

CASA VIEW BRANCH LIBRARY

Site & Location Plans

The building has a residential scale, and is positioned on a very small site between single family and retail uses.



View of the entrance



View along the street

FAST FACTS

FAST FACTS

ADDRESS:
10355 Ferguson Road, 75228

PHONE/FAX:
214-670-8403, fx 670-8405

COUNCIL DISTRICT:
Nine

CURRENT FACILITY:
Opened in 1964; 14,517 GSF

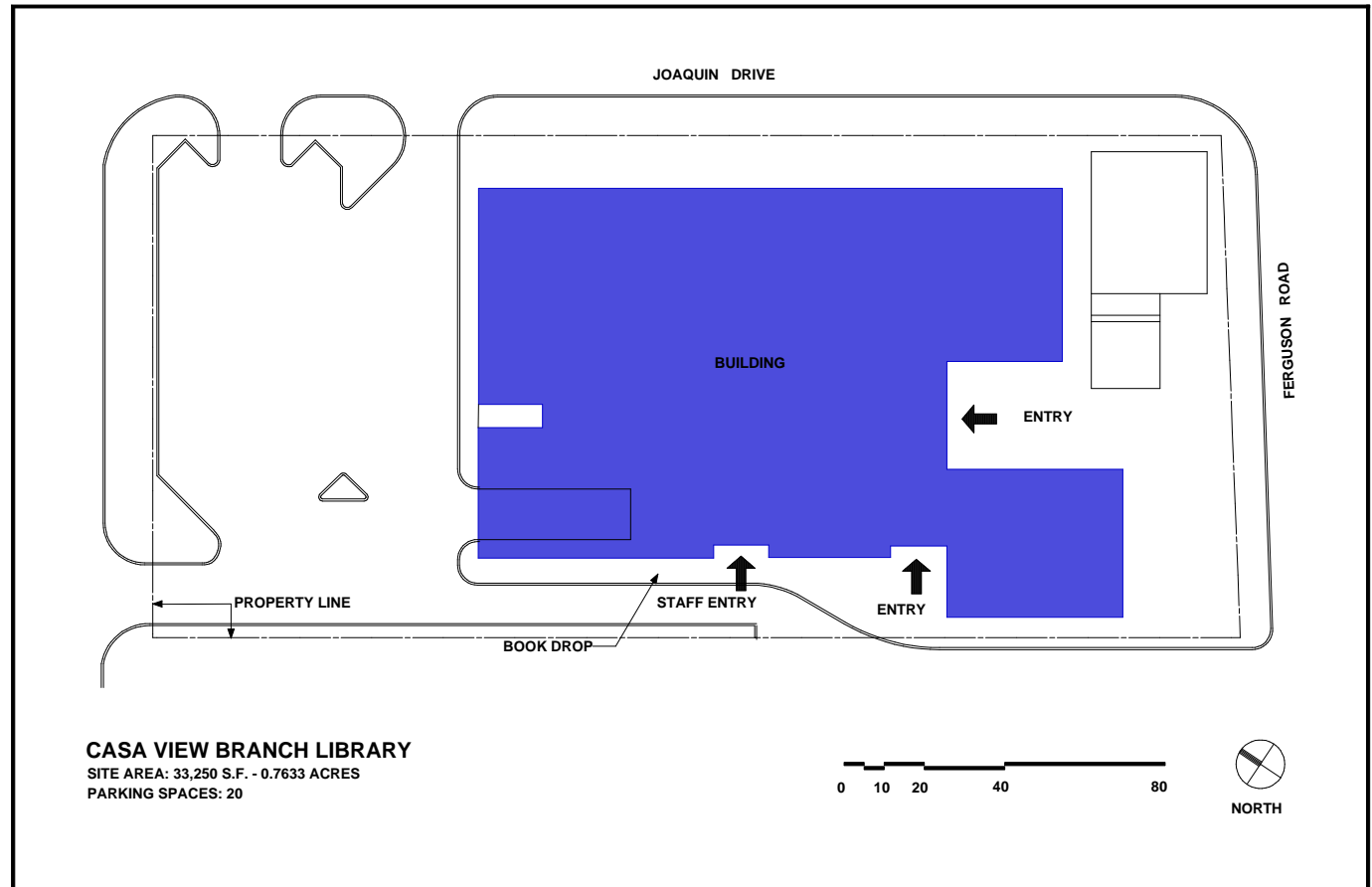
ARCHITECT:
William H. Hidell, A.I.A.

