

LAKWOOD BRANCH LIBRARY

Site & Location Plans

The building has a residential scale, with dark brick walls and copper sloped roof. Its civic image is solid, high quality, but the entry could be more welcoming from the parking lot.



View of the entrance



View along the street

LAKWOOD

FAST FACTS

ADDRESS:

6121 Worth Street, 75214

PHONE/FAX:

214-670-1376, fx 670-5701

COUNCIL DISTRICT:

Fourteen

CURRENT FACILITY:

Opened in 1970; 10,600 GSF

ARCHITECT:

Fisher & Spillman

'98/'99 MATERIALS:

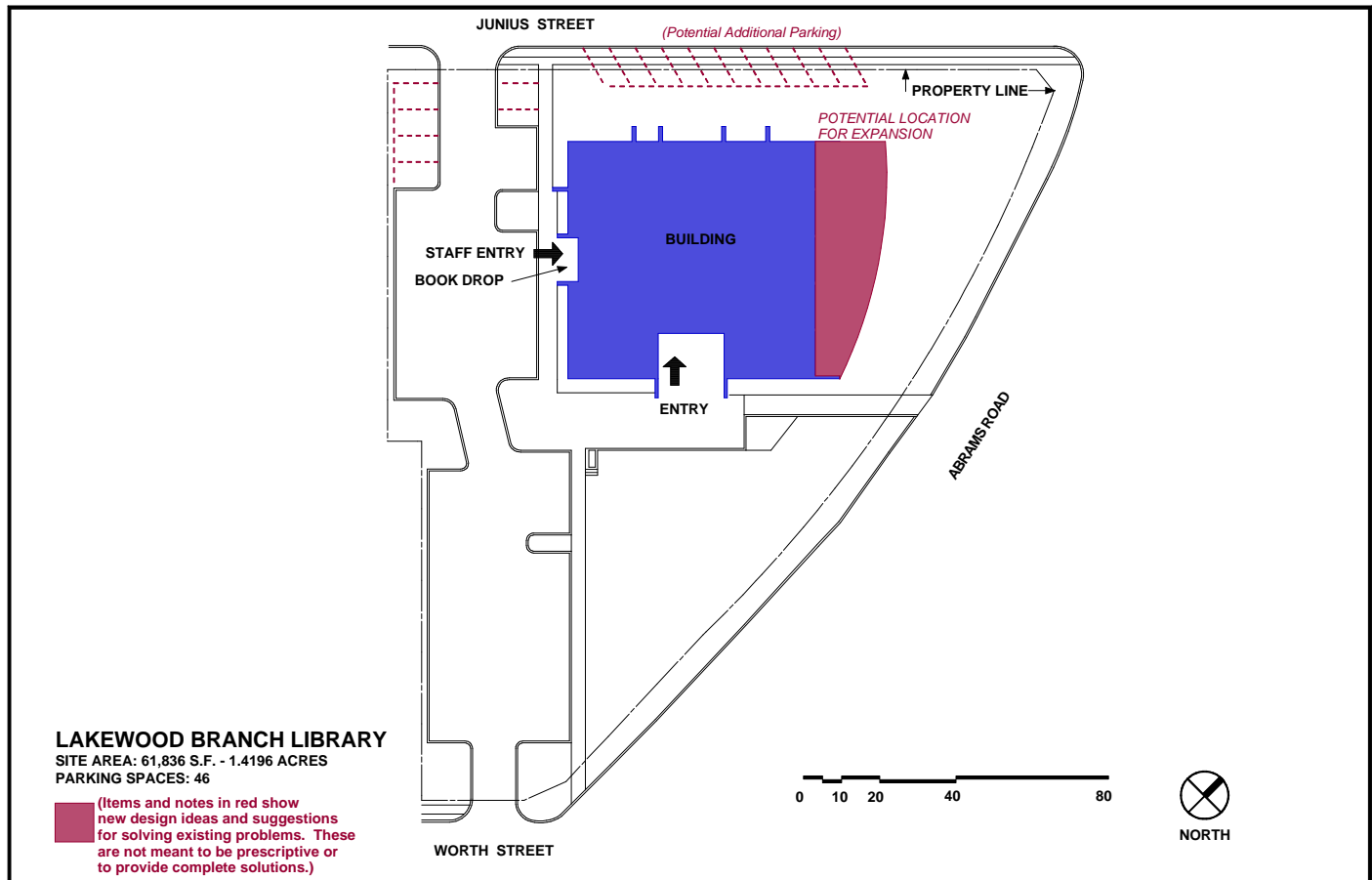
173,999 materials used

COLLECTION SIZE:

52,359

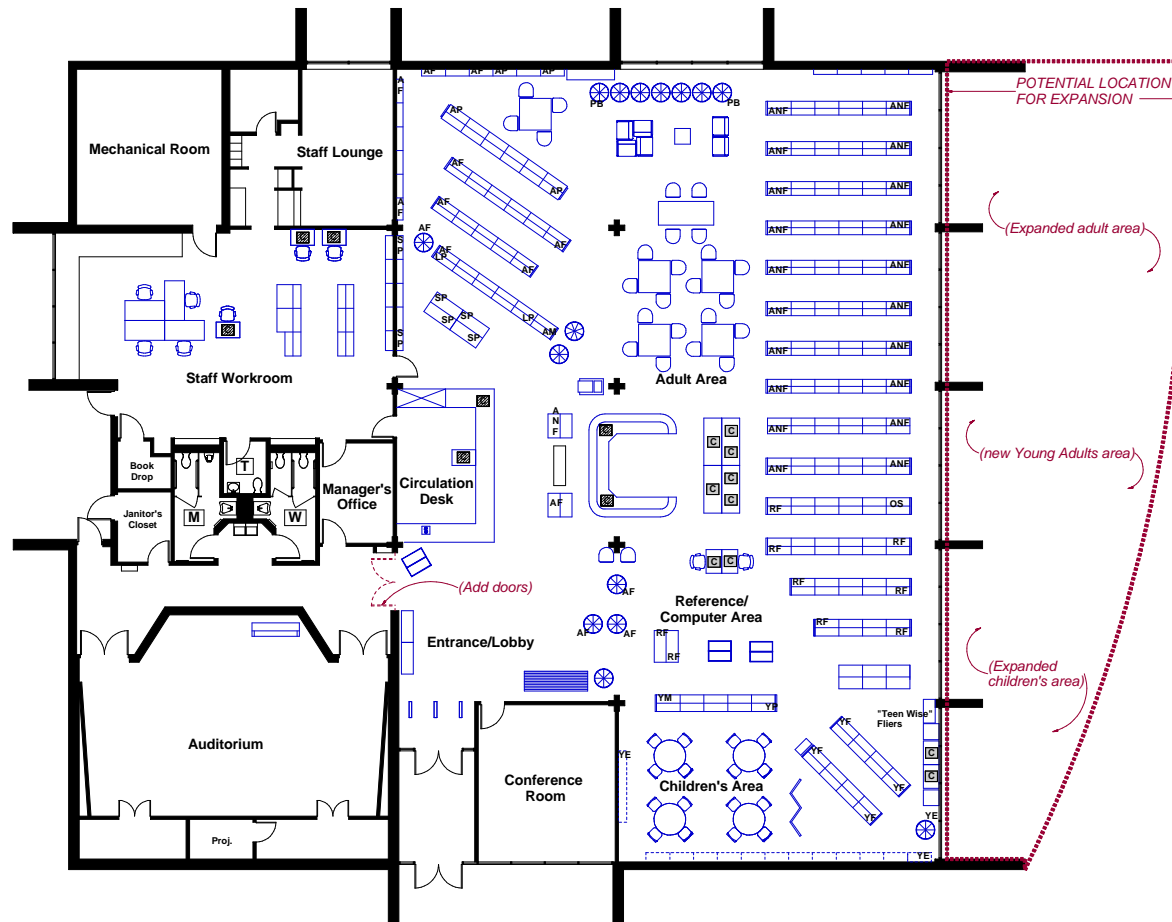


Lakewood Service Area



LAKEWOOD BRANCH LIBRARY

Existing Floor Plan



LEGEND

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

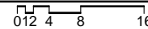
- CHILDREN'S COLLECTION SHELVING
- YE Youth Easy Books & Picture Books
 - YF Youth Fiction
 - YNF Youth Non-fiction
 - YB Youth Biography
 - YAF Young-Adult Fiction (Sci-Fi, Mystery)
 - YPB Youth Paperbacks
 - YP Youth Periodicals
 - YM Youth Media
 - YNB Youth New Books
 - YH Youth Holiday Books

- 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



LAKEWOOD BRANCH LIBRARY



(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.)

LAKEWOOD BRANCH LIBRARY

Building Infrastructure: Assessments & Recommendations

ASSESSMENTS

SITE/LANDSCAPE

Asphalt parking lot, sidewalks, and driveways are all in poor condition. The concrete retaining wall near the entry is cracked. The benches are in poor condition and need to be replaced. Some trees in the parking lot are dead.

STRUCTURE

No structural deficiencies observed.

ROOF & INSULATION

Built-up roofing appears in fair condition. Perimeter built-in gutters have been problematic and are being eliminated and flashed over at the time of the assessment.

EXTERIOR WALLS

The exterior brick is generally in fair condition. Mortar joints need repointing in several locations.

EXTERIOR DOORS & WINDOWS

The existing storefront system and hollow metal doors are in fair condition. The sealant around the frames is beaded far beyond the face of the frame.

INTERIOR FINISHES

The interior finishes are in fair condition. The ceramic tile in the public restrooms is patchwork as a result of modifications for ADA compliance.

ACCESSIBILITY

Staff area circulation, doors, door hardware, millwork, and restrooms are non-compliant with accessibility requirements.

DUCTWORK

