Facility Expansion Project Timeline for Allen Public Library

Last updated June 10, 2024 - Allen Public Library is growing! Plans are underway for expansion and reconfiguration of the existing facility. Construction is expected to begin in summer 2024 with projected completion by summer 2025. To save time and money, exterior construction is expected to begin in June 2024. The Library facility will remain open through July 31, with impact to operations and services expected to be minimal.

On May 28, 2024, the City Council approved a contract with Fransen Pittman Construction for the Library expansion and renovation. Primarily funded by General Obligation Funds authorized by Allen voters in the 2016 General Obligation Bond Election, the Council authorized the sale of these bonds on April 12, 2022.

Hidell and Associates Architects were responsible for conceptual and schematic designs and construction drawings, significantly guided by public surveys in 2021 and 2022 and a mayor-appointed steering committee comprised of Allen citizens.

Steering Committee
Thank you to the steering committee comprised of Allen residents who participated in regular meetings with the architects and other project stakeholders from 2021 to 2024: Eileen Tollett (Chair), Jane Bennett, Steve Benson, Rekha Mathai, Geoffrey Smith, Toni Vincent, and Laura Wooten.

Project Timeline

- **Jun. 22, 2024:** Groundbreaking ceremony for the expansion and renovation.
- **May 29, 2024:** The City Council approves an agreement with Fransen Pittman General Contractors for construction of the Allen Public Library for $16,330,149 and approve a project budget of $19,994,392. Funding includes all remaining General Obligation Bond Funds as well as facilities and non-bond funds, and a grant from the McDermott Foundation.
Mar. 7, 2024: The Steering Committee met for a final review and discussion, settling on a final plan that includes 18,000 square feet of expanded space in addition to the renovation of existing space. New construction will occur in three directions. The building will be expanded northward from the north wing toward St. Mary Drive on two levels to increase the size of the Children’s Library and program rooms and add a larger dedicated teen social, collaborative, and collection spaces. The east wing will be expanded eastward toward the east parking lot to add multipurpose program/meeting rooms on one level. Expansion will also take place from the gallery area into the south end of the courtyard to accommodate a “community living room” on the first level and new study rooms and additional seating on the second level.

Oct. 27, 2023: City staff begin biweekly meetings with Hidell and Fransen Pittman staff to complete design development and commence the construction document phase. This includes iterative cost estimation and plan modification, working towards a budget sensitive GMP.

Oct. 24, 2023: Fransen Pittman General Contractors is awarded a contractor for CMAR services and begins to identify and communicate with potential subcontractors.

Oct. 9, 2023: A panel of City staff interviews contractors for the CMAR contract based on RFQ responses.

Aug. 13, 2023: The City publishes a Request for Qualifications (RFQ) for interested contractors to provide Construction Manager at Risk (CMAR) services, including the determination of a Guaranteed Maximum Price (GMP) for construction.

Mar. 15, 2023-Jan. 31, 2024: Hidell works on the design development phase of the project with input from City staff and the Steering Committee.

Feb. 15, 2023: Hidell and City staff meet with the Steering Committee for schematic design feedback and discussion.

Sept. 7, 2022-Feb. 15, 2023: Hidell develops and completes schematic design with input from City staff.

Jul. 26, 2022: The City Council authorizes the City Manager to execute a contract with Hidell and Associates Architects for Phase 2 Architectural Services of the expansion of the Allen Public Library for $949,297.
• **April 12, 2022:** City Council approves bond sale to include $13,614,000 for Phase 2 of the library expansion.

• **March 8, 2022:** Architects present feasibility study and design concepts to City Council during Workshop Meeting.

• **February 22 to March 31, 2022:** More than 660 Allen residents respond to a follow-up survey to review the current concept design and provide feedback.

• **Jan. 24 to Feb. 1, 2022:** Architects present design concepts to the Steering Committee, the Allen Library Endowment Board, and the Library Advisory Board.

• **Nov. 1, 2021 to Jan. 13, 2022:** Architects meet with Library and City staff to develop and review design concepts responsive to identified community needs and the confines of the project budget. Several concepts with alternate options are considered and further developed. This process results in a concept that includes the elements that Allen residents identified as most important.

• **Oct. 4, 2021:** Architects meet with the Steering Committee to review observations from the library tours and discuss elements that could be applied to increase functionality in Allen’s expanded library. These include flexible children’s and teen areas, an outdoor program area, and inviting public spaces that enhance the library experience.

• **Sept. 25-30, 2021:** Steering Committee members visit public libraries in Arlington, Bedford, Coppell and McKinney. Coppell and McKinney included expansion and reconfiguration components comparable to Allen’s project. Bedford was a complete reconfiguration of an existing building. Arlington consisted of new construction located in a downtown setting, larger than Allen’s anticipated project but with applicable lessons for effective space usage. All four libraries contain automated return and check-in systems.

• **Sept. 8, 2021:** Hidell reviews the project with City staff.

• **Aug. 30, 2021:** Architects review and discuss public survey results with the Steering Committee.

• **July 27 to Aug. 27, 2021:** More than 1,300 Allen residents respond to an online survey to identify future needs, 400 in the first week. Lucky winner Heidi Gambrell received an iPad donated to the Library for this purpose.
- **June 28, 2021:** The Steering Committee tours Allen’s current facility, both public and staff areas, to observe and consider current space usage and challenges.

- **May 24, 2021:** Architects meet with the Steering Committee to outline and discuss the project.

- **May 19-27, 2021:** Architects meet with focus groups comprised of Library staff members to identify strengths and weaknesses of the current facility and perceive needs for the future.

- **April 13, 2021:** Allen City Council approves an architectural contract with Hidell and Associates Architects, Inc. for $260,900 for conceptual design, floorplans, landscaping and exterior elevations.

- **July 5 to Nov. 28, 2017:** The Library’s east parking is expanded by 106 spaces.

- **May 23, 2017:** City Council awards a bid and authorizes the City Manager to execute a contract with Ratliff Hardscape, Ltd. for $719,170.58 to construct the parking expansion.

- **Oct. 11, 2016:** City Council approves a contract with BW 2 Engineers, Inc. for $54,775 to design the Library parking expansion.

- **May 7, 2016:** Allen voters approve $16.045 million in bond funding for Library capital projects.

- **Oct. 1-22, 2015:** Allen citizens participate in the bond subcommittee process to review potential public facility projects including Library expansion. The subcommittee, led by Kathy Litinas, tours the Library on Oct. 8 to review space usage and limitations.

- **Feb. 13, 2005:** Allen Public Library opens at its current location, 300 N. Allen Drive. The building was designed to be expanded when the need developed.