



Proposed Relocation of South Branch Library

Mall of Abilene

Presented to City Council July 23, 2015



A picture is worth a 1,000 words

This is a children's story time
from last month

APL at a Glance

The APL has operated under a three location model since our Mockingbird Branch opened in 2009



Main Library

- *Opened 1960
- *42,000 sf
- *Avg. 160,000 patrons annually
- *Full Collection
- *Auditorium
- *Meeting Rooms
- *Staff Office Space
- *Only City-owned location in our system





Mockingbird Branch

- *Opened 2009
- *12,000 sf
- *Avg. 92,000 patrons annually
- *Full Collection
- *Multi-Purpose Room
- *Private Meeting and Quiet Study Rooms
- *Staff Office Space
- *Leased Space
- *Renovations and soft costs paid for by the Friends of the Abilene Public Library

South Branch

- *Opened 1998 (as a pilot program)
- *5,600 sf
- *Avg. 101,000 patrons annually
- *Too Small to house a Full Collection
- *Program space is limited to non-existent
- *No Private Meeting or Study Rooms
- *No Staff Office Space
- *Leased Space



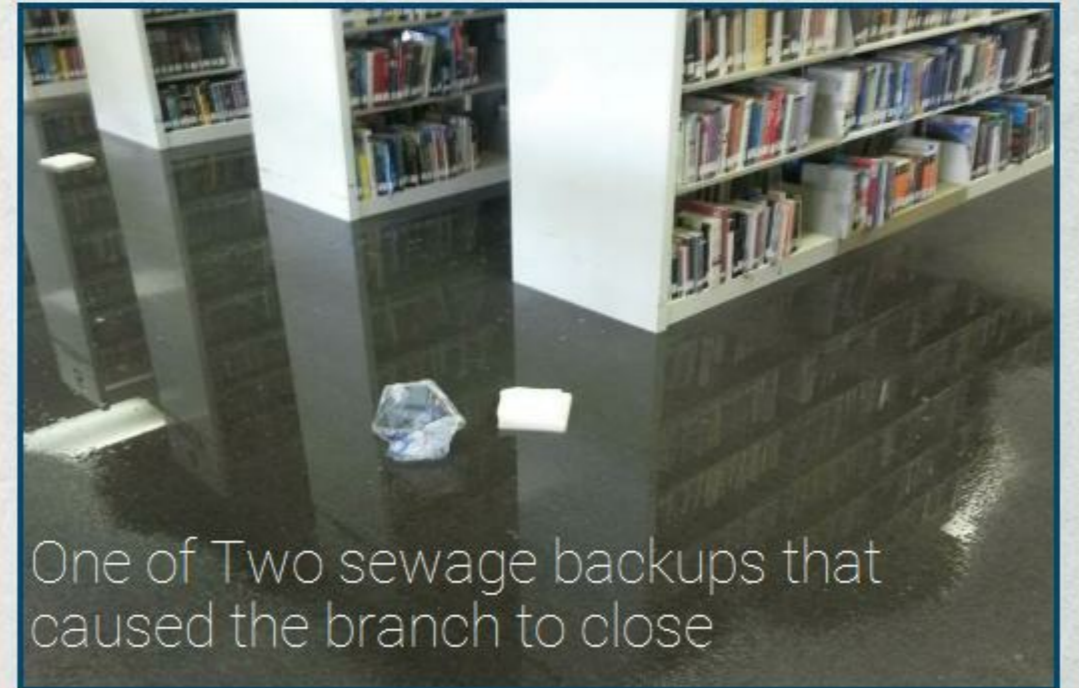
South Branch

Background

- *Developed as a pilot for a branch children's library 17 years ago
- *Does not have enough space to offer full collection nor robust programming
- *Space not adequate to serve the needs of the fastest growing part of the City
- *Current lease agreement expires July 31, 2015

