allen County *over the next 10 years*.

The Plan will *enable ACPL to respond appropriately and effectively* to changes in community demographics, technology and telecommunications development, service expectations, and other future needs.

Once complete, the Plan will be *an asset to Library planning* and *a guide to the ideal sequence* for branch improvements.



# Purpose – Library Service Changes



**LIBRARIES  
TRANSFORM**  
An initiative of the American Library Association

[BECAUSE](#)

[GET INVOLVED](#)

[TRENDS](#)

[TOOLKIT](#)

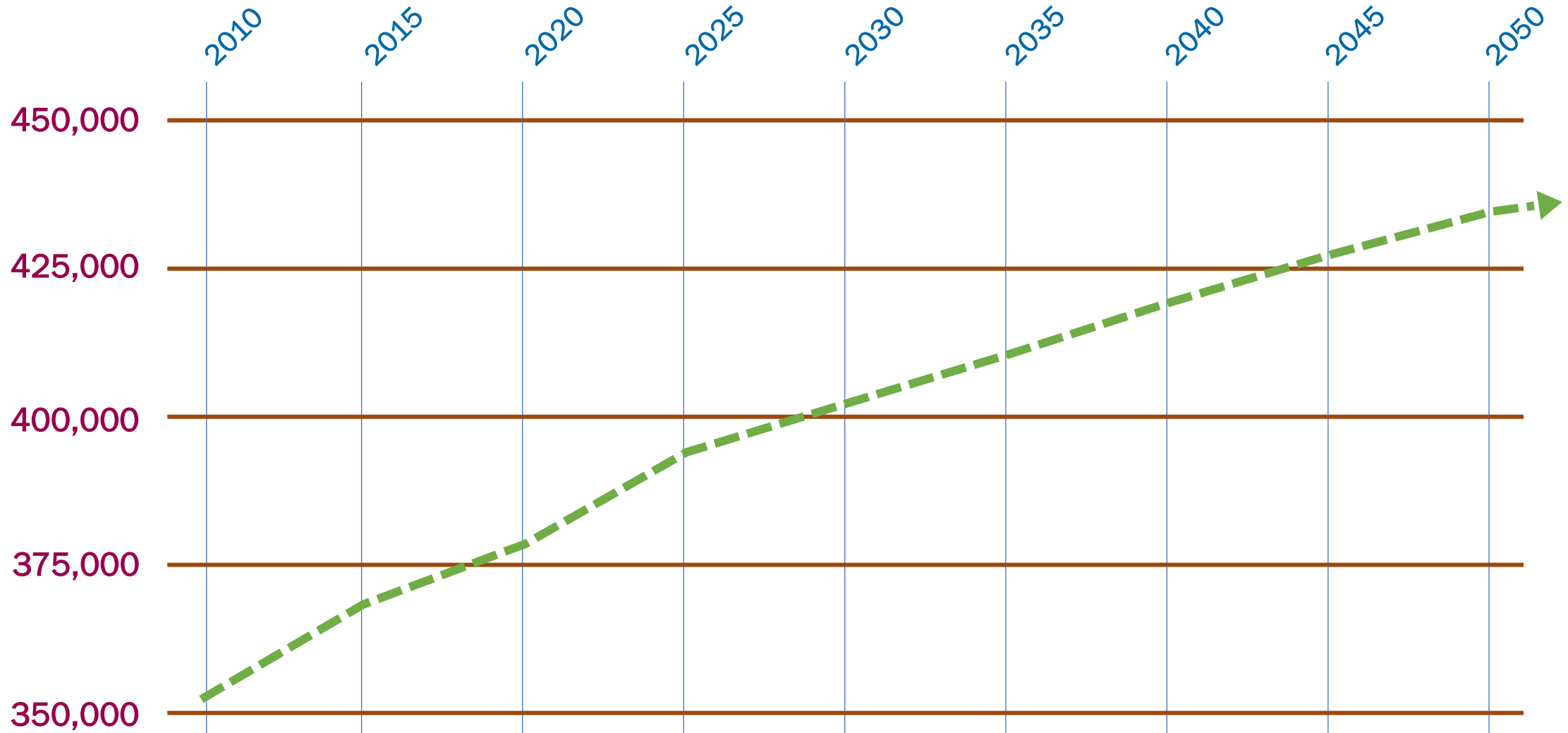
[REAL STORIES](#)

[ABOUT](#)

## TRENDS

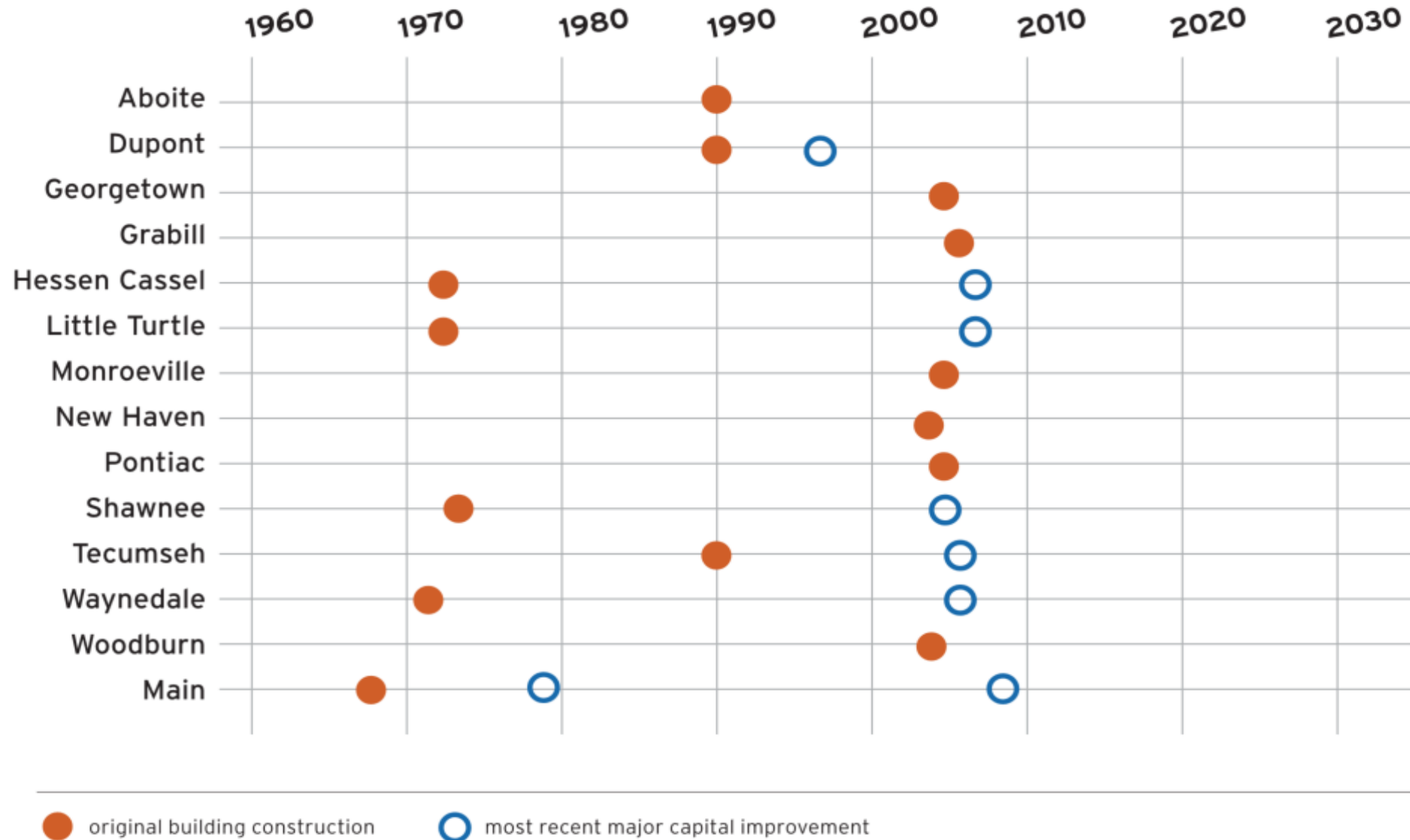


# Purpose – Allen County Population Growth

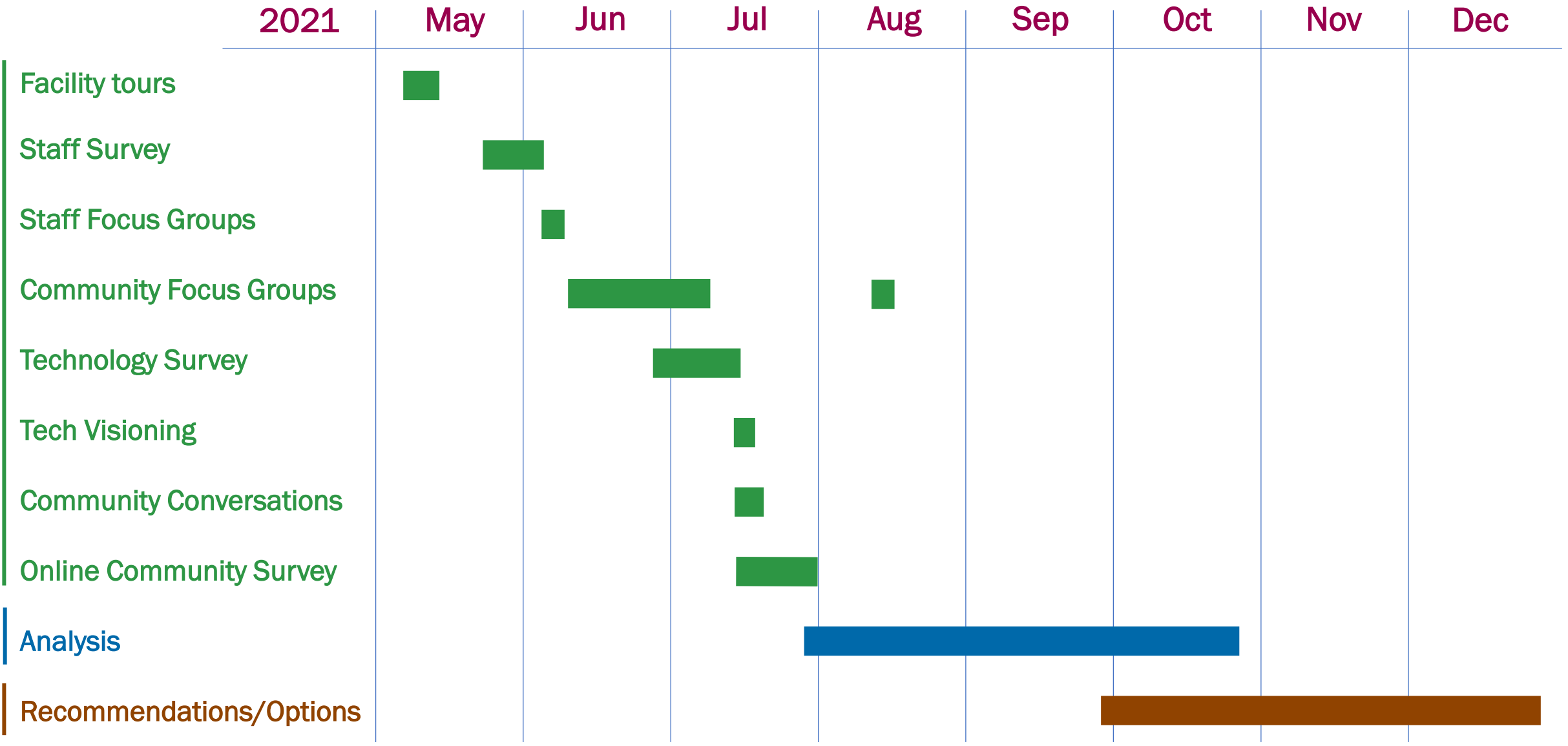


Source: STATS Indiana, using data from the Indiana Business Research Center, IU Kelley School of Business

