

# Grabill



**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

Public library services in Cedar Creek Township began in 1921 with the establishment of a deposit collection at the Reeder Drug Store in Harlan. Demand for a formal branch library began almost immediately, and the following year the library opened Harlan Branch in a small, rented, two-room building. With its popularity continuing, the library purchased a lot on Maysville Road in 1924 and constructed a colonial-style building that opened in January 1925. The building underwent a renovation in 1979, but in 1984, a consultant recommended the closure of the branch in favor of a larger branch at a different location. The Board chose not to act on that recommendation and kept the Harlan Branch open during the 1990s, a time when the Leo-Cedarville-Grabill area saw a significant population expansion with many new neighborhood developments. At the turn of the twentieth century, the Board decided to close the Harlan branch permanently and build a new branch in Grabill, which would be more centrally located to surrounding neighborhoods. The Grabill Branch opened in October 2004 at 13521 State Street near the intersection with Grabill Road. Since its opening, it has proved to be a popular branch in the northern section of Allen County. Area schools that use the branch are part of the East Allen School District.

## GENERAL INFORMATION

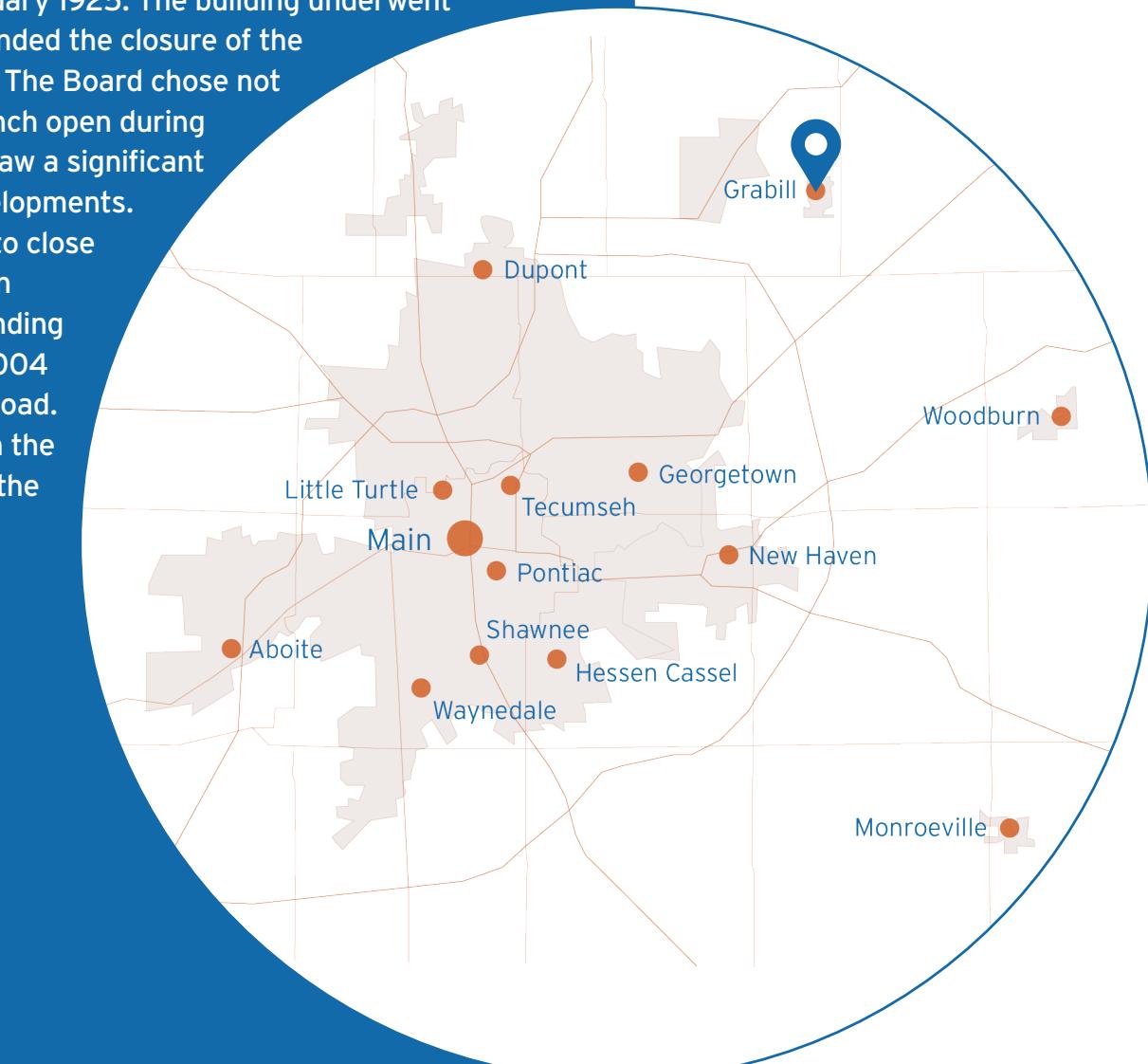
Address	13521 State St Grabill, IN 46741
Building Size	7,885 SF
Site Area	1.38 Acres
On Site Parking	42
Year Built	2005
Original Architect	Design Collaborative