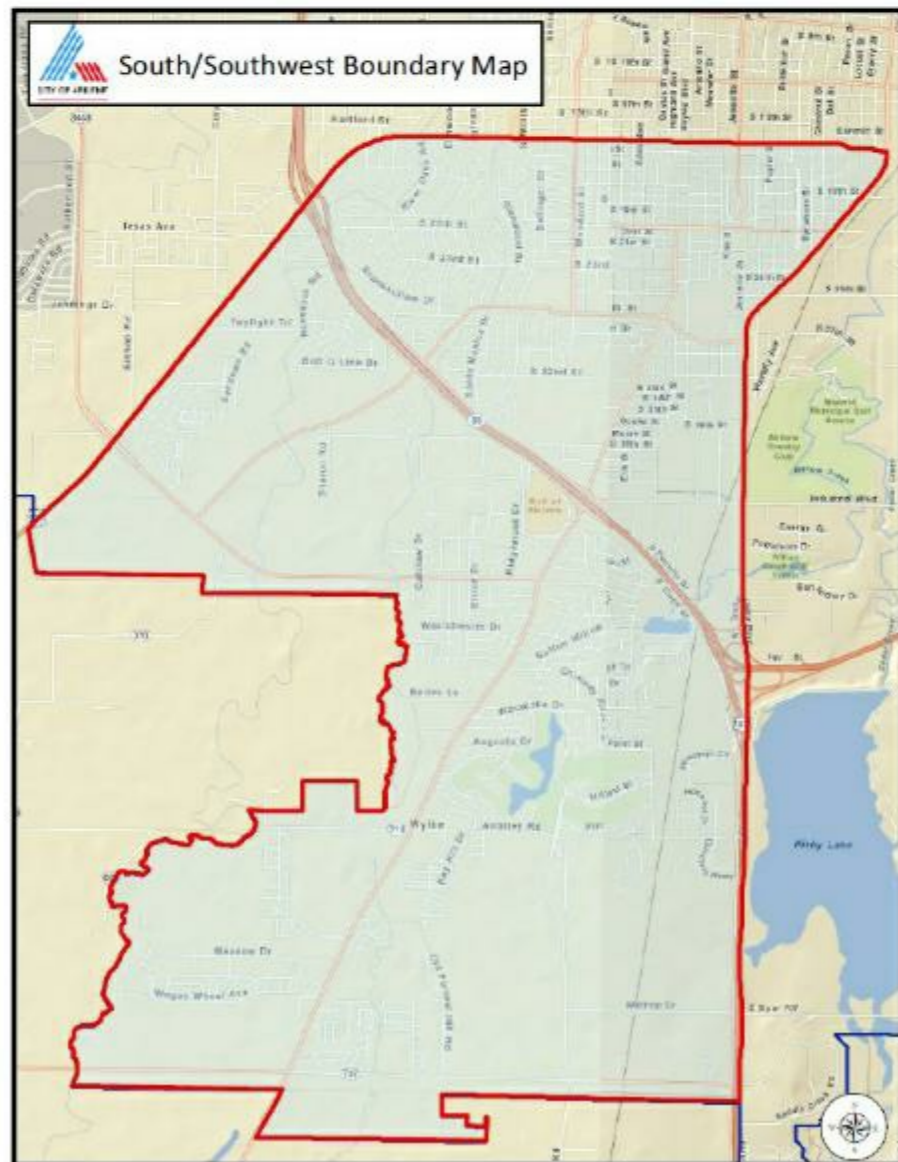


Additional Examples of Current Space/Location Challenges



Request for Proposals

RFP was Published on 4/5/15 and 4/12/15 in ARN



- *The Request for Proposals (RFP) set out very specific criteria for what we were looking for in a new lease space for the South Branch Library:
 - *Size, proximity to major thoroughfares, proximity to mass transit routes, parking, etc.
- *This criteria yielded two proposals that we considered both high quality
 - *JLL - Mall of Abilene
 - *Mark Horn Enterprises Inc. - 4001 John Knox Rd
- *A review team consisting of City Staff, Friends of the Library and Library Advisory Board members reviewed the two submittals and recommended the Mall of Abilene location