# Purpose – Aging Facilities

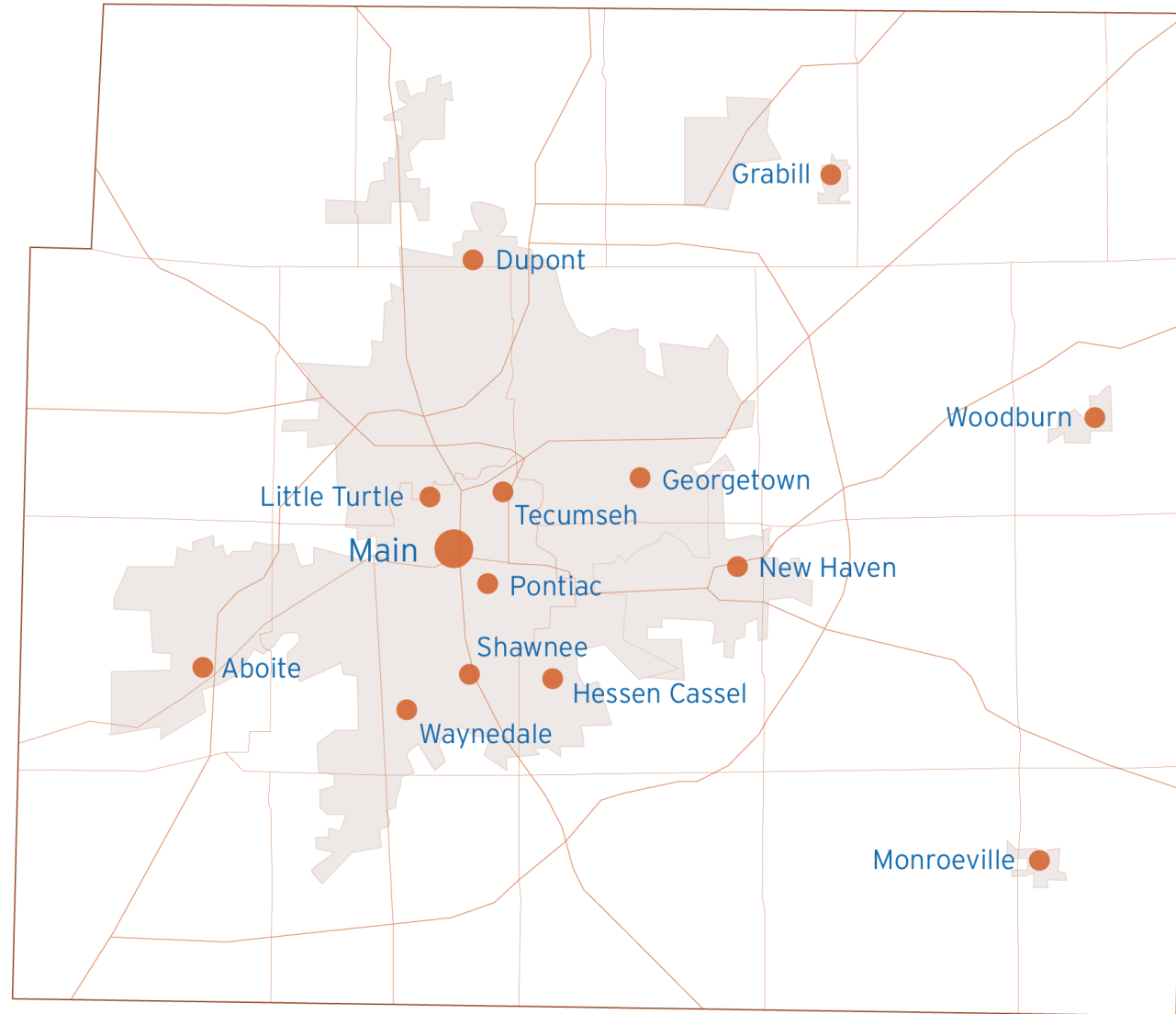


# Process - Schedule





# Existing Facilities



## Map Key

- Incorporated Municipality
- Current Library Branch

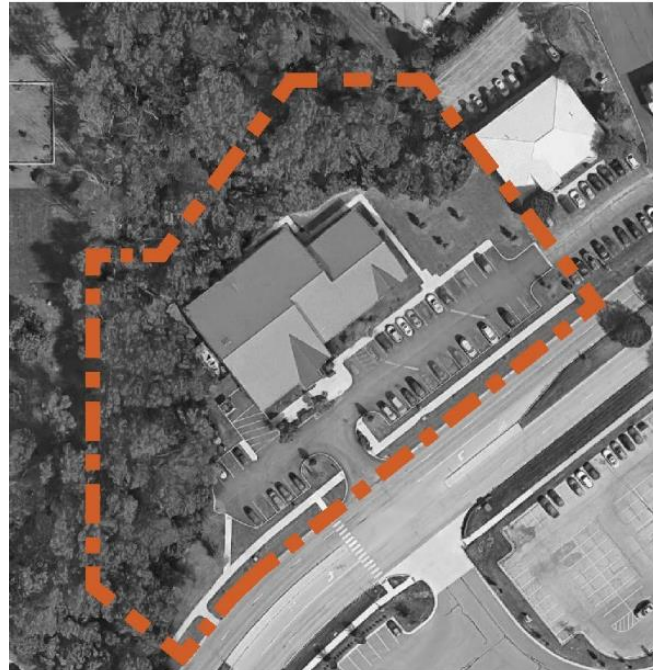
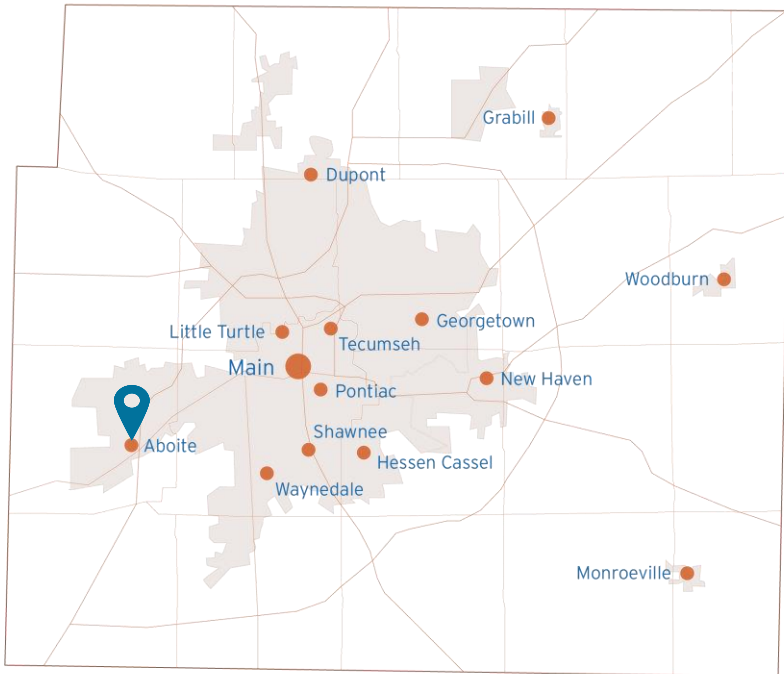
# Current Conditions

## Aboite

5630 Coventry Lane, Fort Wayne IN 46803

**Built** 1990 **Site size** 2.20 Acres  
**Building size** 13,319 SF **Parking** 37 Spaces

<b>Adequately sized for current service demands</b>	Yes	<input checked="" type="radio"/> No
<b>Overall building condition</b> Scale: 1 = Poor to 5 = Good	<input checked="" type="radio"/> 1	2 3 4 5
<b>Site allows for future expansion</b>	Yes	<input checked="" type="radio"/> No
<b>Renovation and/or expansion can meet 10-year service demand</b>	Yes	<input checked="" type="radio"/> No



### Current Conditions and Key Findings

- No branch visibility from Jefferson Blvd
- Parking inadequate, overflow across busy road
- Staff space too small, poorly configured
- Building settling / separating on ravine side
- Major systems in fair condition, some end of life
- Lacks full ADA compliance
- Loud and quiet areas not adequately separated
- Mix of old/new finishes lacks cohesion
- Wi-Fi robust enough for inside and outside use
- Insufficient electrical outlets for charging
- Not enough wired PC connections
- Inadequate workspace at public computers

# Current Conditions

## Dupont

536 East Dupont Road, Fort Wayne IN 46825

**Built/Updated** 1990/1996

**Site size** 0.88 Acres

**Building size** 18,528 SF

**Parking** 56 Spaces

**Adequately sized for current service demands**

Yes

No

**Overall building condition** Scale: 1 = Poor to 5 = Good

1 2 3 4 5

**Site allows for future expansion**

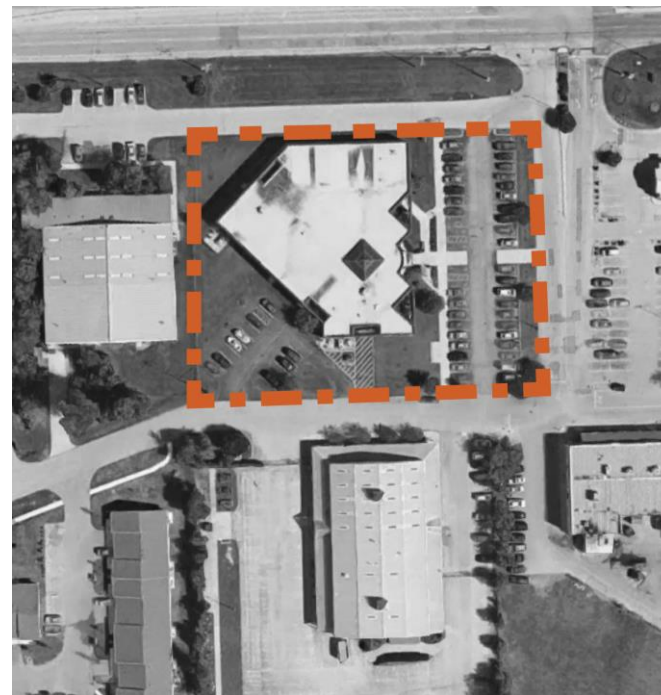
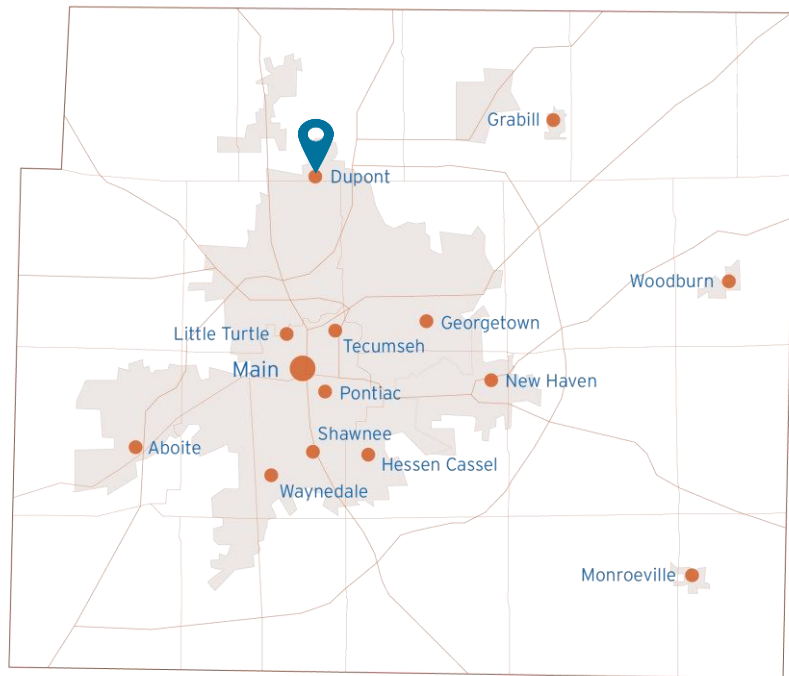
Yes

No

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

Yes

No



### Current Conditions and Key Findings

- Great visibility from Dupont Rd, difficult access
- Parking inadequate, overflow across access road
- Staff space poorly configured
- Major systems in fair condition, some end of life
- Meeting room poorly configured
- Lacks full ADA compliance
- Public PCs + Children's adjacency a challenge
- Mix of old/new finishes lacks cohesion
- Wi-Fi robust enough for inside and outside use
- Insufficient electrical outlets for charging
- Workspace at public computers is adequate
- Inadequate AV equipment in meeting rooms

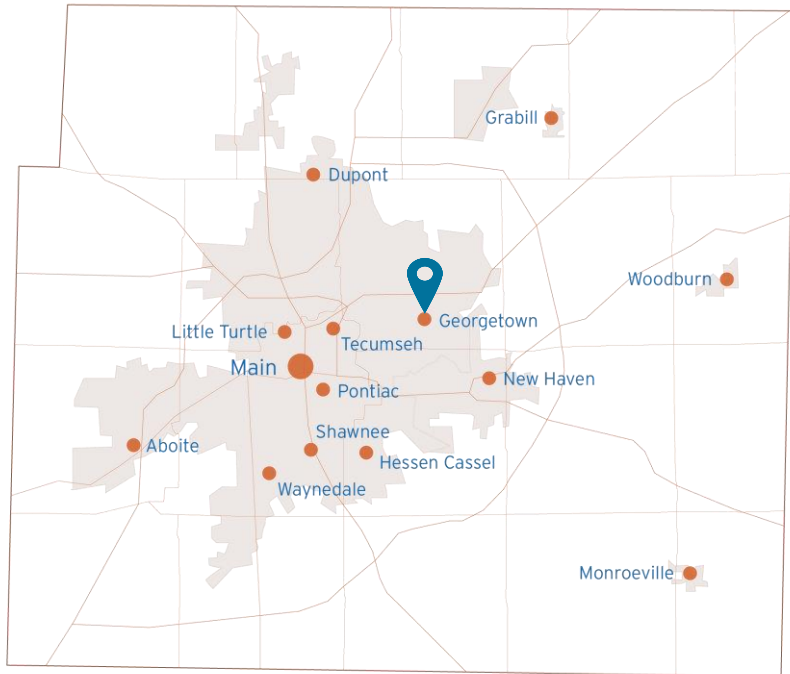
# Current Conditions

## Georgetown

6600 East State Boulevard, Fort Wayne IN 46814

**Built** 2004 **Site size** 1.10 Acres  
**Building size** 19,500 SF **Parking** 48 Spaces

<b>Adequately sized for current service demands</b>	Yes	<input type="radio"/> No
<b>Overall building condition</b> Scale: 1 = Poor to 5 = Good	1 2 3 <input checked="" type="radio"/> 4 5	
<b>Site allows for future expansion</b>	Yes	<input type="radio"/> No
<b>Renovation and/or expansion can meet 10-year service demand</b>	Yes	<input type="radio"/> No



