

# FRETZ PARK BRANCH LIBRARY

## Site & Location Plans

The building has an institutional scale and image appropriate for its location near park land and a recreation center. A new addition could make it look more inviting.



View of the entrance



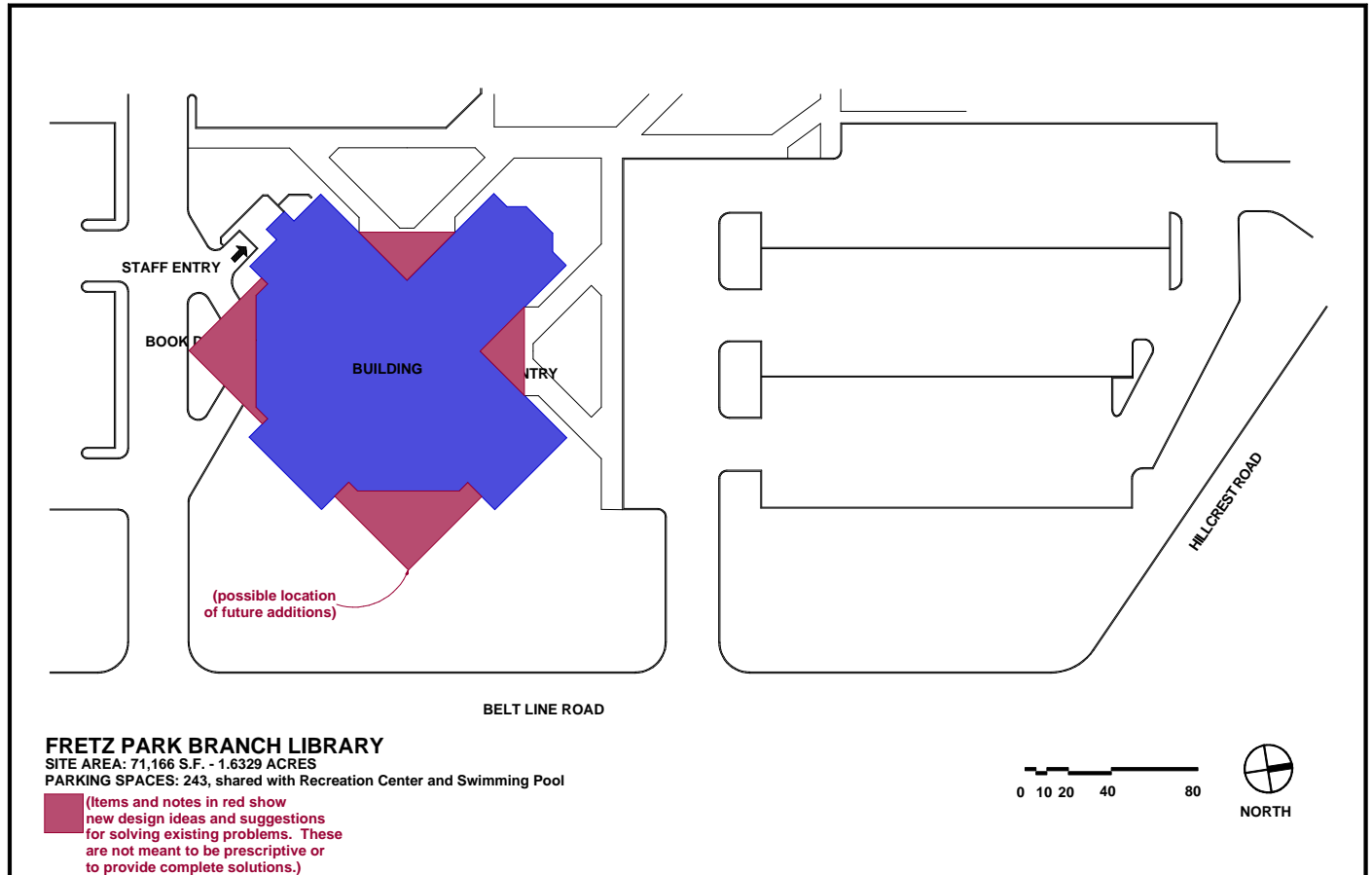
View along the street

### FAST FACTS

**ADDRESS:**  
6990 Belt Line Road, 75240  
**PHONE/FAX:**  
214-670-6421, fx 670-6621  
**COUNCIL DISTRICT:**  
Twelve  
**CURRENT FACILITY:**  
Opened in 1976; 14,707 GSF  
**ARCHITECT:**  
The Pierce, Lacy Partnership  
**'98/'99 MATERIALS:**  
337,871 materials used  
**COLLECTION SIZE:**  
74,488



Fretz Park Service Area



**FRETZ PARK BRANCH LIBRARY**  
SITE AREA: 71,166 S.F. - 1.6329 ACRES  
PARKING SPACES: 243, shared with Recreation Center and Swimming Pool

(Items and notes in red show new design ideas and suggestions for solving existing problems. These are not meant to be prescriptive or to provide complete solutions.)