## MANAGEMENT INFORMATION

Population Served (4 mile)	13,275
Days Open	6 / week
Hours Open	57 / week
Full Time Staff	5

## STATISTICS 2020

Door Count	28,798
Programs	43
Program Attendance	575
Collection Size	42,116
Circulation	96,641
Computer Usage	16



Regional Location Map



 Site Plan

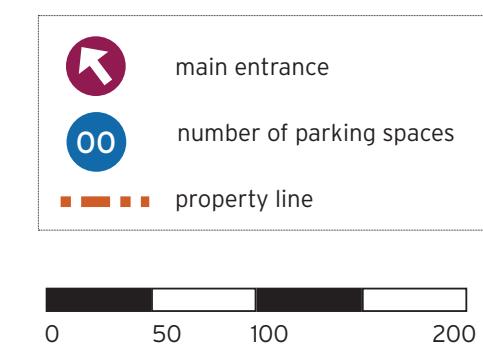
## SITE

The branch has good visibility from Grabill Road, and the building design projects some presence as a library in a mixed but mostly residential part of Grabill just west of downtown. Parking is accessed off Grabill Road via Illinois Street immediately west of the library. The lot includes 42 spaces, a capacity that was not noted as a concern for the library.

The lot entrance location and configuration can cause some backup when cars are leaving and entering at the same time. Additionally, the first island location creates a tight turn, and many drivers run over the curb. The spaces dedicated for accessible parking are far from the entrance with an awkward path from vehicles.

The site does not include green space for outdoor programming. The available space within the property to the north is reserved for stormwater detention.

The property could accommodate expansion to the north, but this would require the stormwater detention to be built underground assuming parking would cover the current open detention area.



## BRANCH CONDITION

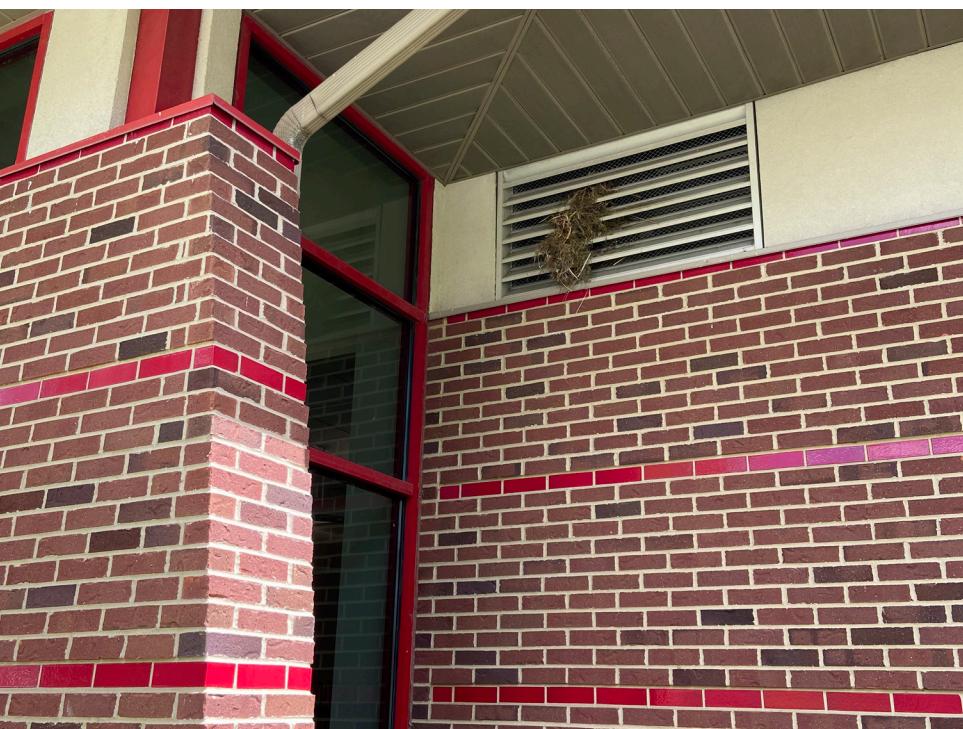
The library was completed in 2005, with no major capital improvements since the original construction.