### Current Conditions and Key Findings

- Great visibility from East State Boulevard
- Parking inadequate, overflow requires stair access
- Major systems in good condition
- Staff areas undersized for volume of work
- Rotunda creates visibility and acoustical problems
- Lacks full ADA compliance
- Building unable to accommodate afterschool rush
- Entry sequence long and easily congested
- Wi-Fi robust enough for inside and outside use
- Insufficient electrical outlets for charging
- Quantity of wired PC connections adequate
- Inadequate workspace at public computers

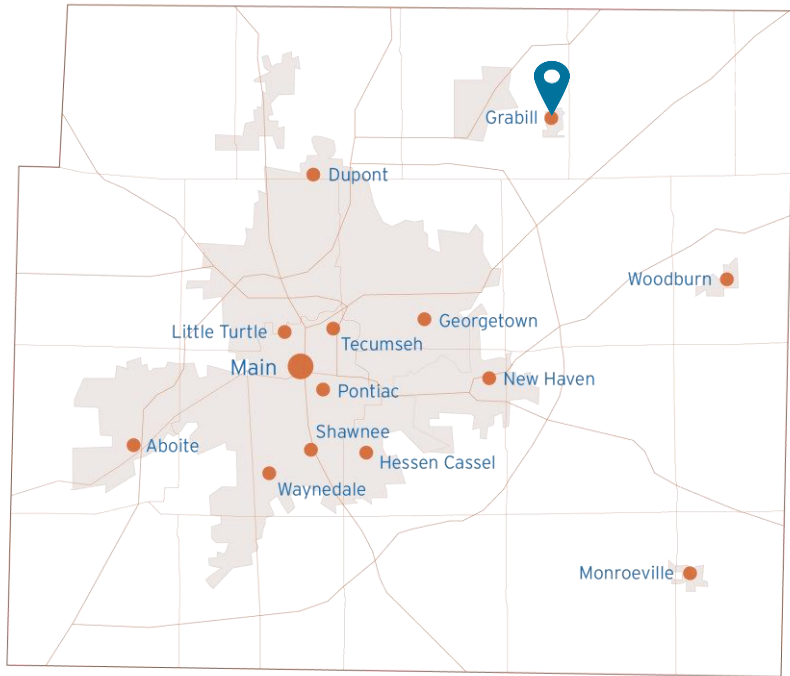
# Current Conditions

## Grabill

13521 State Street, Grabill IN 46740

**Built** 2005 **Site size** 1.38 Acres  
**Building size** 7,885 SF **Parking** 42 Spaces

<b>Adequately sized for current service demands</b>	Yes	<b>No</b>
<b>Overall building condition</b> Scale: 1 = Poor to 5 = Good	1 2 <b>3</b> 4 5	
<b>Site allows for future expansion</b>	<b>Yes</b>	No
<b>Renovation and/or expansion can meet 10-year service demand</b>	<b>Yes</b>	No



### Current Conditions and Key Findings

- Good visibility from Grabill Road
- Parking size adequate, some access concerns
- Major systems OK condition
- Meeting space undersized for demand
- Size of building prevents acoustical separation
- Main service point not ADA compliant
- Staff workspace access poorly configured
- Finishes OK but lack color, lighting inconsistent
- Wi-Fi robust enough for inside and outside use
- Insufficient electrical outlets for charging
- Quantity of wired PC connections adequate
- Inadequate workspace at public computers

# Current Conditions

## Hessen Cassel

3030 East Paulding Road, Fort Wayne IN 46815

**Built/Updated** 1972/2004      **Site size** 2.20 Acres

**Building size** 11,973 SF      **Parking** 44 Spaces

**Adequately sized for current service demands**

Yes

No

**Overall building condition** Scale: 1 = Poor to 5 = Good

1

2

3

4

5

**Site allows for future expansion**

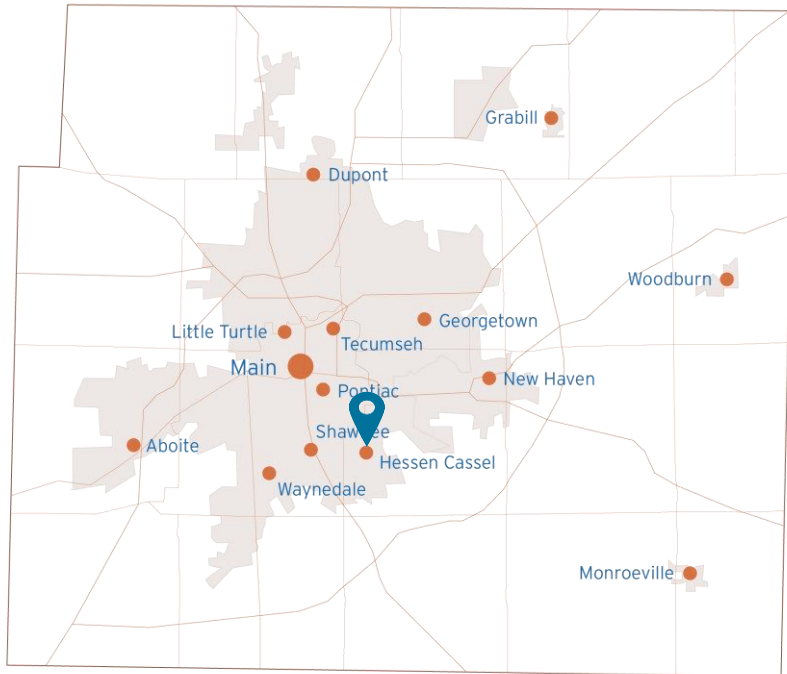
Yes

No

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

Yes

No



### Current Conditions and Key Findings

- Good visibility from East Paulding Road
- Parking size adequate
- Building requires significant masonry repair
- Major systems in fair condition, some end of life
- Meeting space old and challenging to access
- Children's area not acoustically separated
- Sight lines are very poor to collection areas
- Staff workspace old and poorly configured
- Wi-Fi robust enough for inside and outside use
- Insufficient electrical outlets for charging
- Quantity of wired PC connections adequate
- Workspace at public computers is adequate

# Current Conditions

## Little Turtle

2201 Sherman Boulevard, Fort Wayne IN 46807

**Built/Updated** 1972/2006      **Site size** 1.10 Acres

**Building size** 13,150 SF      **Parking** 55 Spaces

**Adequately sized for current service demands**

Yes      No

**Overall building condition** Scale: 1 = Poor to 5 = Good

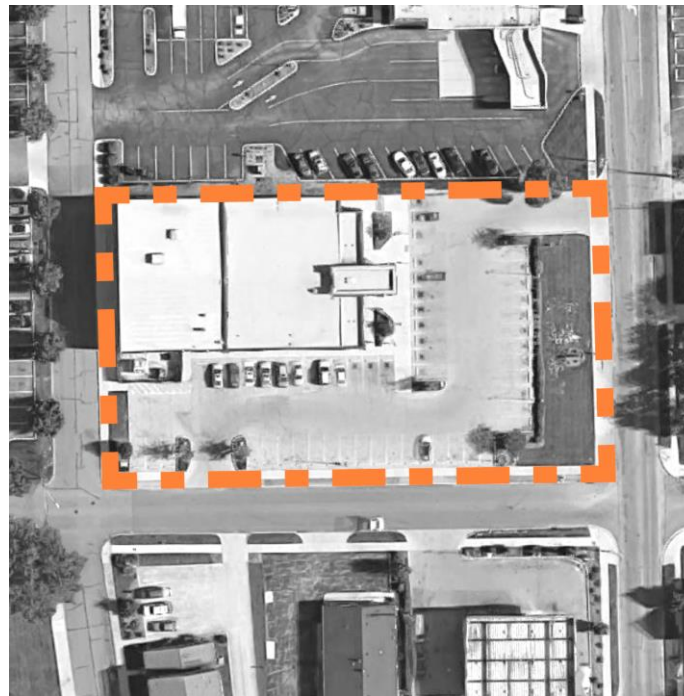
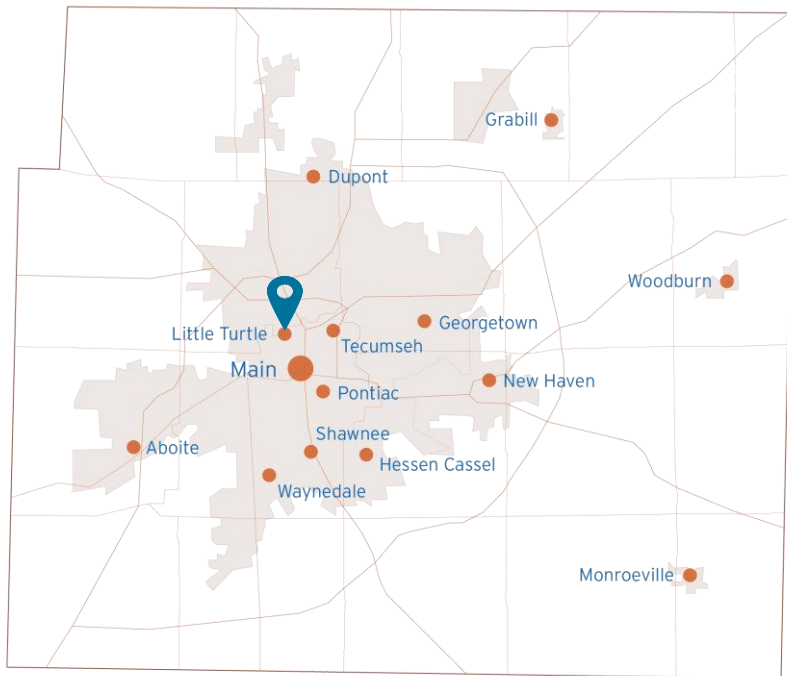
1 2  3 4 5

**Site allows for future expansion**

Yes      No

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

Yes      No



### Current Conditions and Key Findings

- Poor visibility from West State Blvd
- Parking size adequate, but no green space
- Major systems in good condition
- Meeting space undersized for large groups
- Size of building prevents acoustical separation
- Computer area inflexible and oversized
- Staff workspace is functional
- Finishes OK but lack color
- Wi-Fi robust enough for inside and outside use
- Insufficient electrical outlets for charging
- Not enough wired PC connections
- Workspace at public computers is adequate

# Current Conditions

## Monroeville

115 Main Street, Monroeville IN 46772

**Built** 2003 **Site size** 0.60 Acres  
**Building size** 8,502 SF **Parking** 19 Spaces

**Adequately sized for current service demands**

Yes No

**Overall building condition** Scale: 1 = Poor to 5 = Good

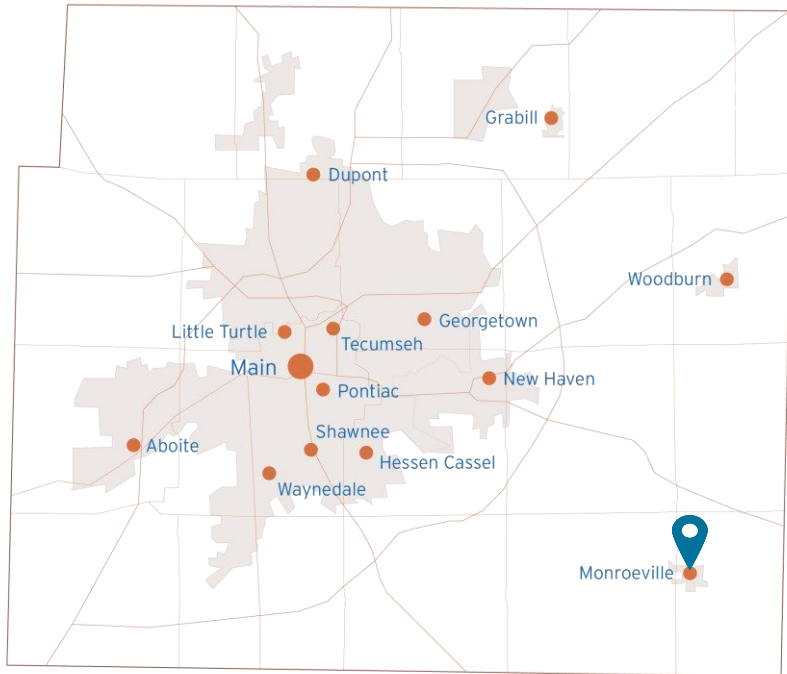
1 2 3 4 5

**Site allows for future expansion**

Yes No

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

Yes No



### Current Conditions and Key Findings

- Great visibility from Main Street
- Parking small and inadequate, and no green space
- Major systems in good condition
- Meeting space adequate and well-used
- Size of building prevents acoustical separation
- Access to staff workspace poorly configured
- Staff workspace is small but functional
- Finishes OK but lack color
- Wi-Fi robust enough for inside and outside use
- Quantity of electrical outlets for charging adequate
- Quantity of wired PC connections adequate
- Workspace at public computers is adequate



