

NORTH OAK CLIFF BRANCH LIBRARY

Site & Location Plans

This branch is in a mixed neighborhood of older two-story apartments, one and two story medical office buildings and converted houses and vacant lots. The building is scaled correctly and has a central gabled skylight.



View of the entrance



View along the street

FAST FACTS

ADDRESS:
302 West Tenth Street, 75208

PHONE/FAX:
214-670-7555, fx 670-7548

COUNCIL DISTRICT:
One

CURRENT FACILITY:
Opened in 1987; 15,562 GSF

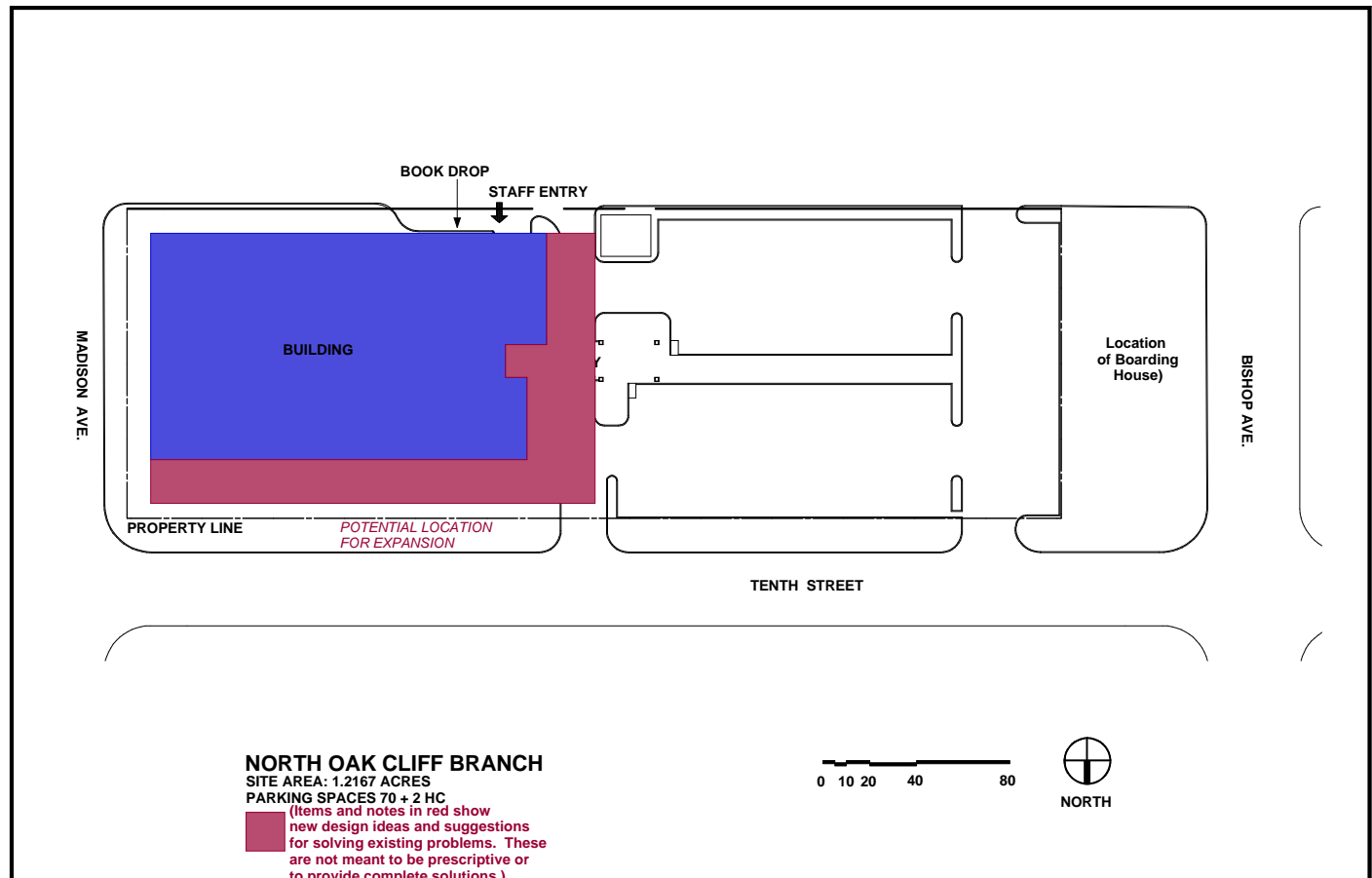
ARCHITECT:
Good, Haas, & Fulton

'98/'99 MATERIALS:
194,635 materials used

COLLECTION SIZE:
95,033



North Oak Cliff Service Area



NORTH OAK CLIFF

**NORTH OAK CLIFF
BRANCH LIBRARY**

Existing Floor Plan

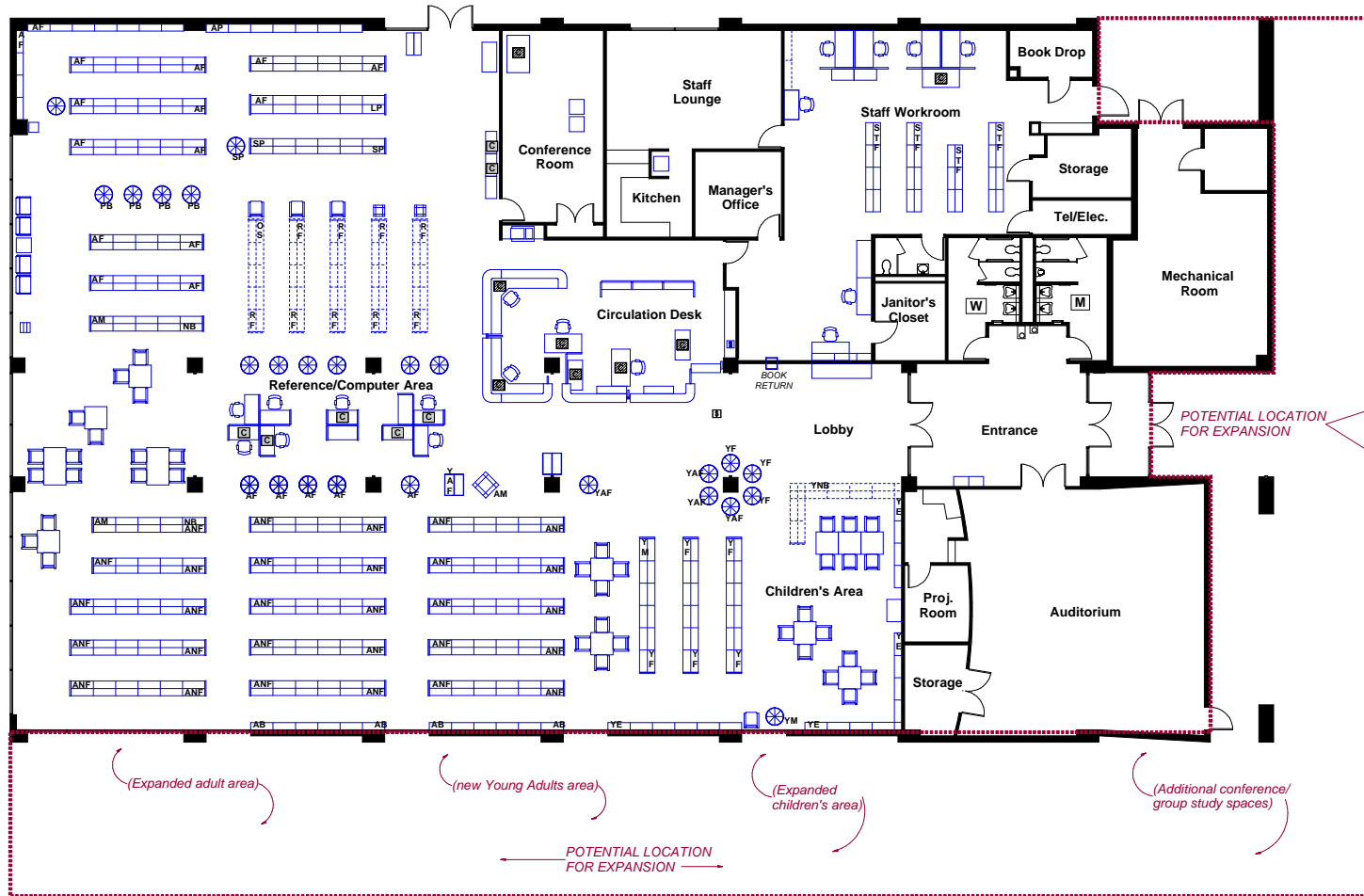
LEGEND

- 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



NORTH OAK CLIFF BRANCH LIBRARY

0 12 4 8 16

(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.)



NORTH OAK CLIFF BRANCH LIBRARY

Building Infrastructure: Assessments & Recommendations

ASSESSMENTS

SITE/LANDSCAPE

Parking lot and sidewalks are in fair condition. Trees need trimming, as they are reducing the site lighting. Parking is difficult on Saturdays.

STRUCTURE

No structural deficiencies were observed.

ROOF & INSULATION