The ductwork is in good condition except that it is quite dirty. The distribution is inadequate.

HEATING WATER BOILERS

The gas fired heating hot water boilers are in fair condition but are at the end of their economic life cycle

HEATING WATER PIPING

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

BUILDING & AUDITORIUM AIR HANDLERS

The chilled water coil air handlers serving the auditorium and the main building are in fair condition but at the end of their economic life cycle.

COOLING TOWER AND CHILLER

The cooling tower is in fair condition, but is at the end of its economic life cycle. The Semi-Hermetic Chiller is in fair condition but is at the end of its economic life cycle.

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. The water fountain is in fair condition.

ELECTRICAL MAIN AND PANELBOARDS

MAIN: Square D. The rating is 400 Amps and the voltage rating is 120/240 VAC 60 Hz. Historical current load is 157 Amps. No history of failure or problems with Main or Panelboards.

TELEPHONE WIRING

Southwestern Bell.

CONTROLS

Various.

EXIT LIGHTING & LIGHTING

The exit lights are powered from emergency self-contained battery packs. Emergency panel is tapped ahead of main panel. The condition of the indoor lighting is good 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

Replace parking lot, sidewalks, and driveways. Repair retaining wall. Replace dead trees in parking lot.

STRUCTURE

No action required.

ROOF & INSULATION

Confirm and or modify building insulation systems performance to meet American Society of Mechanical Heating and Air Conditioning Engineers - 90.1 standards.

EXTERIOR WALLS

Clean masonry. Recommend perimeter building/site lighting with motion detection sensors, to discourage vandals.

EXTERIOR DOORS & WINDOWS

Clean aluminum storefront and remove and replace sealant and backer-rod around frame.