'98/'99 MATERIALS:
338,892 materials used

COLLECTION SIZE:
73,434



Casa View Service Area



CASA VIEW BRANCH LIBRARY

Building Infrastructure: Assessments & Recommendations

ASSESSMENTS

SITE/LANDSCAPE

Perimeter paving is in poor condition. Parking lot design is poor - encourages vandalism of cars, and accessible spaces are too far from entrance. Trees are in good condition but ground cover needs irrigation system. Wood fence, benches and planters in poor condition.

STRUCTURE

No structural deficiencies were observed.

ROOF & INSULATION

The built-up roof was in fair condition. Roof leaks were reported by staff. The 2" of rigid insulation at the roof is inadequate by today's standards.

EXTERIOR WALLS

Precast concrete walls are soiled but in fair condition. The concrete columns need repainting. The copper fascia needs cleaning.

EXTERIOR DOORS & WINDOWS

The existing storefront system is in fair condition. The hollow metal doors need painting.

INTERIOR FINISHES

The carpet was replaced within the last five years and is in good condition. The painted walls in both the public and staff areas are acceptable. The acoustical and drywall ceilings are in generally good condition.

ACCESSIBILITY

The staff area doors, hardware, and millwork do not meet accessibility requirements.

DUCTWORK

The ductwork is in fair condition except that the interior is quite dirty.

HEATING WATER PIPING

The heating water piping is in fair condition, but the insulation vapor barrier is in need of repair.

BUILDING AIR HANDLER

The chilled water air handling unit serving the main building is in fair condition but has been serving the building since its construction and is at the end of its economic life span.

HEATING WATER PUMPS

The In-line, direct drive pumps with coupled drives are in fair condition. However the maintenance staff complains of excessive repair requirements on the pumps

AUDITORIUM AIR HANDLER

The chilled water air handling unit serving the auditorium is in fair condition but has been serving the building since its construction and is at the end of its economic life span.

VENTILATION SYSTEM

The ventilation system is in good condition but may not meet the latest Indoor Air Quality Standards.

PLUMBING FIXTURES

The china plumbing fixtures are in good condition but do not meet the requirements of the State of Texas and the Texas Accessibility Standards.

ELECTRICAL MAIN AND PANELBOARDS

The main service and panelboards are Square D. The rating is 800 Amps and the voltage rating is 120/240 VAC 60Hz. No history of failure or problems. Historical current load is 475 Amps.

TRANSFORMER

The transformer configuration is open delta. It is pole mounted and TXU Electric owned.

CONTROLS

HVAC controls are in need of replacement.

TRUCK DOCK FAN COIL UNIT

The fan coil hot water coil heating unit serving the truck dock is in fair condition but is at the end of its economic life span

EXIT LIGHTING & LIGHTING

The exit lights are powered from emergency self-contained battery packs. The condition of the indoor lighting is fair but not the best for PC use, and the outdoor lighting is fair.

MISCELLANEOUS

Some restroom outlets do not have ground-fault interrupters. The audio/visual fire alarms seem inadequate.

RECOMMENDATIONS

SITE/LANDSCAPE

Secure new site with sufficient land to hold a new, larger facility and ample, safe parking.

STRUCTURE

No action required.

ROOF & INSULATION

Repair roof as necessary. Confirm and or modify building insulation systems performance to meet American Society of Mechanical Heating and Airconditioning Engineers - 90.1 standards.

EXTERIOR WALLS

Clean concrete panels and copper fascia. Remove and replace concrete panel joint system.

EXTERIOR DOORS & WINDOWS

Clean exterior windows. Remove and replace sealant around frames. Clean and paint exterior doors and frames. Remove and replace caulking around door frames.

INTERIOR FINISHES

Replace damaged acoustical tiles in meeting room. Paint drywall ceilings. Replace interior lighting with new glare free fixtures.

ACCESSIBILITY

Remove and replace 32" staff doors and reconfigure opening for 36" ADA compliant installations. Replace knob type door hardware with ADA approved lever type hardware. Modify millwork for compliance with ADA requirements.

DUCTWORK

Clean the ductwork, and check the air filter housing and ductwork for leaks, and repair as necessary.