# Current Conditions

## New Haven

648 Green Street, New Haven IN 46815

**Built** 2003 **Site size** 1.00 Acres  
**Building size** 10,500 SF **Parking** 31 Spaces

**Adequately sized for current service demands**

Yes No

**Overall building condition** Scale: 1 = Poor to 5 = Good

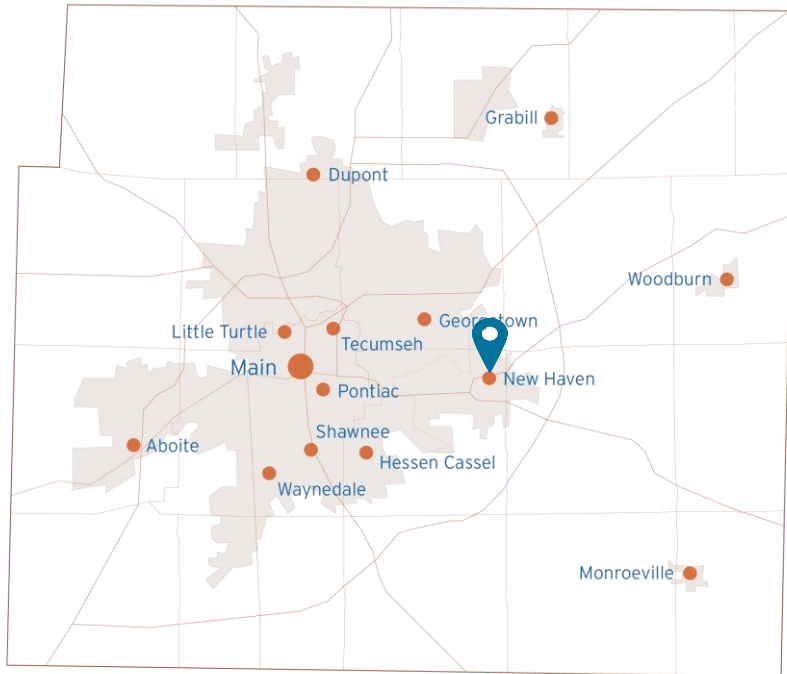
1 2 3 4 5

**Site allows for future expansion**

Yes No

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

Yes No



### Current Conditions and Key Findings

- Great visibility from Lincoln Highway
- Parking size adequate, but very awkward layout
- Major systems good condition, temp control issues
- Clerestory windows a major glare problem
- Meeting space dated and inflexible
- Study and office spaces not acoustically separated
- Staff workspace is small and poorly configured
- Finishes aging, lighting inconsistent and old
- Wi-Fi robust enough for inside and outside use
- Insufficient electrical outlets for charging
- Quantity of wired PC connections adequate
- Inadequate workspace at public computers

# Current Conditions

## Pontiac

2215 South Hanna Street, Fort Wayne IN 46803

**Built** 2004 **Site size** 1.30 Acres  
**Building size** 10,500 SF **Parking** 43 Spaces

**Adequately sized for current service demands**

Yes No

**Overall building condition** Scale: 1 = Poor to 5 = Good

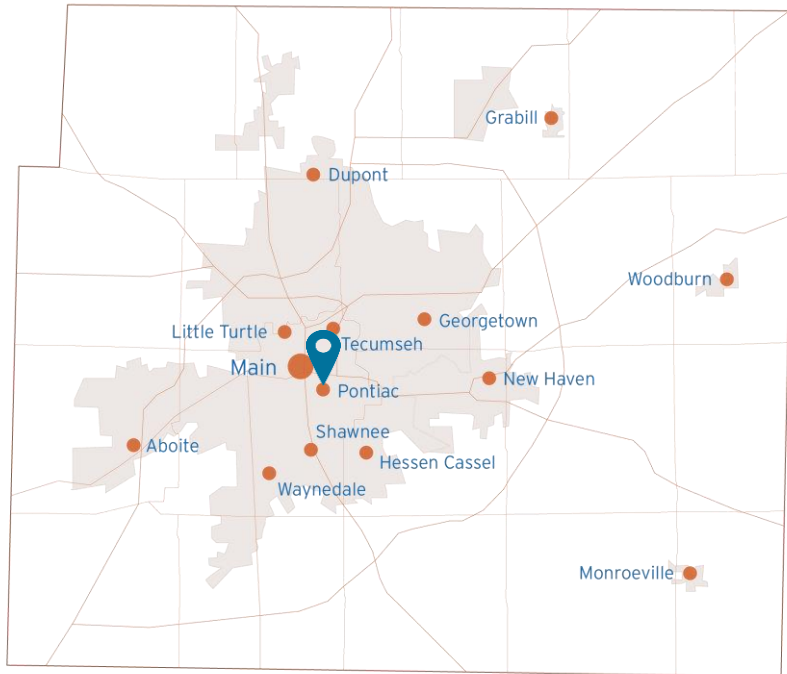
1 2 3 4 5

**Site allows for future expansion**

Yes No

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

Yes No



### Current Conditions and Key Findings

- Good visibility from Hanna St. and Creighton Blvd.
- Parking size adequate, but access unclear
- Distance from parking to entry unusually far
- Major systems in good condition
- Shape of building a challenge to reconfigure
- Layout of building limits acoustical separation
- Staff workspace is small and poorly configured
- Finishes aging and showing signs of wear
- Wi-Fi robust enough for inside and outside use
- Insufficient electrical outlets for charging
- Quantity of wired PC connections adequate
- Workspace at public computers is adequate

# Current Conditions

## Shawnee

5600 Noll Avenue, Fort Wayne IN 46805

**Built/Updated** 1973/2003      **Site size** 1.41 Acres

**Building size** 11,200 SF      **Parking** 22 Spaces

**Adequately sized for current service demands**

Yes No

**Overall building condition** Scale: 1 = Poor to 5 = Good

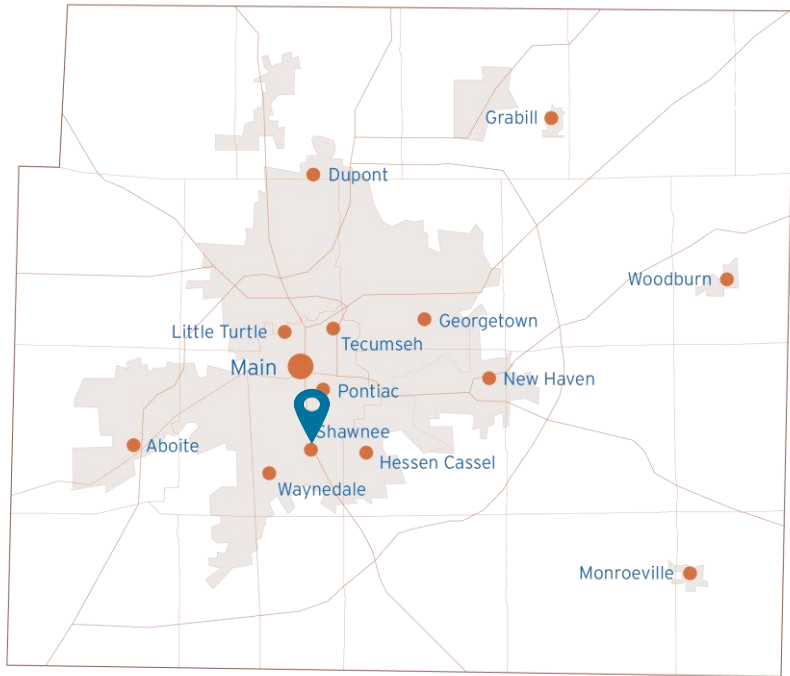
1 2 3 4 5

**Site allows for future expansion**

Yes No

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

Yes No



### Current Conditions and Key Findings

- Low visibility from any primary thoroughfare
- Parking and entry very poor, limits access
- Building envelope leaks and is highly inefficient
- Major systems in fair condition, some end of life
- Lacks full ADA compliance
- Interior layout inflexible, challenging for all ages
- Sight lines poor, staff area configuration very poor
- Finishes lack color, no differentiation, dark
- Wi-Fi robust enough for inside and outside use
- Insufficient electrical outlets for charging
- Not enough wired PC connections
- Inadequate workspace at public computers

# Current Conditions

## Tecumseh

1411 East State Boulevard, Fort Wayne IN 46804

**Built/Updated** 1928/1990/2005    **Site size** 0.88 Acres

**Building size** 11,500 SF    **Parking** 42 Spaces

**Adequately sized for current service demands**

Yes    No

**Overall building condition** Scale: 1 = Poor to 5 = Good

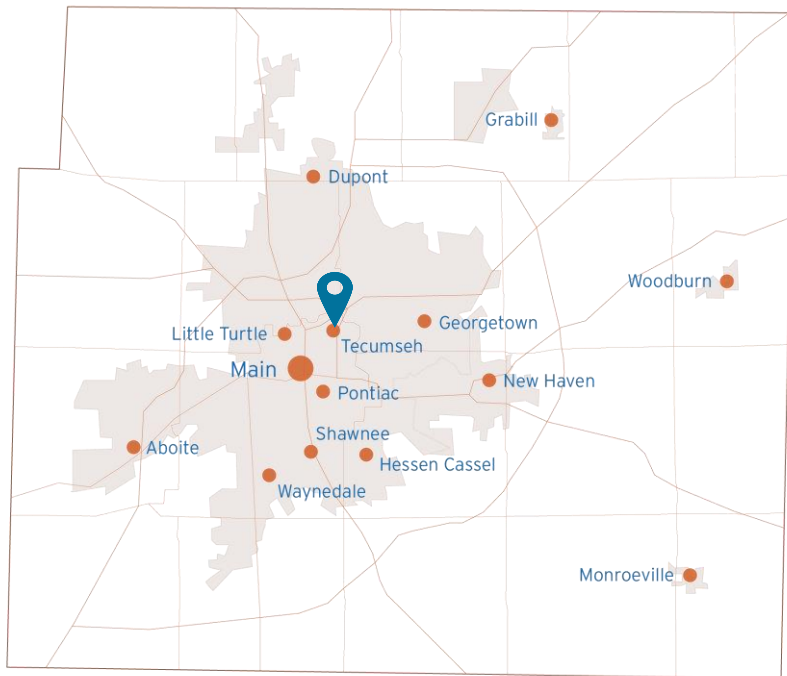
1 2  3 4 5

**Site allows for future expansion**

Yes    No

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

Yes    No



### Current Conditions and Key Findings

- Good visibility from East State Boulevard
- Parking size adequate, but split is confusing
- Long distance from larger parking lot to entry
- Major systems in fair condition, some end of life
- Meeting room good size but poorly configured
- Size of building prevents acoustical separation
- Staff workspace functional but undersized
- Finishes aging and showing signs of wear
- Wi-Fi robust enough for inside and outside use
- Insufficient electrical outlets for charging
- Quantity of wired PC connections adequate
- Workspace at public computers is adequate