# FRETZ PARK BRANCH LIBRARY

## Existing Floor Plan

### LEGEND

- HIGH SHELVING (5 TO 7 SHELVES)
- LOW SHELVING (3 OR 4 SHELVES)
- DISPLAY SPINNERS (5 TO 7 SHELVES)
- BOOK BIN
- COMPUTER WORKSTATION - PUBLIC
- COMPUTER WORKSTATION - STAFF
- MICROFORM WORKSTATION
- PHOTOCOPIER
- DISPLAY TABLE
- ATLAS TABLE
- CASH REGISTER
- PRINTER
- WOMEN'S ROOM
- MEN'S ROOM

### CHILDREN'S COLLECTION SHELVING

- YE Youth Easy Books & Picture Books
- YF Youth Fiction
- YNF Youth Non-fiction
- YB Youth Biography
- YAF Young-Adult Fiction (Sci-Fi, Mystery)
- YPB Youth Paperbacks
- YP Youth Periodicals
- YM Youth Media
- YNB Youth New Books
- YH Youth Holiday Books

### ADULT COLLECTION SHELVING

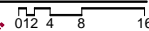
- AF Adult Fiction (Sci-Fi, Mystery)
- ANF Adult Non-Fiction
- AB Adult Biography
- AP Adult Periodicals
- AS Adult Special Collection
- AM Adult Media
- LP Large Print
- SP Spanish Language
- PB Paperbacks
- NB New Books

### OTHER SHELVING

- RF Reference Collection
- STF Staff Shelving
- OS Over-sized shelving



## FRETZ PARK BRANCH LIBRARY



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# FRETZ PARK BRANCH LIBRARY

## Building Infrastructure: Assessments & Recommendations

### ASSESSMENTS

#### SITE/LANDSCAPE

The site lighting is inadequate, and the asphalt surface is unattractive. The building looks welcoming from the street, but much less accessible from the parking lot. Landscape plantings are scattered with small amount of trees.

#### STRUCTURE

No structural deficiencies were observed.

#### ROOF & INSULATION

Both the built-up and modified bitumen roofing systems appear to be in fair condition. Several linear feet of metal siding/fascia and the wall weather wrap under the east roof clerestory is missing, leaving a laminated structural wood beam exposed to the elements.

#### EXTERIOR WALLS

In several instances masonry mortar joints have been patched with black sealant rather than being repointed with mortar. There are signs of stress or movement at the parapet conditions where sealant was applied. Downspouts set into the brick have been caulked with sealant, possibly trapping condensate and or leaking water in the masonry.

#### EXTERIOR DOORS & WINDOWS

The existing storefront system is in fair condition. The doors have been criticized for being hard to open by patrons. The hollow metal doors need painting.

#### INTERIOR FINISHES

The carpet is in poor condition throughout. The painted wall finishes in both public and staff areas are in fair condition. Vinyl wall covering needs to be replaced. The acoustical ceilings are in good to fair condition. Drywall ceilings are in fair condition.

#### ACCESSIBILITY

The floor in the YA area is inaccessible (five steps down.) The staff area doors, hardware, millwork, and restrooms do not meet accessibility requirements.

#### DUCTWORK

The ductwork is in good condition except that it is quite dirty. In addition, the librarian complained that the distribution is inadequate.

#### HEATING WATER PIPING

The heating water pipe is in good condition except that the vapor barrier covering the insulation is damaged.

#### BUILDING AIR HANDLER

The air handler serving the main building is in good condition except that the economizer is inoperative.

#### COOLING TOWER

The cooling tower is in fair condition, but it is not level and is at the end of its economic life cycle.

#### CHILLED WATER PUMP

The end suction chilled water pump is in good condition except that the casing is not insulated. This wastes energy and may cause corrosion of the casing due to condensation.

#### VENTILATION SYSTEM

The ventilation system is in fair 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

MAIN: Zinsco. The rating is 1200 Amps and the voltage rating is 120/240 VAC 60 Hz.  
PANEL BOARDS:- Most are Zinsco. No history of failure or problems with either.

#### TELEPHONE WIRING

Southwestern Bell.

#### EXIT LIGHTING & LIGHTING

The exit lights are powered from emergency self-contained battery packs. The condition of both the indoor and outdoor lighting is poor.

#### MISCELLANEOUS

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

### RECOMMENDATIONS

#### SITE/LANDSCAPE

Parking lot lighting levels and distribution should be corrected. New additions should provide windows with visual access to the site. Add more trees and provide integrated landscaping scheme.

#### STRUCTURE

No action required.

#### ROOF & INSULATION

First priority - protect the exposed laminated wood beam until repair can be completed. Install a weather wrap and metal siding/fascia to match existing. Clear roof drains. Determine existing insulation conditions/value. If less than R-25, upgrade insulation value to R-30 level.