The existing built-up roofing system appears to be in fair condition. Roof leaks noted in meeting room. Skylight leaks have been problematic. At the time of assessment flashing was being replaced at skylight sill condition.

EXTERIOR WALLS

The exterior brick is dirty but in fair condition. Foundation settlement has caused masonry to separate from steel column near entry. The brick finish in areas has been discolored due to graffiti removal efforts. Excessive staining occurring at masonry wall near entry below coping joints.

EXTERIOR DOORS & WINDOWS

The existing storefront system is in fair condition. Several windows are damaged from gunfire. Several aluminum storefronts have sealant improperly applied over frames trapping water inside rather than out.

INTERIOR FINISHES

Interior finishes are generally in fair condition.

ACCESSIBILITY

Kitchen cabinet at sink is not ADA compliant.

DUCTWORK AND DIFFUSERS

The ductwork and diffusers are in fair condition except that they are quite dirty.

CONDENSER WATER PUMP

The end suction condenser water pump is in poor condition. The pump is heavily corroded and the bearings are making noise.

CONTROLS

The Pneumatic controls air in good condition but need to be refurbished.

CHILLED WATER PIPING

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

OUTSIDE CONDENSER WATER PIPING

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

CHILLED WATER PUMPS

The two end suction chilled water pumps are in fair condition. There is some corrosion of the impeller casing and the impeller end of the pump is not insulated.

COOLING TOWER

The Centrifugal fan Cooling Tower is in poor condition and has heavy corrosion in the tank area and access panels.

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

Federal Pacific Electric. The rating is 800 Amps and the voltage rating is 120/240 VAC 60 Hz. Both main and panelboards appear to be in good condition.

EXIT LIGHTING & LIGHTING

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

MISCELLANEOUS

The audio/visual fire alarms seem inadequate.

RECOMMENDATIONS

SITE/LANDSCAPE

Repair parking lot and sidewalks. The new design should be examined for additional parking opportunities. Trim trees and/or add site lighting.

STRUCTURE

ROOF & INSULATION

At this time investigate roof leaks and repair. Plan replacement of roof system in the next 4-5 years. Replace high translucent roof panels at high roof with insulated metal roof and a few selectively placed skylights (i.e. not over computer areas.)

EXTERIOR WALLS

Remove and replace masonry joint sealant and backer-rod material. Refer to structural for masonry column realignment. Remove and repoint coping joints with sealant. Clean masonry.