# Current Conditions

## Waynedale

2200 Lower Huntington Road, Fort Wayne IN 46818

**Built/Updated** 1971/2005

**Site size** 2.51 Acres

**Building size** 13,300 SF

**Parking** 59 Spaces

**Adequately sized for current service demands**

Yes

No

**Overall building condition** Scale: 1 = Poor to 5 = Good

1 2 3 4 5

**Site allows for future expansion**

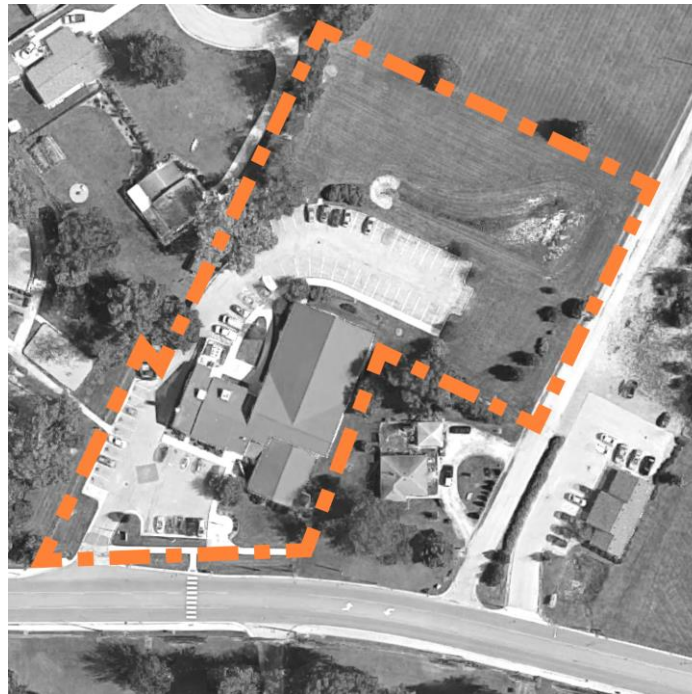
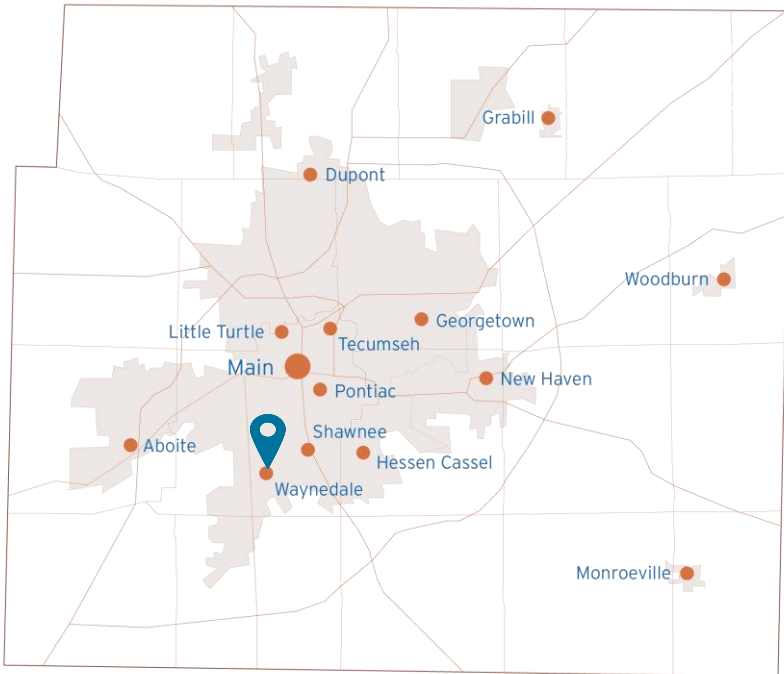
Yes

No

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

Yes

No



### Current Conditions and Key Findings

- Good visibility from Lower Huntington Road
- Parking size adequate, but split is confusing
- Major systems in fair condition
- Meeting space old and inadequate
- Interior public spaces not acoustically separated
- Building and site lack full ADA compliance
- Staff workspace small, poorly configured
- Finishes OK but heavy/dark, lighting inconsistent
- Wi-Fi robust enough for inside and outside use
- Insufficient electrical outlets for charging
- Not enough wired PC connections
- Inadequate workspace at public computers

# Current Conditions

## Woodburn

1701 State Route 101 North, Woodburn IN 46796

**Built** 2003 **Site size** 1.45 Acres  
**Building size** 8,200 SF **Parking** 33 Spaces

**Adequately sized for current service demands**

Yes No

**Overall building condition** Scale: 1 = Poor to 5 = Good

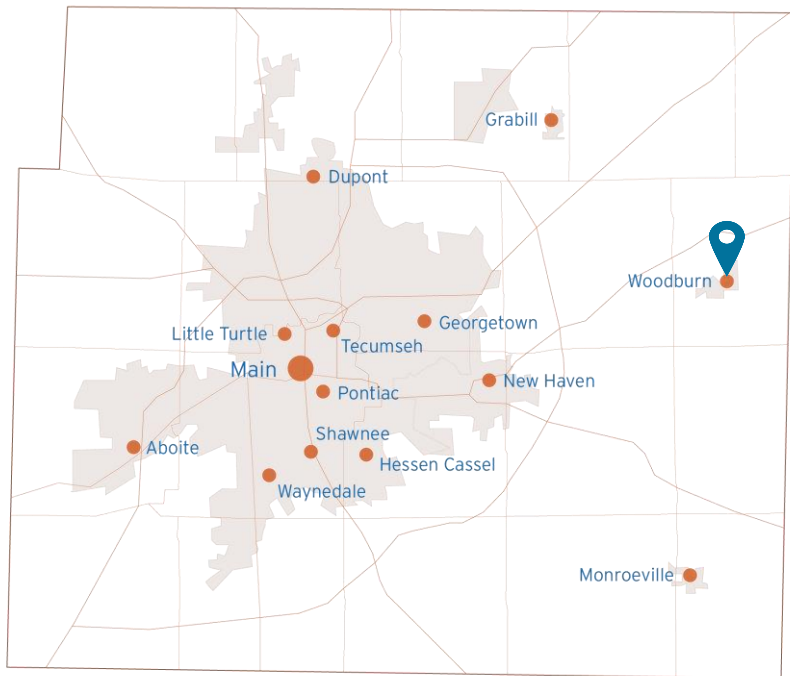
1 2 3 4 5

**Site allows for future expansion**

Yes No

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

Yes No



### Current Conditions and Key Findings

- Great visibility from State Route 101
- Parking adequate, convenient, ample green space
- Major systems in good condition
- Meeting space undersized for demand
- Size of building prevents acoustical separation
- Clerestory windows nice but cause glare
- Staff workspace is small but functional
- Finishes OK but lack color
- Wi-Fi robust enough for inside and outside use
- Insufficient electrical outlets for charging
- Quantity of wired PC connections adequate
- Workspace at public computers is adequate

# Current Conditions

## Main

900 Library Plaza, Fort Wayne IN 46802

**Built/Updated** 1968/1979/2007    **Site size** 4.13 Acres

**Building size** 367,000 SF    **Parking** 125 Spaces

**Adequately sized for current service demands**

Yes No

**Overall building condition** Scale: 1 = Poor to 5 = Good

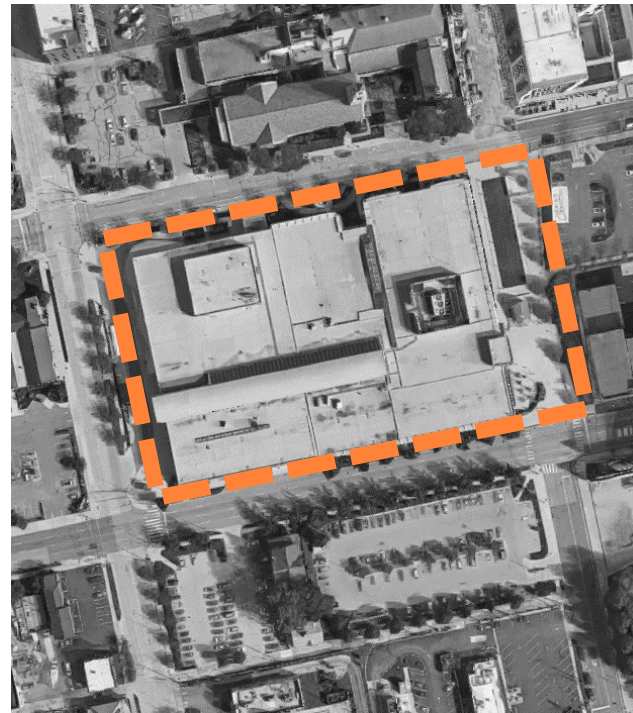
1 2 3 4 5

**Site allows for future expansion**

Yes No

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

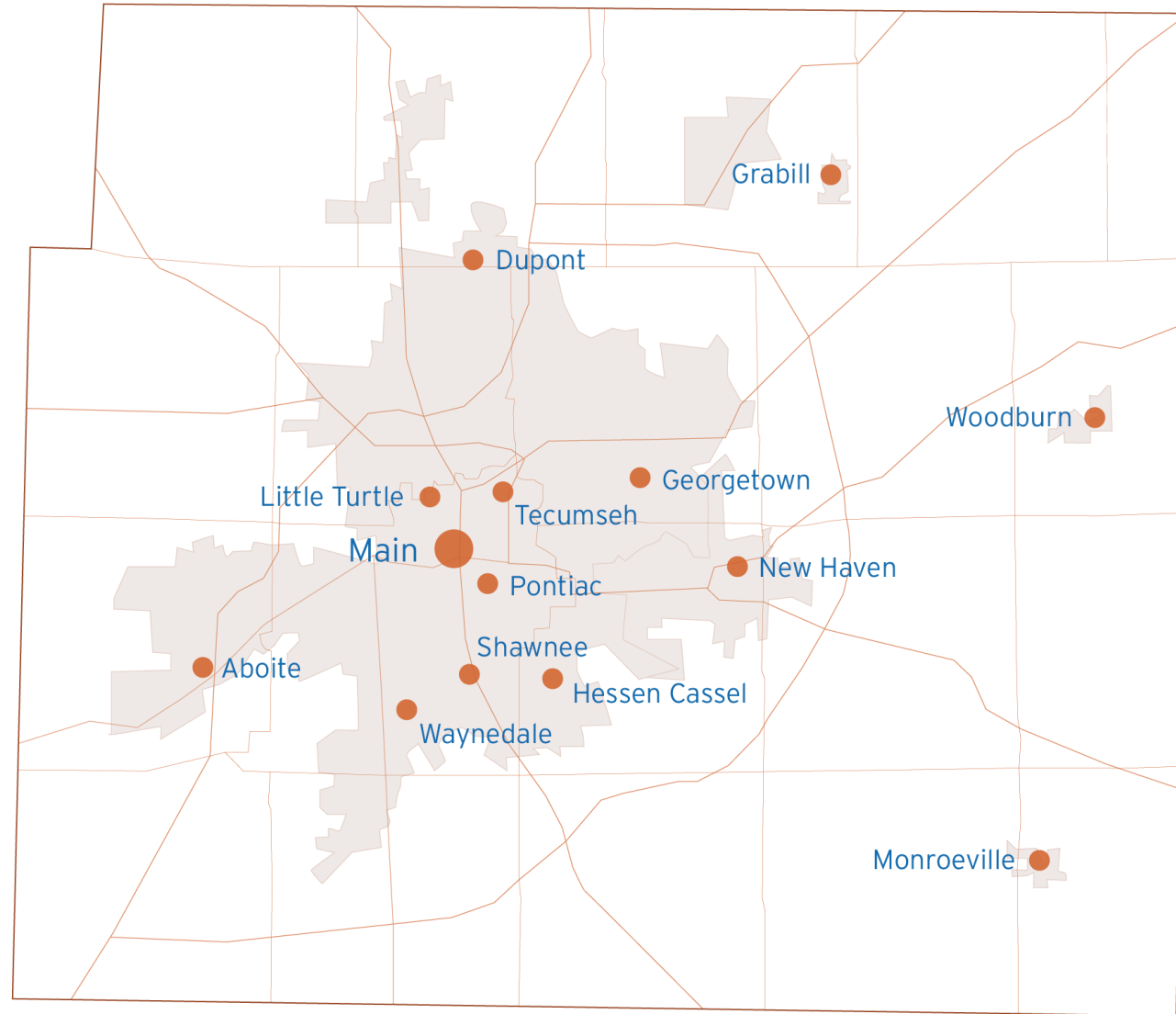
Yes No





### Current Conditions and Key Findings

- Large and spacious, plenty of room for collections
- Wayfinding and collection arrangement confusing
- Large meeting room spaces well used
- No medium or small public meeting room spaces
- Great hall underutilized, loud and echoey
- Plaza side entry dark and unwelcoming
- Noise between Genealogy and Readers' Svcs
- Empty space where Dunkin Donuts was a tenant
- Little to no visibility into the library from outside
- Wi-Fi coverage inconsistent for different areas
- Availability of PCs and charging inconsistent
- Workspace at PCs adequate except in Genealogy

