

PARK FOREST BRANCH LIBRARY

Site & Location Plans

The building presents an unattractive civic image. It appears dated and tired.



View of the entrance



View of the parking lot

FAST FACTS

ADDRESS:

3421 Forest Lane, 75234

PHONE/FAX:

214-670-6333, fx 670-6623

COUNCIL DISTRICT:

Six

CURRENT FACILITY:

Opened in 1971; 10,984 GSF

ARCHITECT:

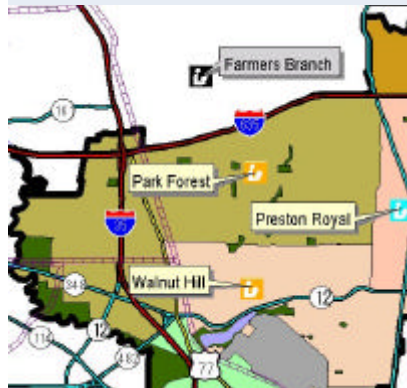
Forrest Upshaw Jr.

'98/'99 MATERIALS:

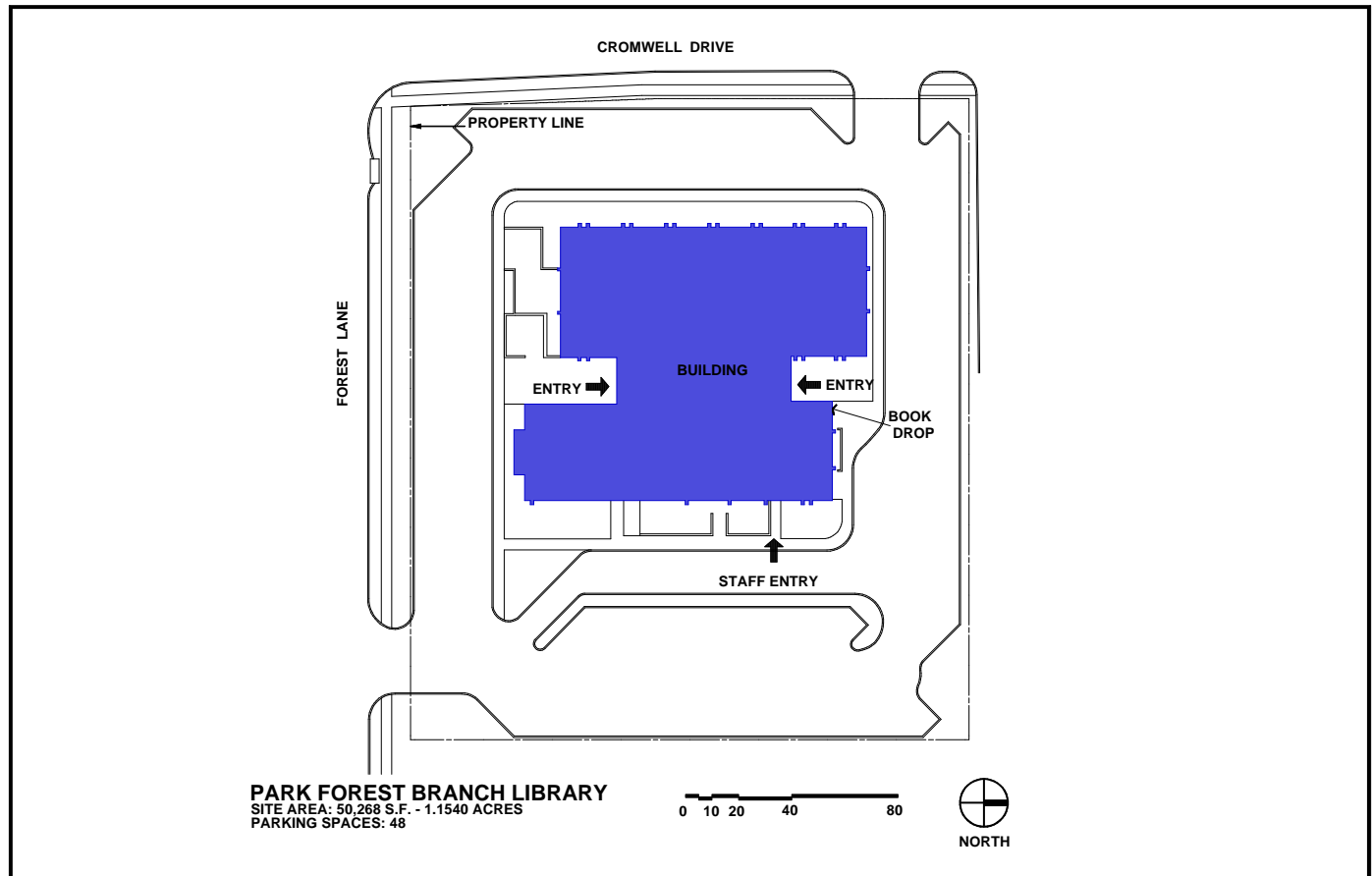
237,845 materials used

COLLECTION SIZE:

66,985

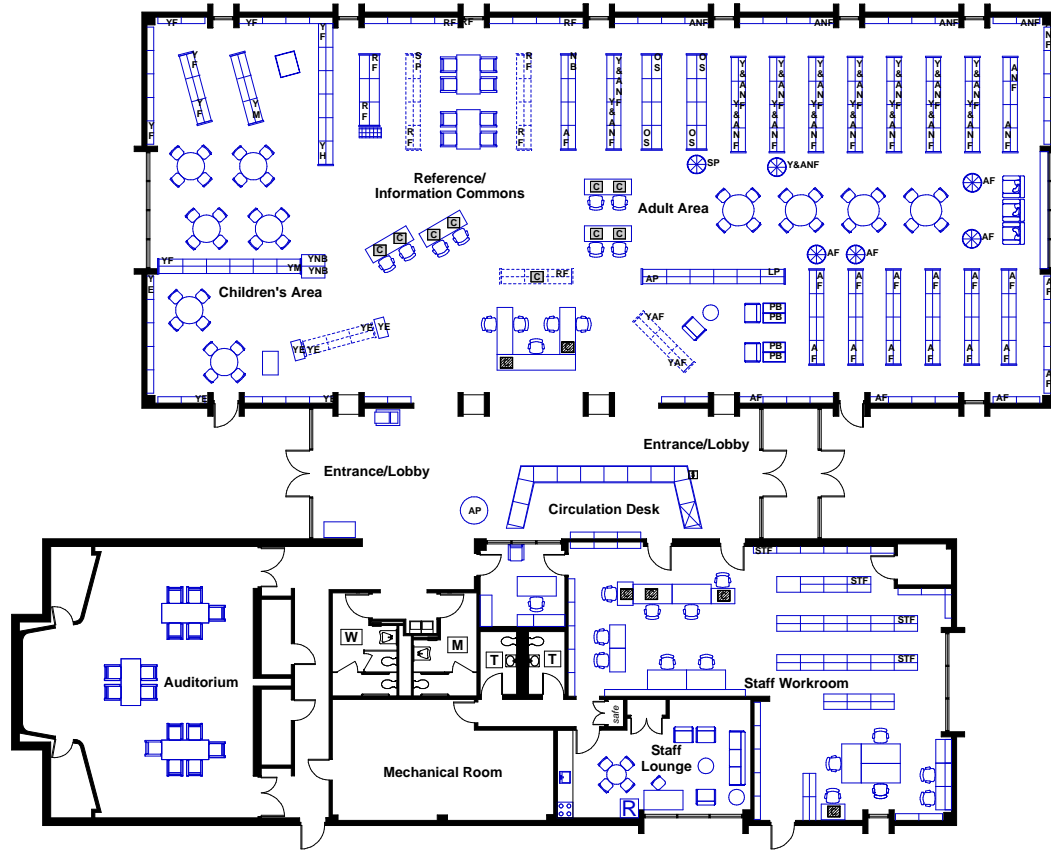


Park Forest Service Area



PARK FOREST BRANCH LIBRARY
SITE AREA: 50,268 S.F. - 1.1540 ACRES
PARKING SPACES: 48

PARK FOREST



PARK FOREST BRANCH LIBRARY

0 12 4 8 16



PARK FOREST 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



PARK FOREST BRANCH LIBRARY

Building Infrastructure: Assessments & Recommendations

ASSESSMENTS

SITE/LANDSCAPE

Parking surface and driveways are in poor condition. Precast fence needs removal and cleaning. Minimal ground cover, unattractive parking lots.

STRUCTURE

No structural deficiencies were observed.

ROOF & INSULATION

The built-up roofing system appears to be in good condition. The standing seam metal roofing needs minor repair and cleaning.

EXTERIOR WALLS

The exterior precast aggregate faced concrete wall panel system is in poor condition. The quality of the original finish is suspect. The concrete panel control joints have been neglected for years compromising the weatherproof integrity of the building shell. Plant growth in the joints has caused portions of the panels to break apart. North property precast concrete privacy wall has graffiti on the north face.

EXTERIOR DOORS & WINDOWS

The aluminum storefront system is in fair condition. Some elderly patrons have complained that these doors are hard to open.

INTERIOR FINISHES

Interior finishes are generally in fair condition. Ceramic tile in public restrooms is patchwork as a result of modifications for ADA compliance.