EXTERIOR DOORS & WINDOWS

Replace damaged glass and faulty gasketing. Measures should be taken to ensure that trained personnel, are properly equipped, to do appropriate repairs and or maintenance on these municipal facilities.

INTERIOR FINISHES

Replace carpet. Clean and patch walls and paint as needed

ACCESSIBILITY

Modify kitchen cabinet at sink to comply with ADA accessibility criteria.

DUCTWORK AND DIFFUSERS

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

CONDENSER WATER PUMP

Replace the pump with a comparable new model.

CONTROLS

Refurbish the Pneumatic controls.

CHILLED WATER PIPING

Repair insulation vapor barrier with PVC jackets or mastic.

OUTSIDE CONDENSER WATER PIPING

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

CHILLED WATER PUMPS

Remove the corrosion on the impeller casing and repaint. Install an insulating cover with a vapor barrier on the impeller end of the pump.

COOLING TOWER

Replace the cooling tower, preferably with a stainless steel or fiberglass model.

VENTILATION SYSTEM

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

EXIT LIGHTING & LIGHTING

Replace bulbs and check the condition of the batteries of the exit lights. Need more lighting in the back parking lot. Remove and replace outdoor lighting.

MISCELLANEOUS

Consider upgrading to NFPA, TAS/ADA Requirements.

**NORTH OAK CLIFF
BRANCH LIBRARY
Planning and Design
Assessments
& Recommendations**



View of the circulation desk



View of the reading room

ACTION PLAN

Currently cars cross the pedestrian path in front of the main entrance, creating a dangerous condition. General renovations, including replacements to air conditioning components, are needed to this branch.

RENOVATE AND EXPAND the library by 2,438 SF. Also renovate the site and landscaping. Reduce the service area along the western edge with construction of the Arcadia Park branch.

**1999 POPULATION: 70,896
2009 POPULATION: 75,374
(with old service boundaries)
2009 POPULATION: 60,594
(with new service boundaries)**

**PROJECTED
CAPITAL COSTS
North Oak Cliff Branch:
\$3,039,661**

ASSESSMENTS

PARKING

- There is a limited quantity of parking on Saturdays.

ENTRANCE

- There is a dangerous situation with pedestrians crossing the driveway to get to the entrance.

CIRCULATION DESK

- The circulation desk is combined with the reference desk, which confuses patrons who are seeking help.

AUDITORIUM

- The auditorium can function independently of the library and it is adequately sized.

DISPLAYS

- The displays could be bolder.

ADULT AREA

- The adult seating is at a premium.

CHILDREN'S AREA

- The lighting and the color scheme render this area dark; there is no separate area for Young Adults.

STAFF AREA

- This area lacks visibility to the main reading areas and the service desks.

GROUP STUDY/CONFERENCE

- A conference room is provided near the circulation desk.

SERVICE DESKS

- The current desks are combined and are in need of an additional check-out station.

FURNITURE

- There is a lack of variety in the types of seating.

BUILDING EXTERIOR

- The entrance is "automobile" oriented, and it is difficult to find.

RECOMMENDATIONS

PARKING

- Provide ample parking for users and staff, with accessible spaces near the entrance. Add 10 new spaces if possible.

ENTRANCE

- Consider redesigning the site so that the entrance is easily accessible and clearly visible.

CIRCULATION DESK

- Consider reorienting the stacks for better visibility and security to the main reading areas.

AUDITORIUM

- Enlarge the auditorium to accommodate larger public gatherings.

DISPLAYS

- Consider designing interactive display units and bold wall graphics during the design of the addition.

ADULT AREA

- Increase the amount and variety of adult seating, and create a 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

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

GROUP STUDY/CONFERENCE

- Consider adding conference rooms and private spaces for public and staff group use.

SERVICE DESKS

- The new design should reexamine the placement and function of both the circulation and reference desks.

FURNITURE

- The expansion should consider adding a variety of seating, from study carrels to laptop wired lounge chair groupings.

BUILDING EXTERIOR

- The new addition could enhance the civic image of the library.