#### EXTERIOR WALLS

Remove unsightly and inappropriate sealant applications and repair brick mortar joints. Investigate the parapet and downspout conditions to determine if additional repairs are needed.

#### EXTERIOR DOORS & WINDOWS

Clean storefront and remove and replace sealant and backer rods around all frames. Paint hollow metal exterior doors and frames. If doors exceed maximum 30 pounds of force allowed by code for exit doors, then determine if the closers can be adjusted to comply.

#### INTERIOR FINISHES

Replace carpet. Clean and paint drywall finishes and remove and replace vinyl wall covering. Replace acoustical tiles throughout. Paint drywall ceilings.

#### ACCESSIBILITY

Raise the floor area in the children's reading area. Renovate staff work area, kitchen and restrooms, for full compliance with ADA requirements.

#### DUCTWORK

Clean the ductwork and check the system balancing, rebalance the system as needed.

#### HEATING WATER PIPING

Repair insulation vapor barrier as needed with PVC jackets or mastic.

#### BUILDING AIR HANDLER

Repair the economizer.

#### COOLING TOWER

Replace the cooling tower and level the replacement.

#### CHILLED WATER PUMP

Insulate the casing of the pump and apply a vapor barrier to the insulation cover.

#### VENTILATION SYSTEM

Increase outside air volume if needed to meet requirements of ASHRAE 62 and Building Codes, utilizing new equipment for addition.

#### 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.

#### TELEPHONE WIRING

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#### EXIT LIGHTING & LIGHTING

Replace bulbs and check the condition of the batteries of the exit lights. The interior lighting is in need of replacement. Outside, remove the existing system and replace it.

#### MISCELLANEOUS

Replace outlets with GFCI Type. Consider upgrading to NFPA, TAS/ADA Requirements.

**FRETZ PARK  
BRANCH LIBRARY**  
Planning and Design:  
Assessments  
& Recommendations



View of the parking lot



View of the reading room

*ACTION PLAN*

This 25 year old mid-sized branch needs an addition and a complete renovation, including replacement of its air-conditioning systems, plumbing upgrades, and repairs to the exterior.

**RENOVATE AND EXPAND** the library by 3,293 SF to 18,000SF. Reduce the service area to the east and north.

1999 POPULATION: 55,109  
2009 POPULATION: 61,416  
(with old service boundaries)  
2009 POPULATION: 40,923  
(with new service boundaries)

**PROJECTED  
CAPITAL COSTS**  
Fretz Park Branch:  
**\$2,329,298**

**ASSESSMENTS**

- PARKING**
  - Parking is shared with the Recreation center, and the lot is full before the Library opens on Saturdays.
- ENTRANCE**
  - The storefront doors are heavy and hard to operate.
- CIRCULATION DESK**
  - The lighting is dim above the desk. There is no visual access to the parking areas, which is a security issue.
- AUDITORIUM**
  - The auditorium lighting and fixtures are substandard. The room cannot be secured from the library proper.
- DISPLAYS**
  - The displays are small and not well lighted.
- ADULT AREA**
  - This area is small and lacks seating and P.C.'s.
- CHILDREN'S AREA**
  - The children's area is large, but the YA floor is recessed, and not ADA compliant.
- STAFF AREA**
  - A general renovation and improved furnishings are needed.
- GROUP STUDY/CONFERENCE**
  - A conference room/group study area is provided.
- SERVICE DESKS**
  - The desks are too small and visibility to the stacks is limited.
- FURNITURE**
  - The furniture is dated and has limited P.C. accommodations, with exposed wires.
- BUILDING EXTERIOR**
  - The "Civic image" is somewhat dated and the building has no windows that look out onto the parking areas.

**RECOMMENDATIONS**

- PARKING**
  - Improve the signage to prevent parking lot congestion.
- ENTRANCE**
  - Refurbish the doors with new ADA compliant hardware.
- CIRCULATION DESK**
  - Replace the lighting and install security cameras to improve sight lines. Add more windows.
- AUDITORIUM**
  - Renovate the auditorium and add better quality lighting. Add vestibule doors.
- DISPLAYS**
  - Consider adding new interactive display units with integral lighting.
- ADULT AREA**
  - Place the periodicals in a more visible area, close to seating. Use center area for added seats and P.C.'s.
- CHILDREN'S AREA**
  - Fill in floor.
- STAFF AREA**
  - Add ample sized, ergonomic furnishings, with visibility to the public areas. Reduce shelving.
- GROUP STUDY/CONFERENCE**
  - Add another conference room and additional private spaces for public and staff group use.
- SERVICE DESKS**
  - Replace with larger desks and review the layout of the stacks in the redesign of the interior.
- FURNITURE**
  - Provide additional furniture, including some made of wood, that that are wired for laptops.
- BUILDING EXTERIOR**
  - The renovation/expansion should add windows and provide a more open, welcoming image.