A Closer Look at Mall Location

*20,432 sf

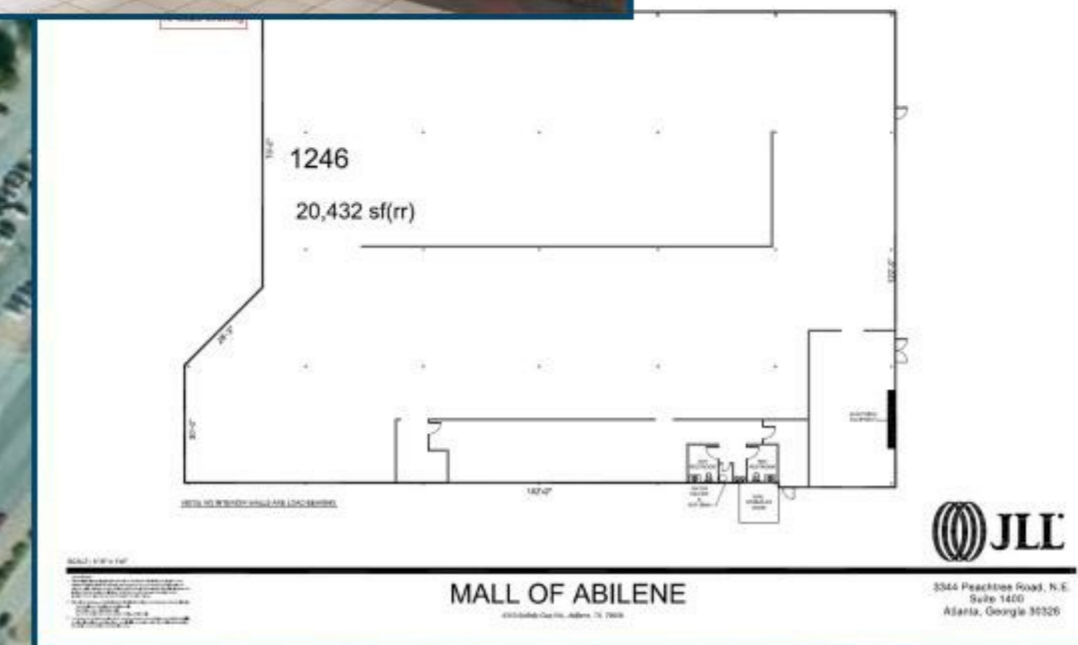
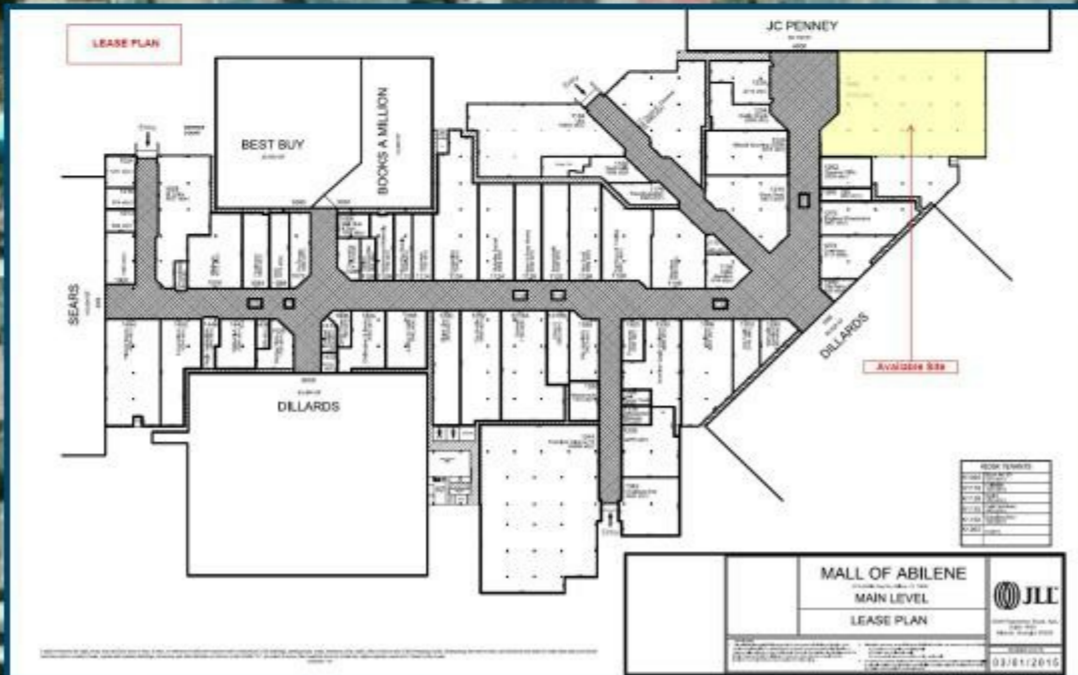
*10 Year Lease Agreement