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 good condition.
- The system includes split system air handling units including a high efficiency furnace.
- Water heater is 17 years into a 15 year expected useful life, and needs to be replaced.
- The split system is 17 years into a 15 year expected useful life, and needs to be replaced.
- The HVAC system is past its useful expected life and a general upgrade to a commercial vs residential system is recommended.
- Lighting is fluorescent throughout, no LED upgrades to date.

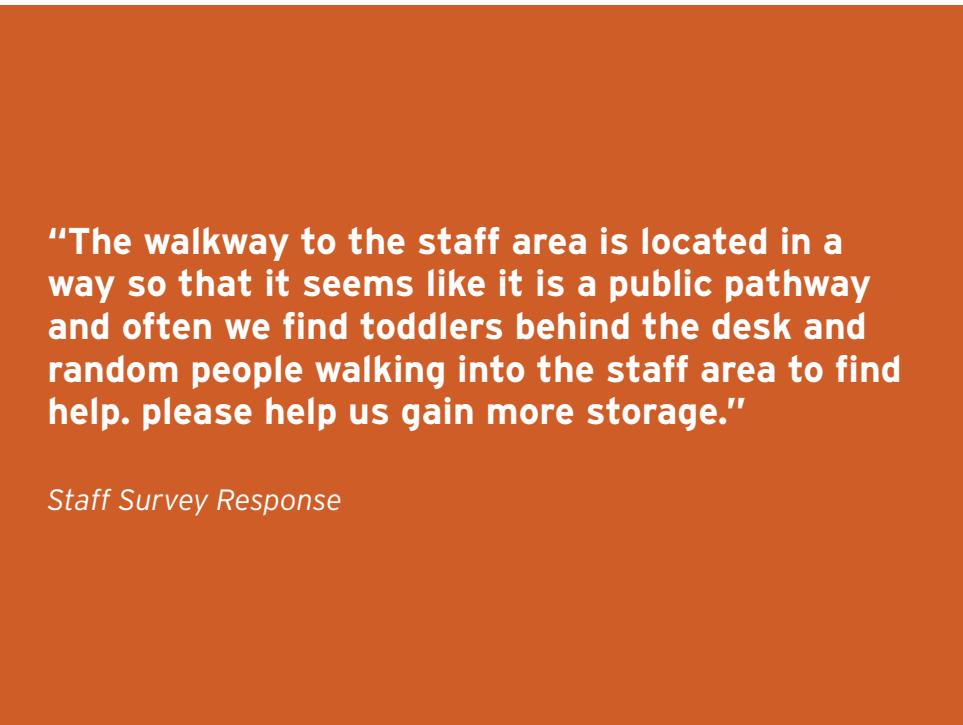
Additional observations:

- The building envelope is generally in good shape and has been well maintained.
- The building is served by a series of six residential HVAC units which have provided a base level of service but are inadequate for the nature of this facility. This results in inconsistent temperature control in interior spaces.
- Most finish materials are original, and they are showing signs of wear, in particular the entry walk off mat, carpeting, and floor tile in the vestibule.
- The main service point is not ADA accessible.