# Existing Facilities

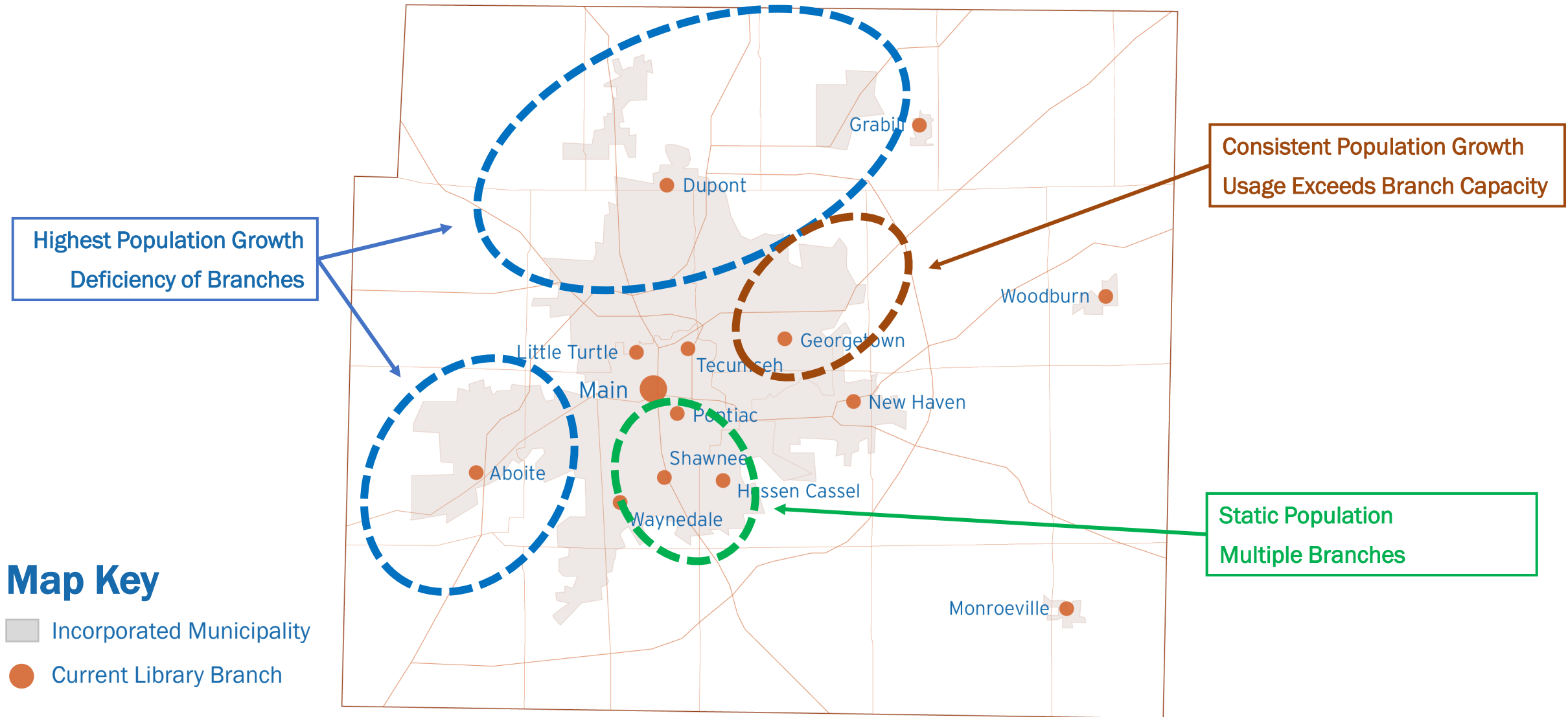


## Map Key

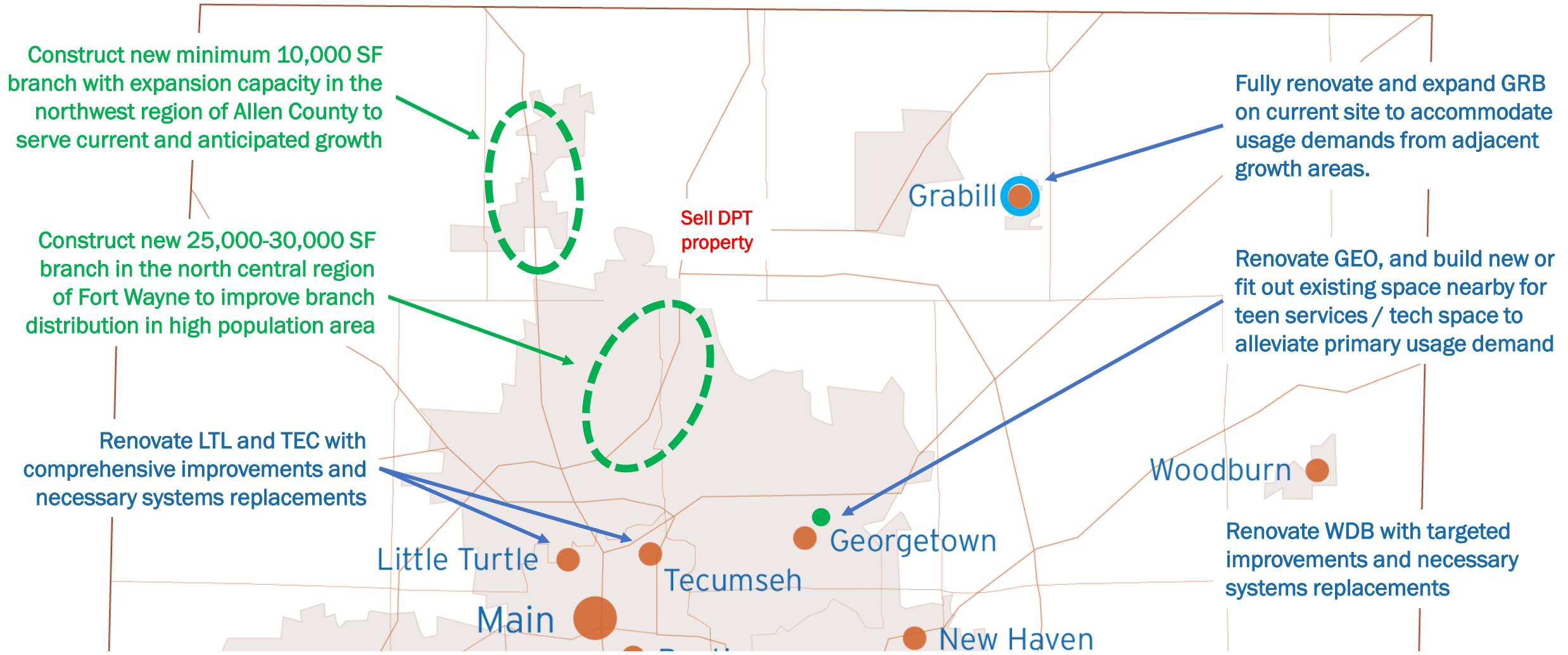
-  Incorporated Municipality
-  Current Library Branch



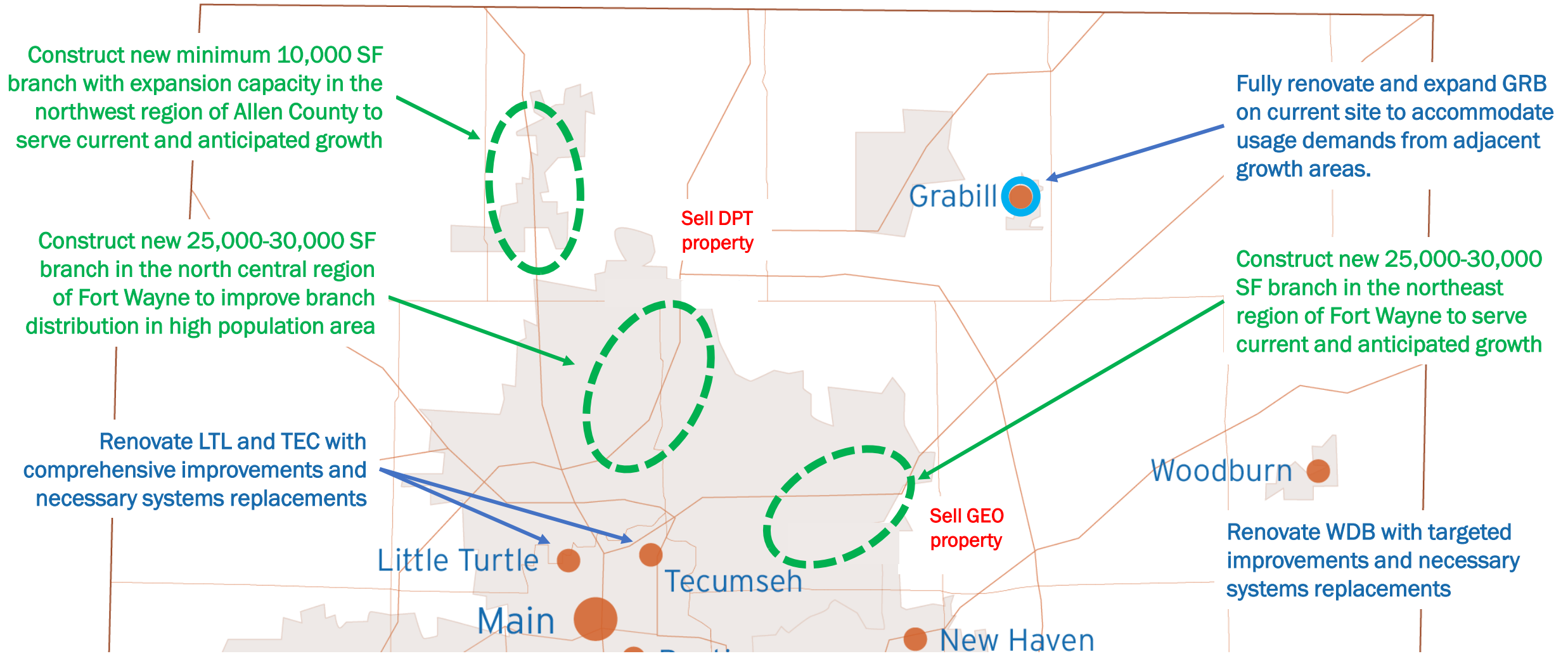
# ACPL Demographic Influences on Facilities