ACCESSIBILITY

Public restroom doors, staff area doors, door hardware, millwork, and staff restrooms are non-compliant with accessibility requirements. Staff restrooms will require reconfiguration.

DUCTWORK

The ductwork is in fair condition and it is quite dirty.

HEATING WATER BOILER

The Gas Fired Heating water boiler is in poor condition and is at the end of its economic life cycle.

HEATING WATER PIPING

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

BUILDING & AUDITORIUM AIR HANDLERS

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

CHILLER AND CHILLED WATER PUMP

The Semi-Hermetic air cooled DX chiller is in poor condition. The End Suction Chilled Water Pump is in poor condition.

HEATING WATER PUMPS

The In-line, direct drive pumps are in fair condition, but should be replaced along with the boiler.

EXHAUST FANS

The roof mounted exhaust fans are in fair condition but are at the end of their economic life span.

CHILLED WATER PIPING

The chilled water piping is corroded and should be replaced.

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, The rating is 600 Amps and the voltage rating is 240 VAC, 60 Hz. No history of failure or problems with Main or Panelboards.

CONTROLS

GE HVAC Controls.

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 and outdoor lighting and switches is poor.

RECOMMENDATIONS

SITE/LANDSCAPE

Secure a new site that has the capacity for a new, enlarged branch and ample parking for patrons.

STRUCTURE

No action required.

ROOF & INSULATION

Re-attach loose section of standing seam metal roof and clean. Confirm and or modify building insulation systems performance to meet American Society of Mechanical Heating and Airconditioning Engineers - 90.1 standards.

EXTERIOR WALLS

Remove and replace all exterior concrete panel control joint sealant and backer-rod systems. Remove graffiti from privacy wall. Clean all exterior precast concrete panel finishes.

EXTERIOR DOORS & WINDOWS

Remove and replace all wall penetration sealant and backer-rod joints of exterior windows. Clean. Clean and paint exterior doors. Remove and replace sealant and backer-rod joint material around frame.

INTERIOR FINISHES

Interior needs complete renovation of finishes, all new furniture, new ceilings, and new glare free lighting fixtures.

ACCESSIBILITY

Renovate public restrooms, staff area, kitchen and staff restrooms, for full compliance with ADA requirements.

DUCTWORK

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

HEATING WATER BOILER

Replace the boiler with a comparable new model.

HEATING WATER PIPING

Repair insulation vapor barrier with PVC jackets or mastic.

BUILDING & AUDITORIUM AIR HANDLERS

Replace the building Air Handling unit. Investigate building cooling load to insure that the unit size is adequate. (I.e. older unit may not be performing up to its specified capacity) Replace the auditorium Air Handling unit with a comparable new model.

CHILLER AND CHILLED WATER PUMP

Replace the chiller with a comparable new unit. Replace the chilled water pump with a comparable new pump.

HEATING WATER PUMPS

Replace the pump with a comparable new model.

EXHAUST FANS

Replace exhaust fans with comparable new models.

CHILLED WATER PIPING

Replace the chilled water piping, insulation and insulation vapor barrier.

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 Main. Consider replacing federal pacific fused panels..

CONTROLS

Clean, repair and replace.

EXIT LIGHTING & LIGHTING

Replace bulbs and check condition of batteries of exit lights. Consider replacing all outdoor and indoor lights. Add more switches.

**PARK FOREST
BRANCH LIBRARY**
Planning and Design
Assessments
& Recommendations

ACTION PLAN

This branch has deteriorated and is inadequately served by on-site parking. The location of the branch is not central to its service area and some neighboring land uses are incompatible.

REPLACE
with a new 16,000 SF library on a new site more central to the service area. The service area boundaries will remain unchanged.

1999 POPULATION: 32,548
2009 POPULATION: 35,133
(service boundaries unchanged)

**PROJECTED
CAPITAL COSTS**
Park Forest Branch:
\$4,296,025



View of the circulation desk



View of the reference area

ASSESSMENTS

- PARKING**
 - The accessible spaces are located across the driving lane.
- ENTRANCE**
 - The entrance is bunker-like.
- CIRCULATION DESK**
 - The circulation desk is remote from the collections.
- AUDITORIUM**
 - The corridor to the auditorium is unmonitored.
- DISPLAYS**
 - The displays are small and not very eye-catching
- ADULT AREA**
 - The adult periodicals need additional seating.
- CHILDREN'S AREA**
 - The tots space is small and dark.
- STAFF AREA**
 - The staff area is remote from the public spaces.
- GROUP STUDY/CONFERENCE**
 - No conference or group study rooms are provided.
- SERVICE DESKS**
 - The current desks are remote from the main public area.
- FURNITURE**
 - The furniture is dated looking.
- BUILDING EXTERIOR**
 - The building's image is severe. The precast concrete panels are in poor condition.

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.