Can exit lease penalty free after 5 years

*An exterior storefront entrance will be developed for those who do not wish to access the mall proper

*The access to the interior of the mall opens up numerous opportunities to connect with members of the public that don't normally use our services

*Synergy with many retail functions within the Mall



MALL OF ABILENE

5544 Peachtree Road, N.E.
Suite 1400
Atlanta, Georgia 30326



Parking and Access

Parking and access to the branch is one of the keys accommodating all of our patrons

*Additional Handicapped Parking will be developed in front of exterior entrance

*This area of the mall parking lot is sparingly used with the exception of major holidays and other events

*Parking lot should more than accommodate our direct users



City Investment



Annual Net Increase in Lease and Insurance Payments for Mall Space

\$688,872

For nearly 4x the Space of current Location



One Time Moving Expense from current to new location

\$20,000



No net increase of staff

0

Accomplished through design, technology and by shifting staff from other locations



Lease Payments do not begin until we open or 150 days after lease execution

\$0

Why Another Lease?

A lease agreement in a larger space creates a cost effective, Mid-Term Solution for increased branch library space

1. Building or buying and renovating a facility is expensive

It would take 20 years of lease payments in the mall space before we spent \$3 Million or the approximate cost to buy a vacant commercial building

It would take nearly 60 years of lease payments in the mall space before we spent the approximately \$9 Million to construct a new South Branch

2. This move puts the APL in a position to offer modern library services much faster than a large capital campaign for new construction