**"Grabill's parking lot is easy to get in and out of and feels safe. You don't worry your kids are going to get hit"**

*Public Survey Response*



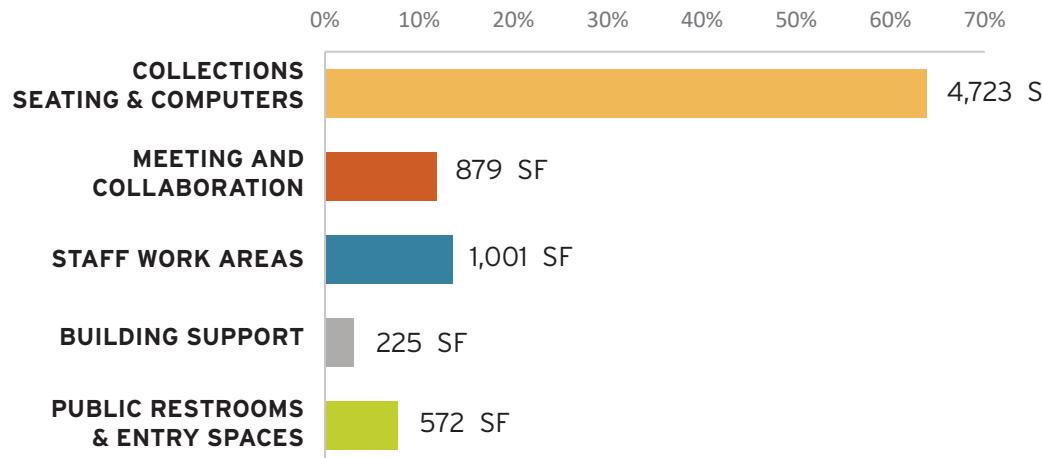


**"I would enlarge the building to include additional meeting/programming room space and storage. Our community, it's needs, and our programming needs have outgrown the size of this building."**

*Staff Survey Response*



## SPACE ALLOCATION



*Note:*  
2nd Floor mechanical space not included in analysis





## FUNCTIONALITY

In 2020, Grabill saw the fourth-highest number of visits per SF of any of the branches in the system. Grabill is small for the community served and volume of use, and anticipated population growth in NE Fort Wayne will continue to add stress on the facility.

- The entrance sequence is simple and straightforward, but the space just inside the doors is crowded due to proximity to the circulation desk.
- The branch layout is simple and straightforward, and generally flexible except for the size limitations.
- The meeting room is approximately 510 SF, undersized for the community's growing need. The meeting room storage would be adequate except for the fact that it is the only storage room in the building, therefore it used for many different storage needs.
- The building was designed to accommodate after-hours meetings with restroom access.
- The children's space does not currently allow for enough space to accommodate the mix of materials, programming and manipulatives desired. The space includes a family restroom which is a plus.
- There is a young adult space which is a positive for this small branch.
- The study room is cramped but sought after space. More small group meeting and study space is needed.
- The limited size of the branch does not allow for adequate separation of quiet and loud spaces.
- Manager's office shares a wall with the



## EFFICIENCY

- The circulation service point is sized appropriately but not functional due to the cramped proximity of the materials drop, circulation space and self-check.
- The path for staff to access the work area is not convenient for staff assisting patrons from the circulation area, it provides a view directly into the work area, and can be a place where patrons gather. Generally, this is a congestion point.
- The staff work area is undersized given the volume of work to serve this branch, and it does not include any storage.
- Sight lines are decent from the main circulation desk, except for into the teen area.
- The open book return directly into the work space should be enclosed for sound, weather-tightness, and safety.

**"Need more hands on activities for children and tweens. Also a variety of activities for homeschooling families."**

Public Survey Response

# TECHNOLOGY

## Building Technology Infrastructure

- There are enough wired network connections for all computers.
- There are not enough power outlets for charging mobile devices.
- The existing power outlets are easy/comfortable for patrons to access.
- The existing space can accommodate expansion of power access needs.

## 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 no collaborative computing area for caregivers and children.
- The Children's area provides supervised access to new technologies.

## Staff Computing

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

## FF&E

- There are usually enough public computers to meet demand.
- There is a dedicated public computer lab.
- There is not 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 in meeting/study rooms is not meeting patron needs.

## Other/Additional Technology

- For in-library programming the library would like to add a portable kitchenette.
- The library would like to add patron technology access to include: Vehicle diagnostic units for lending to patrons; Laptops/devices for lending to patrons; Library of things items for lending to patrons.
- The library would like to add staff technology access to include mobile library access (ILS, catalog, etc.) options



**"I would love to see touch screens throughout our buildings: -in the stacks to integrate our online presence with the collection they are looking at; i.e. a patron is standing in front of the Chilton collection but does not find what he/she needs so they can turn to the device and access our online subscription and print any documentation they might need -would like to see touch screen options replace our desktop computers; people are so used to their smart phones now that I sometimes see them trying to swipe up on our desktop screens without success -in-house laptop checkouts/tablet checkouts."**

*Staff Survey Response*





**"Dull lighting, not a good separation of space. The kids are loud in the little computer lab in the front."**

*Public Survey Response*



## AMBIANCE

- The building is generally pleasant, has a residential feel and fits well into its community context.
- The acoustics are problematic, loud and quiet spaces can't be separated properly given the size of the building.
- The lighting is inconsistent and not adequate in the Adult Non-fiction area for stacks and browsing.
- Wayfinding is straightforward given the small size, but signage is inconsistent in supporting navigation.
- Interior finishes lack color, there is no differentiation between the spaces for adults and those for children.