The Wilmington Library

Public Phase Case for Support

For

The Library of the Future

Capital Campaign

Winter 2012 – Spring 2013
A 220 Year Legacy

The Wilmington Library was built in 1922 and has remained a landmark on Rodney Square for ninety years. The Library, however, was founded as “The Library Company of Wilmington” in the late 1700’s in the city’s Town Hall at 2nd and Market Streets under the leadership of John Dickinson, Jacob Broom, John Ferris, Gunning Bedford, Jr., and Joseph Shipley, Wilmington’s most prominent community leaders at the time.

Through the 19th century William P. Bancroft was a major supporter of the Library, ensuring that it had the resources to carry out its mission until it found a new home on Rodney Square. The current building was constructed primarily through the generosity of Pierre S. duPont, L. Scott Townsend, John P. Nields, and Edgar Hoopes, Jr.

A 90 Year-Old Building In A Changing World

While a successful capital campaign chaired by Edward duPont and Willard Speakman, III funded major renovations in 1988 – 1992, due to heavy use by the public and the changing role of libraries in urban centers, since then the building has developed different infrastructure needs such as more efficient HVAC, fire, security, and electrical systems that are essential to a library’s functionality in the 21st century.

This increasingly evident need for expensive repairs made it a necessary - and cost effective – course of action to consider a substantial renovation to restore the Library to its original classic beauty as well as modify its collections and services to better accommodate the Library’s diverse and changing constituencies.
Strategic Planning…

The First Step To Transforming The Library

In partnership with Library users and community and foundation leaders, in 2010 the Board of Managers developed a long range strategic plan. The results indicated that a revitalized Wilmington Library would need to:

1. expand, diversify and market programming to attract and engage more patrons, with an emphasis on children, teens, job seekers and college students;
2. add meeting space for local business, professional, non-profit and community groups to use at low or no cost;
3. redesign its building to accommodate the aforementioned priorities while staffing “public spaces” as well as more traditional areas specifically designed to serve job seekers, library patrons, and borrowers.

Recommendations emanating from the strategic planning process provided the Board and Library Director with an achievable, affordable plan to revitalize the facility while also providing new programming and services. Architects Moeckel Carbonell Associates were hired to redesign the renovation of the library. Primary goals of the renovations included:

- Redesigning space utilization and traffic flow throughout the building
- Replacing all infrastructure systems with highly efficient ones
- Building an easily accessed handicapped ramp
- Redesigning and relocating the children’s library and teen area
- Constructing several meeting rooms for business and community use
- Developing more user-friendly public areas while enhancing security
- Restoring the Greek frieze around the library.

According to PewInternet, “60% of Americans under the age of 30 used the library in the past year. Some 46% used the library for research, 38% borrowed books (print books, audiobooks or ebooks), and 23% borrowed newspapers, magazines or journals.”

## The City’s Commitment To Sustaining The Library

The City of Wilmington continues to demonstrate its support in several key areas.

1. **The Library occupies the city-owned building rent-free.**

2. **A city police officer checks in and surveys the Library at least twice a day.**

3. **The city has contributed $175,000 to the campaign.**

   In addition, the city has committed staff support and professional expertise to the overall project. For example, professionals from the Planning Department staffed the Rodney Square Historic District initiative.

4. **The city has taken the lead in resolving the bus situation on Rodney Square.**

5. **City Council has been consistently supportive of the Library’s anticipated programming changes and related facility improvements.**

### Construction Update and Timetable

The Library was vacated in July. The agreed-upon timetable (and the rental of temporary space in One Customs House) for beginning and completing construction is August 2012 to October 2013. EDIS has been selected as the general contractor. At present…

- Asbestos abatement is in progress as is interior demolition by EDIS.
- The vacated property was fenced in October. Signage informing passersby about the project as well as directional signage for patrons will be posted prominently on the fencing.
- Specialized library furniture and shelving are being evaluated prior to ordering.
- The technology aspects of the project are being updated and “costed out” prior to ordering the new equipment.