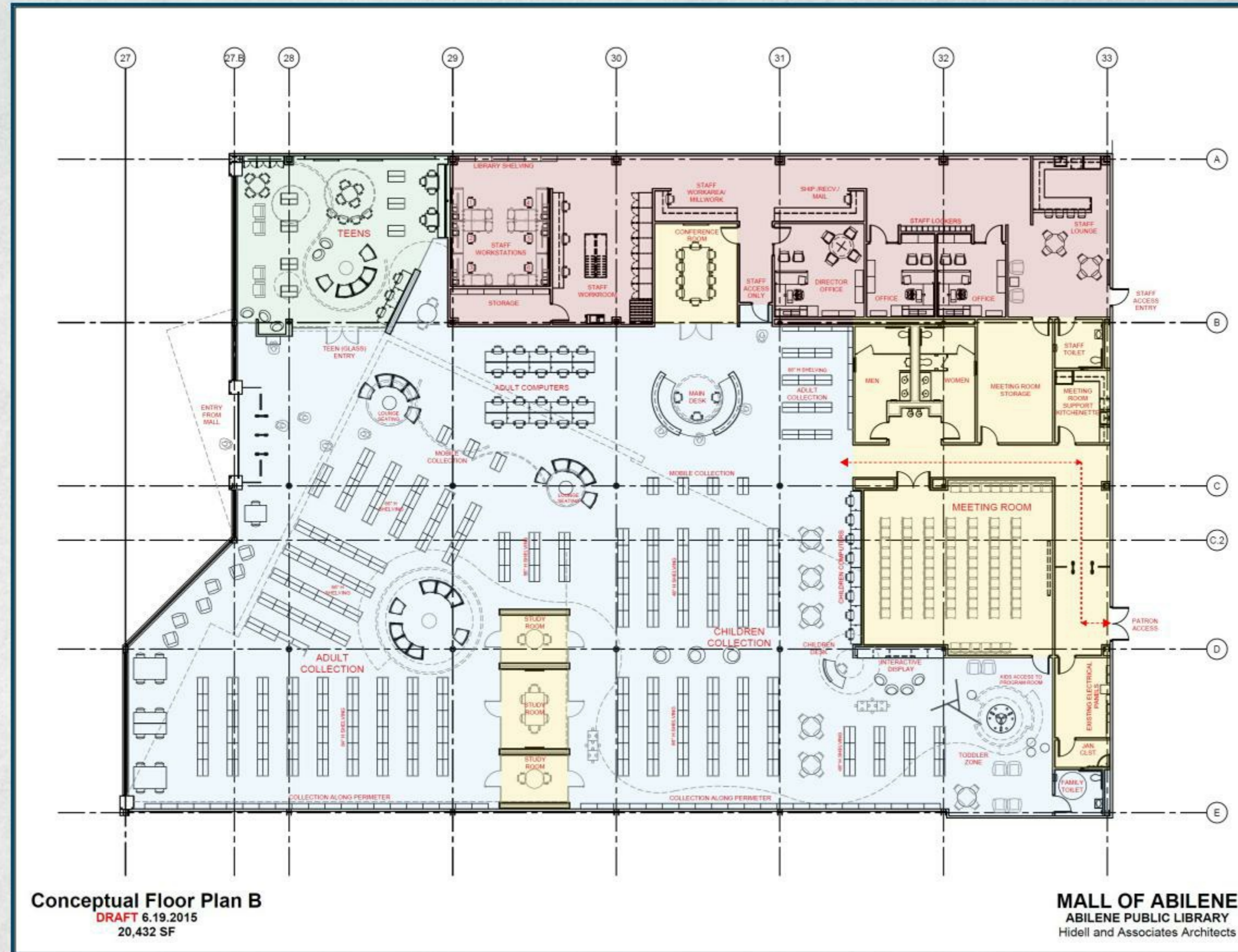
3. This move allows the FOL and other interested parties more time and flexibility in future fundraising opportunities



Public/Private Partnership

Friends of the Abilene Public Library (FOL) have taken the lead in fundraising to outfit this new location just like they did with the Mockingbird Branch in 2009.

- *The FOL have pledged a minimum of \$500,000 towards the soft costs and FF&E (furniture, fixture, equipment) for this new space
- *The FOL intends to leverage their pledge in effort to raise as much money as possible to outfit this new space
- *City plans to occupy and operate in this space is based solely on the initial FOL pledge of \$500,000



Proven



Track Record



The FOL have a proven track record in raising the funds necessary to develop a new branch library in a retail space. They intend to follow the same blueprint that was successful in 2009.

Milestones



**August
2015**

- * 1401 Danville lease expires (will go month to month)
- * Execute new lease agreement
- * Design work commences

**September through December
2015**

- * Designs finalized
- * Construction begins
- * 1401 Danville location closed
- * Moving of materials commences

**January
2016**

- * Construction coming completion
- * Current target to open the public

Third Place

Modern library space isn't just about books... it's about bringing together the elements that make libraries an important Third Place. Third Place is a place other than work and home where people choose to spend their time. This is the future of the public library!



Examples of how space is utilized in the modern library



Expanded Computer Labs



Makerspace



Business Incubators and Other collaborative work space



Dedicated Teen Space

The effective use of public space is just as important as books in the modern library.



Inviting Open Space



Let's take South Branch to the next level



Questions?