INTERIOR FINISHES

Clean interior walls. Remove and replace sprayed acoustical ceilings.

ACCESSIBILITY

Renovate staff area, kitchen and restrooms, for full compliance with ADA requirements. The staff hall and restrooms will require reconfiguration to meet ADA requirements.

DUCTWORK

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

HEATING WATER BOILERS

Replace the boilers with new comparable models.

HEATING WATER PIPING

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

BUILDING & AUDITORIUM AIR HANDLERS

Replace the air handlers with comparable new models.

COOLING TOWER

Replace the cooling tower and chiller with comparable new models.

VENTILATION SYSTEM

Increase outside air volume if needed to meet requirements of ASHRAE 62 and Building Codes.

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. Replace water fountain.

ELECTRICAL MAIN AND PANELBOARDS

Clean and inspect.

TELEPHONE WIRING

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CONTROLS

Remove and replace.

EXIT LIGHTING & LIGHTING

Replace bulbs and check the condition of the batteries of the exit lights. Replace existing lighting with glare free fixtures.

MISCELLANEOUS

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

LAKWOOD
BRANCH LIBRARY
Planning and Design
Assessments
& Recommendations



View of the children's area



View of the reading room

ACTION PLAN

This 10,600 SF library is too small for a service area that is experiencing modest population growth and continued high usage. The building should undergo a moderate expansion.

**RENOVATE AND EXPAND
this branch by 2,400 SF.**

1999 POPULATION: 63,014
2009 POPULATION: 77,094

**PROJECTED
CAPITAL COSTS
Lakewood Branch:
\$2,200,286**

ASSESSMENTS

- PARKING**
 - Parking lot, sidewalks, and driveways are in poor condition. Additional parking is needed.
- ENTRANCE**
 - The front door is difficult to find and lacks visibility.
- CIRCULATION DESK**
 - The placement of the desk should be reviewed during the design of the expansion.
- 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 area is cramped.
- CHILDREN'S AREA**
 - The teens and tots areas need definition and expansion.
- STAFF AREA**
 - The staff do not have views to the service desks and public areas. The area is small with too few workstations.
- GROUP STUDY/CONFERENCE**
 - These are not accessible after hours.
- SERVICE DESKS**
 - The circulation desk is out-of-date and unprofessional looking.
- FURNITURE**
 - The furniture is dated and has very limited P.C. accommodations, and exposed wires.
- BUILDING EXTERIOR**
 - The "Civic image" is solid, high quality, but not welcoming from the parking lot area.

RECOMMENDATIONS

- PARKING**
 - The renovated parking lots should provide accessible spaces near the entrance, and an additional 10+ spaces total.
- ENTRANCE**
 - A reconfigured entrance could be welcoming, easily accessible, and clearly visible.
- CIRCULATION DESK**
 - The expanded facility should have a well placed central desk with good sight lines.
- AUDITORIUM**
 - The expansion should reconfigure entries to these rooms (add doors or gates) to make them accessible during library off-hours.
- DISPLAYS**
 - The expanded library should provide new interactive display units and bold wall graphics.
- ADULT AREA**
 - Create a new "Information Commons" with PC's, power/data ports for laptops, and a central periodicals reading area.
- CHILDREN'S AREA**
 - The expanded library could have a dynamic "storytelling circle" area, ample computer areas, and a separate Young Adults area.
- STAFF AREA**
 - Renovated staff areas to have ample sized, ergonomic furnishings, with visibility to the public areas.
- GROUP STUDY/CONFERENCE**
 - The renovated conference rooms will provide needed private spaces for public and staff group use.
- SERVICE DESKS**
 - The new circulation desk should provide be a high quality, accessible consultation desk.
- FURNITURE**
 - Provide new furniture, some made of wood, and some wired for laptops.
- BUILDING EXTERIOR**
 - The design of the expansion could use more windows to increase the views into and from the library.