HEATING WATER PIPING

Repair insulation vapor barrier with PVC jackets or mastic.

BUILDING AIR HANDLER

Replace the Air Handling unit with a comparable new model

HEATING WATER PUMPS

Have a factory-authorized maintenance organization check the installation and alignment of the pumps and repair or replace the pump drives as required.

AUDITORIUM AIR HANDLER

Replace the Air Handling unit with a comparable new model.

VENTILATION SYSTEM

Increase outside air volume if needed to meet requirements of ASHRAE 62 and Building Code. This may entail replacing cooling coils, fans, chillers and associated equipment.

PLUMBING FIXTURES

Replace with fixtures meeting the current requirements of Texas and the TAS in regards to mounting height, proper flush valve installation, and water usage.

ELECTRICAL MAIN AND PANELBOARDS

Clean and inspect.

TRANSFORMER

It is TXU's responsibility to maintain.

CONTROLS

Remove and replace.

TRUCK DOCK FAN COIL UNIT

Replace the Fan coil unit with a comparable new model.

EXIT LIGHTING & LIGHTING

Replace bulbs and check condition of batteries for exit lighting. Replace interior lighting with new glare free fixtures.

MISCELLANEOUS

Replace outlets with GFCI type. Consider upgrading to NFPA and ADA/TAS Requirements.

**CASA VIEW
BRANCH LIBRARY**
Planning and Design
Assessments
& Recommendations



View of the circulation desk



View of the reading room

ACTION PLAN

Short of parking and located in a congested area of retail strips and heavy traffic, this branch cannot keep pace with projected growth in this service area. The site does not allow for the expansion of the building and parking.

REPLACE
with a new branch of
18,000 SF on a new site.
Reduce the service area
by shifting the northern
and southern
boundaries to the north.

1999 POPULATION: 58,259
2009 POPULATION: 59,951
(with old service boundaries)
2009 POPULATION: 40,924
(with new service boundaries)

**PROJECTED
CAPITAL COSTS**
Casa View Branch:
\$4,754,903

ASSESSMENTS

PARKING

- The parking is limited in quantity and remote from view.

ENTRANCE

- The entrance is remote from the parking lots.

CIRCULATION DESK

- The auditorium and toilets cannot be viewed from the desk.

AUDITORIUM

- The auditorium can't be secured from the library proper.

DISPLAYS

- The displays are small and not very eye-catching.

ADULT AREA

- The adult seating is crowded and not near windows.
There are too few P.C.'s and the stand-up stations are tight.

CHILDREN'S AREA

- The children's area is not well defined, and the tots and intermediate areas need attention. P.C.'s are poorly located in window.

STAFF AREA

- The bookmobile garage is currently used for shelving and storage.

GROUP STUDY/CONFERENCE

- No group study or conference room is provided.

SERVICE DESKS

- The current desks are old, small, and out-of-date and unprofessional looking.

FURNITURE

- The furniture is dated and has limited P.C. accommodations and exposed wires.

BUILDING EXTERIOR

- The building is dated looking and has no windows on three sides.

RECOMMENDATIONS

PARKING

- The new facility should provide ample parking for users and staff, with accessible spaces near the entrance.

ENTRANCE

- The new entrance should be welcoming, easily accessible, and clearly visible to staff.

CIRCULATION DESK

- The new facility should have a well-placed central desk with good sight lines.

AUDITORIUM

- The new auditorium should accommodate large public gatherings and provide for flexibility of use.

DISPLAYS

- The new library should provide new interactive display units and bold wall graphics.

ADULT AREA

- Create a new "Reference/Computer Area" with PC's, power/data ports for laptops, and a central periodicals reading area.

CHILDREN'S AREA

- The new library should have a dynamic "storytelling circle" area, ample computer areas, and a separate Young Adults area.

STAFF AREA

- The new staff areas should have ample sized, ergonomic furnishings, with visibility to the public areas.

GROUP STUDY/CONFERENCE

- New study and conference rooms will provide needed private spaces for public and staff group use.

SERVICE DESKS

- The new library should provide high quality, accessible consultation desks.

FURNITURE

- The new library should provide a variety of new furniture - some made of wood and some that are wired for laptops.

BUILDING EXTERIOR

- The new facility should be functionally well designed and contexturally and environmentally suitable for Dallas.