### PROJECT COSTS

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>$8,028,873</td>
</tr>
<tr>
<td>Architectural &amp; Engineering</td>
<td>$846,900</td>
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<tr>
<td>Facilities-Related Services</td>
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<tr>
<td>Other Project Related Costs</td>
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<tr>
<td>Asbestos Allowance</td>
<td>$300,000</td>
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<tr>
<td>Contingency</td>
<td>$815,800</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$11,287,673</strong></td>
</tr>
<tr>
<td>Marketing &amp; Program Costs (2 years)</td>
<td>$230,000</td>
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<tr>
<td>Bridge Loan until Reimbursement</td>
<td>$200,000</td>
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<tr>
<td>From Tax Credits &amp; State Allocations</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$11,617,673</strong></td>
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**The Library of the Future Campaign**

The total cost for the Library’s renovation and two years of increased program and operating costs in the new facility is $11,617,673. To fund both the renovations and new programming, in fall 2011 the Board of Managers initiated a multi-million dollar fund raising effort aptly named *The Library of the Future* campaign.

With gifts and grants from Wilmington’s foundations, city, county and state governments, every Board member, and several generous friends, the Major Gifts Phase of the campaign was successfully concluded in summer 2012. **Through February 2013 the Managers have raised almost $11,300,000 in public grants and private gifts.**

In September 2012 the Board of Managers kicked off the campaign’s Public Phase to secure gifts from the Library’s current donors as well as many new corporate partners and individuals who appreciate the value and the importance of the Wilmington Library. Mr. Edward B. duPont, who had chaired the Library’s last campaign in 1988, is Honorary Chair of this last, but critical phase.

**Status of the Capital Campaign (as of February 2013)**

From the inception of campaign planning, the Managers’ strategy was to attain the $11,617,673 goal through securing a combination of public and private funding as well as through the sale of Historic Tax Credits and paintings unrelated to the Library’s mission. As private fund raising quietly progressed during the Major Gifts Phase, other significant revenue development activities were also undertaken, resulting - as planned - in a successful diversification of revenue.

<table>
<thead>
<tr>
<th>a. Private Support</th>
<th>b. Public Support</th>
<th>c. Painting and Book Sales</th>
<th>d. Historic Tax Credits</th>
<th><strong>Total To Date Received or Pledged in Writing</strong></th>
<th><strong>Balance Needed in Public Phase (rounded)</strong></th>
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<tbody>
<tr>
<td>Foundations</td>
<td>New Castle County</td>
<td>$1,067,500</td>
<td>$2,695,000</td>
<td>$8,796,683</td>
<td>$321,000</td>
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<tr>
<td>Corporations</td>
<td>City of Wilmington</td>
<td></td>
<td></td>
<td>$2,575,330</td>
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<tr>
<td>Board of Managers and Individuals</td>
<td>State of Delaware</td>
<td>$647,116</td>
<td>$2,500,000</td>
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<tr>
<td>Interest Income and Miscellaneous</td>
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<td>$32,686</td>
<td>$2,695,000</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
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**Project Costs / Campaign Goal**

- Private Support
- Public Support
- Paintings & Book Sales
- Historic Tax Credits

**Sources of Funds Through February 2013:**

**$8,796,683**
The Library of the Future

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a. Private Support
   - Foundations ................................................................................ $1,067,500
   - Corporations ................................................................................... $2,500
   - Board of Managers and Individuals ............................................................... $647,116
   - Interest Income and Miscellaneous  ................................................................ $32,686
   - $1,749,802

b. Public Support
   - New Castle County ............................................................................. $20,000
   - City of Wilmington  ............................................................................ $175,000
   - State of Delaware  ........................................................................... $2,500,000
   - $2,695,000

c. Painting and Book Sales  ........................................................................ $1,776,551

d. Historic Tax Credits  ............................................................................. $2,575,330

Total To Date Received or Pledged in Writing  ...................................... $8,796,683

e. Final Commitment from State (expected July 2013) ................................. $2,500,000

f. Committed or Anticipated from Known Sources  ................................... $11,296,683

Project Costs / Campaign Goal  ......................................................... $11,617,673

Balance Needed in Public Phase (rounded)  $321,000

The balance needed will be raised in the Public Phase through a combination of new foundation and corporate grants and individuals' gifts as well as through the in-kind contributions of subcontractor goods or services.

Sources of Funds

Through February 2013:

- ■ Private Support
- ■ Public Support
- ■ Paintings & Booksales
- ■ Historic Tax Credits

$2,575,330
$1,776,551
$1,749,802
$2,695,000