# ACPL Recommendation North Allen County Option A

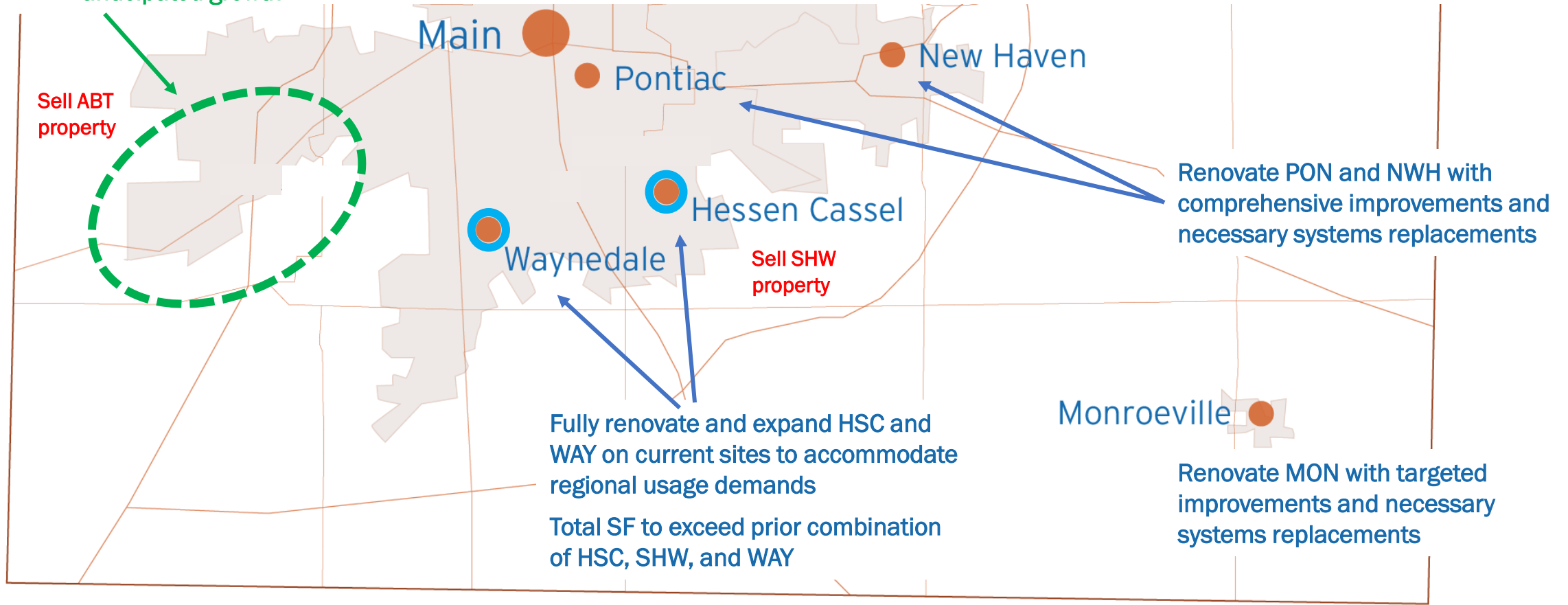


# ACPL Recommendation North Allen County Option B



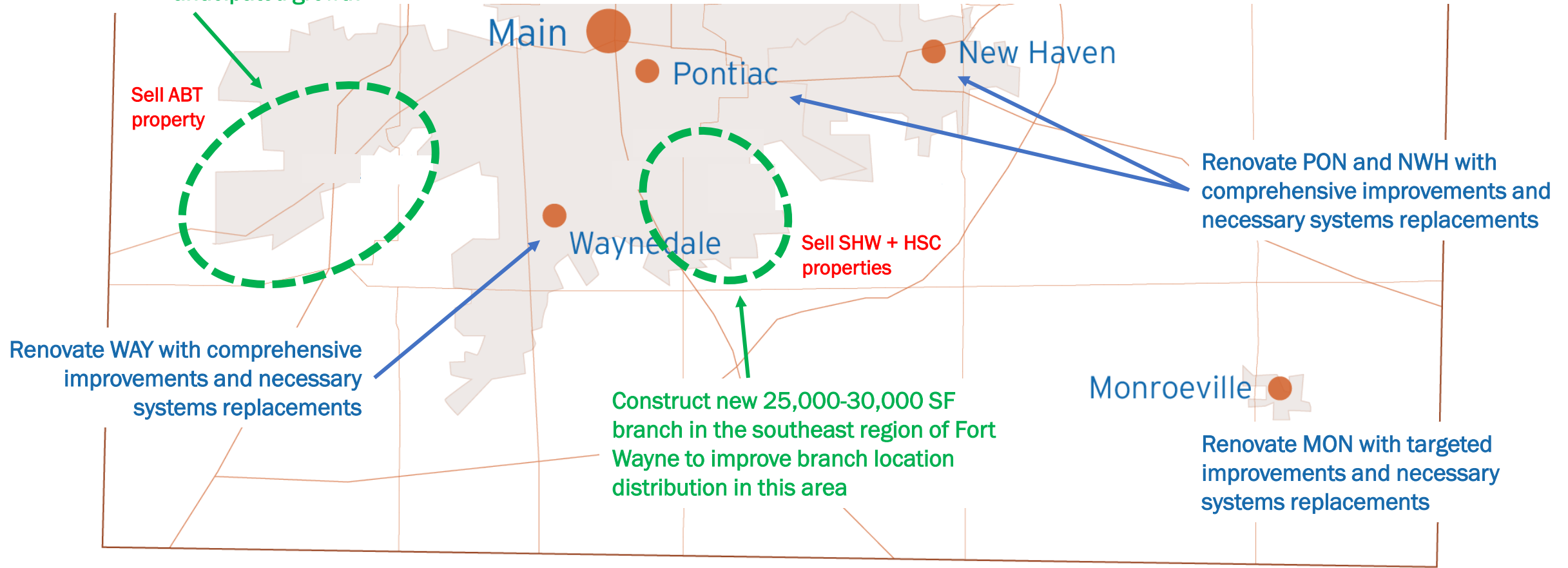
# ACPL Recommendation South Allen County Option A

Construct new 25,000-30,000 SF branch in the southwest region of Allen County to serve current and anticipated growth

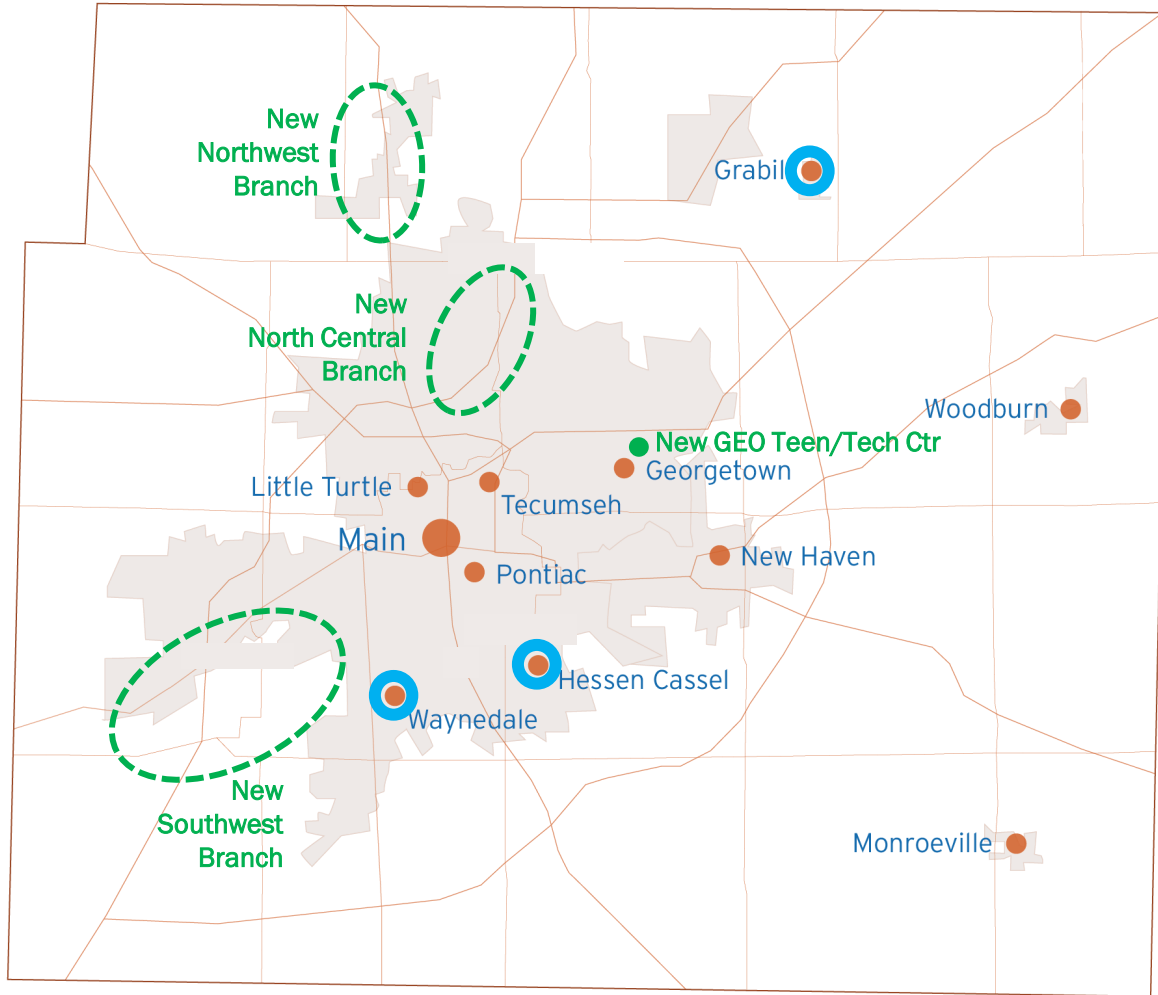


# ACPL Recommendation South Allen County Option B

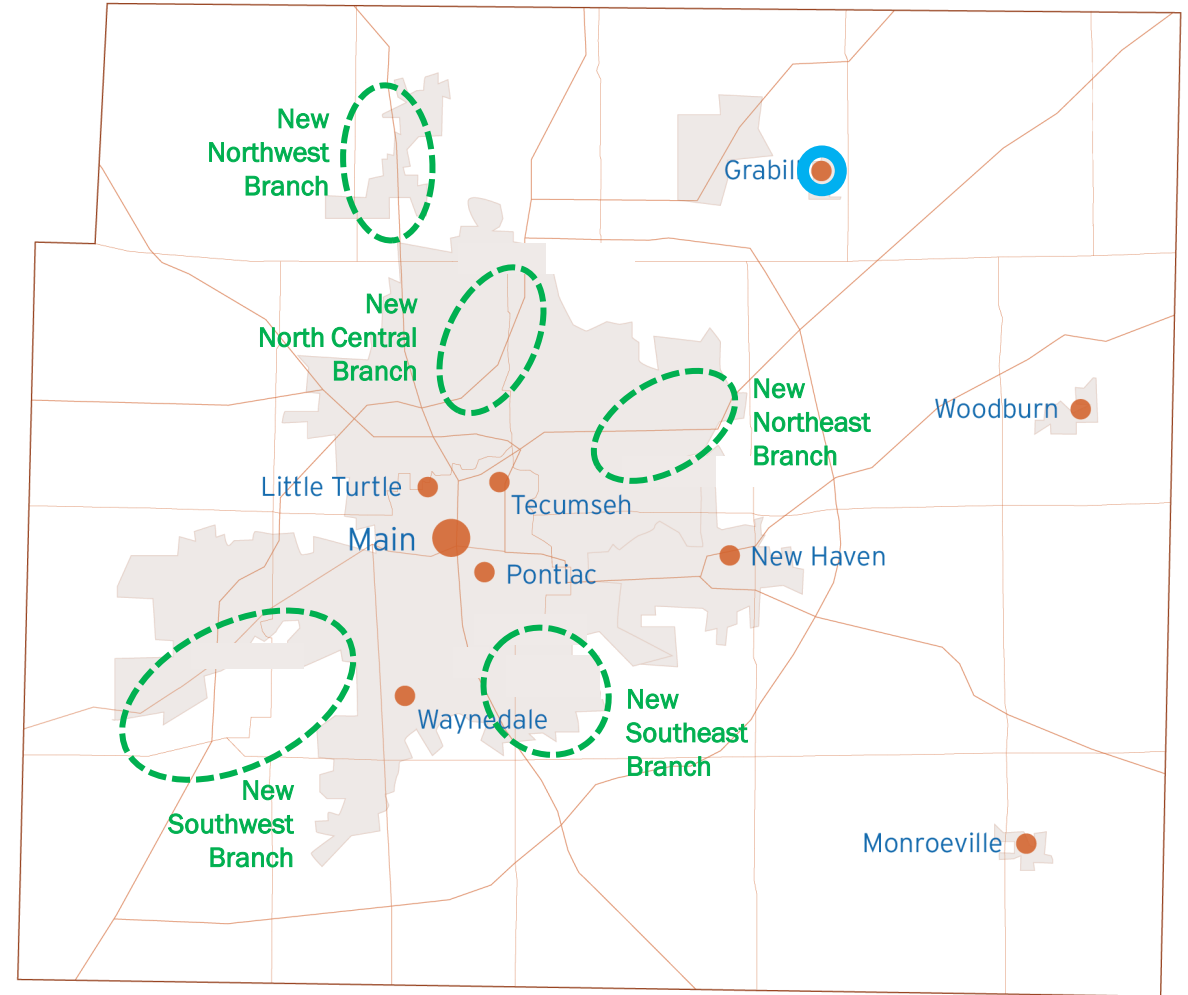
Construct new 25,000-30,000 SF branch in the southwest region of Allen County to serve current and anticipated growth



# ACPL Recommendation Options Summary



Summary Option A



Summary Option B

- = Renovate Branch
- = Renovate + Expand Branch
- = New Branch

- = Renovate Branch
- = Renovate + Expand Branch
- = New Branch

# Imagine Your Future Library

**Build upon a foundation of welcoming and engaging places for all ages where lifelong learning, discovery, and personal service thrive and create an even more patron-friendly environment at all locations.**

## What we heard:

- Design spaces to showcase books and other library materials, allowing ease of access and browsability
- Incorporate flexible design strategies allowing ACPL to better respond to evolving service demands over time
- Integrate signage and wayfinding supporting user-friendly, easy-to-navigate, and accessible buildings and grounds
- Add more small and medium sized meeting spaces supporting community conversations, learning, and collaboration
- Create colorful and imaginative youth spaces to inspire a love of reading, learning and discovery
- Expand the availability of technology and audiovisual resources and accommodate device charging everywhere
- Improve spaces to support STEAM (Science, Technology, Engineering, the Arts and Mathematics) learning
- Create purpose-built exterior landscapes serving to beautify, while providing space for outdoor programming
- Design to accommodate a variety of programming needs, zoning buildings to separate loud from quiet activities
- Build welcoming spaces to engage residents of all demographics, ages, and abilities



# Imagine Your Future Library – Children + Teens

As existing library buildings are renovated, ACPL should incorporate the following concepts into the design of its spaces for children and teens:

- Locate kids and teen spaces away from quiet areas
- Zone and design space for developmental growth
- Provide movable shelving on casters
- Incorporate attractive and easily changeable signage
- Include lounge seating for children and caregivers
- Offer various size chairs and tables
- Design to provide good staff sightlines



When new branches are constructed, ACPL should also include:

- Self-check machines in youth services areas
- Computers with age-appropriate content
- A family restroom in the children's area
- Stroller parking in the children's area
- Separate and appropriately sized teen areas zoned by activity, including quiet and active areas and a separate enclosed space for collaboration



# Imagine Your Future Library – Adult Services

As existing library buildings are renovated, ACPL should incorporate the following concepts into the design of its spaces for adults:

- Zone building layouts to include quiet and active areas
- Incorporate attractive and easily changeable signage
- Offer comfortable seating near daylight
- Arrange collections in a logical and intuitive manner
- Provide device charging everywhere
- Locate service points in highly visible and active areas
- Incorporate a variety of seating including lounge and ergonomic chairs
- Provide ample workspace at public computers
- Offer robust Wi-Fi

When new branches are constructed, ACPL should also include:

- A dedicated and enclosed quiet room / area
- Movable tables and chairs
- Conveniently located self-check machines



# Imagine Your Future Library – Meeting + Collaboration

As existing library buildings are renovated, ACPL should incorporate the following concepts into the design of its primary large meeting room:

- Locate near the main entrance and public restrooms
- Incorporate a kitchenette and storage
- Include convenient and appropriately sized storage space for furniture and equipment
- Have Wi-Fi and technology to support a variety of programs, meetings, and activities
- Include 4-12 person meeting rooms, when possible



When new branches are constructed, ACPL should also include:

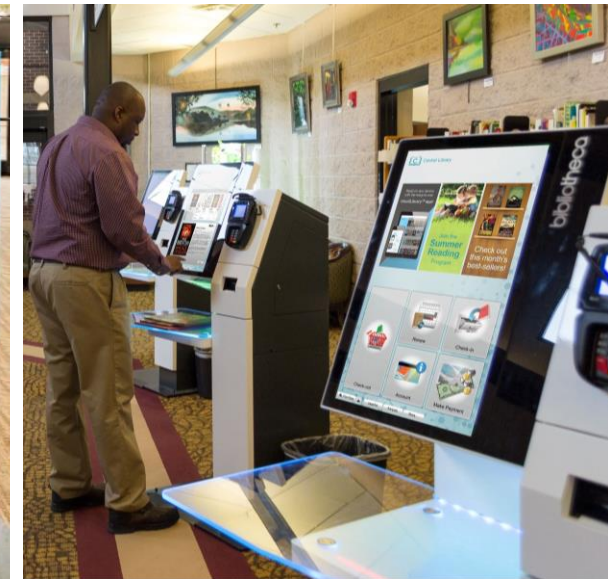
- An adaptable program room located near the children's area
- Collaborative multi-functional spaces
- A variety of small meeting rooms with the ability to accommodate 2 to 20 people
- Robust technology in every meeting room



# Imagine Your Future Library – Technology

As existing library buildings are renovated and new facilities designed, ACPL should include:

- Robust Wi-Fi
- Maximize flexibility to accommodate a wide variety of technologies
- Conveniently located self-check machines
- Easy access to copiers, printers, scanners, etc.
- Ample electrical outlets and opportunities for device charging
- Meeting and study spaces outfitted with updated technology
- Digital signage



# Imagine Your Future Library – Outdoor Spaces

As existing library buildings are renovated, ACPL should incorporate the following concepts into the design of its outdoor spaces:

- High-visibility ACPL exterior signage
- Well-lit, easily accessible parking lots
- Attractive and well-maintained grounds
- Intuitive, well-placed, and ideally drive-up after-hours book drops
- Easy-to-read and uncluttered library hours signage located at all entrances
- Conveniently located and accessible outdoor furniture, charging areas, bike racks, etc.

When new branches are constructed, ACPL should also include:

- Property capable of future expansion
- Logical and safe car, bike, and pedestrian traffic flow
- Drive-up book drops, and/or drive-thru service windows
- Safe and attractive spaces for waiting, sitting, reading, technology use, etc.
- Spaces for outdoor programming



# Fiscal Implications



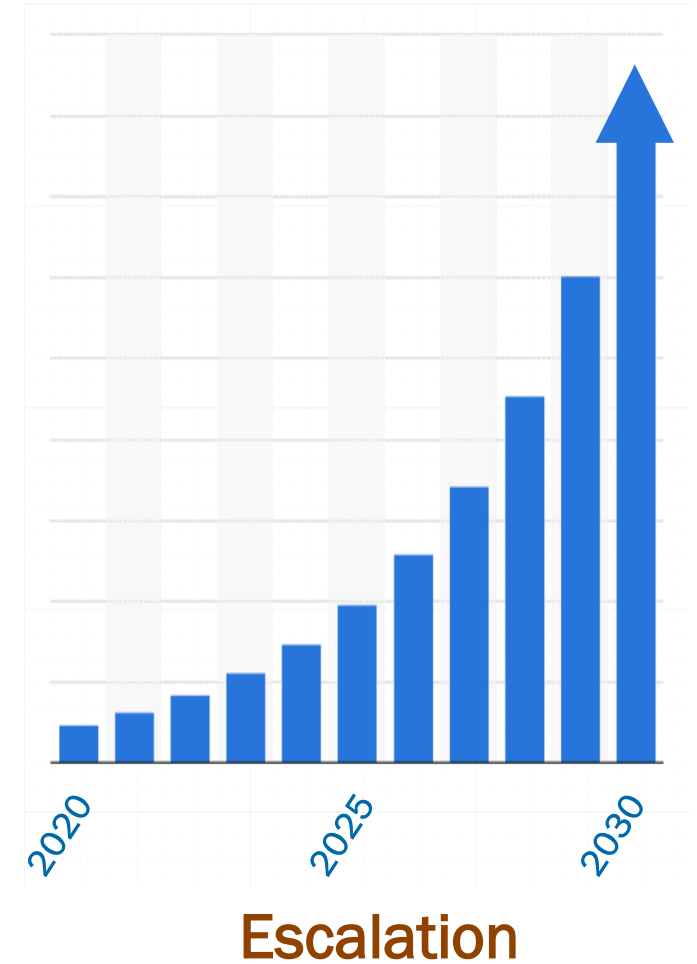
Project:	<b>Allen County Public Libraries</b> New Haven Branch - NH3 Adams Township, Indiana			 October 18, 2021 PCS Project: 21-018 Lead: CL/MA Checkoff: III Est. A - Medium Risk 10,800 GSF
Design:	Bostwick Architects			
<b>SUMMARY OF "CONCEPTUAL ESTIMATE"</b>				
DIVISION	BUILDING COMPONENT	PAGES	COST PER SF	EST. A - Medium Risk 10,800 GSF
1.0	GENERAL REQUIREMENTS	---	\$ 4.44	\$ 47,927
2.0	EXISTING CONDITIONS	1	\$ 7.81	\$ 84,350
3.0	CONCRETE	2	\$ 0.93	\$ 10,000
4.0	MASONRY	3	\$ 2.31	\$ 25,000
5.0	METALS	4	\$ 0.16	\$ 1,750
6.0	WOOD and PLASTICS	5	\$ 9.56	\$ 103,208
7.0	THERMAL and MOISTURE PROTECTION	6	\$ 20.72	\$ 223,764
8.0	OPENINGS	7	\$ 2.96	\$ 31,970
9.0	FINISHES	8	\$ 20.96	\$ 226,335
10.0	SPECIALTIES	9	\$ 4.71	\$ 50,850
11.0	EQUIPMENT	10	\$ 0.69	\$ 7,500
12.0	FURNISHINGS	11	\$ 0.56	\$ 6,000
13.0	SPECIAL CONSTRUCTION	12	---	None Included
14.0	CONVEYING SYSTEMS	13	---	None Included
21.0	FIRE SUPPRESSION	14	\$ 5.26	\$ 56,782
22.0	PLUMBING	15	\$ 9.62	\$ 103,887
23.0	HVAC	16	\$ 37.95	\$ 409,897
25.0	AUTOMATION	17	\$ 8.39	\$ 90,576
26.0	ELECTRICAL SYSTEMS	18	\$ 32.31	\$ 348,963
27.0-28.0	COMMUNICATION, ELECTRONIC SAFETY and SECURITY	19	\$ 7.14	\$ 77,112
31.0-35.0	EARTHWORK, UTILITIES and SITE IMPROVEMENTS	20	\$ 5.47	\$ 59,120
<b>SUBTOTAL ALL TRADES WORK (Prevailing Wage Assumed)</b>				<b>\$ 1,964,991</b>
LEED CERTIFICATION; ALLOWANCE		3.00%	\$ 5.46	\$ 58,950
GENERAL CONDITIONS		9.50%	\$ 17.80	\$ 192,275
CONTRACTOR OVERHEAD and PROFIT and BOND		6.50%	\$ 13.34	\$ 144,055
ESCALATE to MIDPOINT of CONSTRUCTION		8.67%	\$ 18.95	\$ 204,697
CONTINGENCY; DESIGN, ESTIMATING, BIDDING and MARKET CONDITION		12.00%	\$ 28.50	\$ 307,797
PERMIT FEE		0.75%	\$ 2.00	\$ 21,546
<b>TOTAL PROBABLE CONSTRUCTION COSTS:</b>				<b>\$ 2,894,311</b>



**'Hard' Costs**



**'Soft' Costs**



# Fiscal Implications

\*Costs include estimated escalation, but do not yet include land purchase or property sales

## Option A Cost Range \$95 M to \$102 M

Aboite	Sell Property + Build New Southwest Branch
Dupont	Sell Property + Build New North Central Branch
Georgetown	Heavy Renovation + New Teen/Tech Center
Grabill	Medium Renovation + Expansion
Hessen Cassel	Heavy Renovation + Expansion
Little Turtle	Medium Renovation
Monroeville	Medium Renovation
New Haven	Medium Renovation
	New Northwest Branch
Pontiac	Medium Renovation
Shawnee	Sell Property + Expand Hessen Cassel + Waynedale
Tecumseh	Medium Renovation
Waynedale	Medium Renovation + Expansion
Woodburn	Medium Renovation
Main	Select Renovations

## Option B Cost Range \$108 M to \$115 M

Aboite	Sell Property + Build New Southwest Branch
Dupont	Sell Property + Build New North Central Branch
Georgetown	Sell Property + Build New Northeast Branch
Grabill	Medium Renovation + Expansion
Hessen Cassel	Sell Property + Build New Southeast Branch
Little Turtle	Medium Renovation
Monroeville	Medium Renovation
New Haven	Medium Renovation
	New Northwest Branch
Pontiac	Medium Renovation
Shawnee	Sell Property + Build New Southeast Branch
Tecumseh	Medium Renovation
Waynedale	Medium Renovation
Woodburn	Medium Renovation
Main	Select Renovations

# Options and Recommendations January 2022



## Allen County Public Library Facilities Master Plan

Options and Recommendations  
January 2022



### 1 Background and Goals

#### FMP PURPOSE

Allen County Public Library recognizes that as their public face in each community, facilities should reflect the same level of quality as services provided. Currently there exists a quality disparity among individual branches, stemming from history and development complexities in each location. This Facilities Master Plan quantifies these differences, to aid decisions about the size, location, and function of branches so that over the next ten years and beyond, all facilities may more equitably and effectively serve residents.

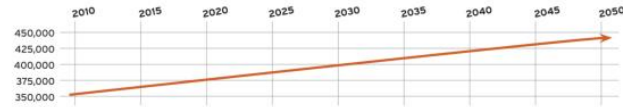
While individual facility observations can be found in the balance of this report, there are three overarching influences that affect all facilities county-wide:

#### Evolving Demands

Residents' needs and aspirations have evolved with cultural, economic, and technological change over the last two decades. ACPL strategic priorities and services keep pace, requiring facility infrastructure updates to support new demands.

#### Population Growth

Allen County population has increased by 15% since 2020 and continues to grow. All facilities experience the resulting usage increase, but inconsistently due to high and low growth areas within the county.



#### Facility Age

Branches have not benefitted from any significant capital improvements since 2003-2008 building program. By 2030 all branches will be 22 to 25 years old, with two facilities approaching 40 years old.



Allen County Public Library Master Plan | January 2022

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### 4 Imagine Your Future Library

## Children + Teens

As existing library buildings are renovated, ACPL should incorporate the following concepts into the design of its spaces for children and teens:

- Locate close to other active areas and away from quiet areas.
- The overall space should be zoned by developmental age group and the décor should be appropriate for the age of the primary audience.
- Shelving should help define the zones and the height and design of the shelving should vary based on the type of books and materials being shelved. Ideally, most of the shelving should be on casters.
- Signage should be informative, attractive, and easy to change.
- Lounge seating should be durable and comfortable for children and parents/caregivers.

- Tables and chairs of various heights should be available.
- Lines of sight should enable library staff to see most, if not the entire area.

When new branches are constructed, ACPL should also include:

- Interactive activity areas encouraging children to learn through imagination and play.
- Self-check machines for patrons to check-out their materials before leaving the area.
- A family restroom.
- Ample space for stroller parking.
- Separate and appropriately sized teen areas zoned by activity, including quiet and active areas and a separate enclosed space for collaboration.



Allen County Public Library Master Plan | January 2022

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FMP summary for distribution and public review – virtual and hard copy, in total or branch by branch





# Allen County Public Library Facilities Master Plan

5 January 2022 – Board of Trustees Meeting

Bostwick  
Design  
Partnership