

POLK WISDOM BRANCH LIBRARY

Site & Location Plans

This is a low building with a bland elevation, primarily identified by signage. This building has a major abestos abatement requirement. It is a mid-sized branch in need of renovation.



View of the entrance



View along the street

FAST FACTS

ADDRESS:

7151 Library Lane, 75232

PHONE/FAX:

214-670-1947 fx 670-0589

COUNCIL DISTRICT:

Five

CURRENT FACILITY:

Opened in 1970; 15,768 GSF

ARCHITECT:

Braden & Jones

'98/'99 MATERIALS:

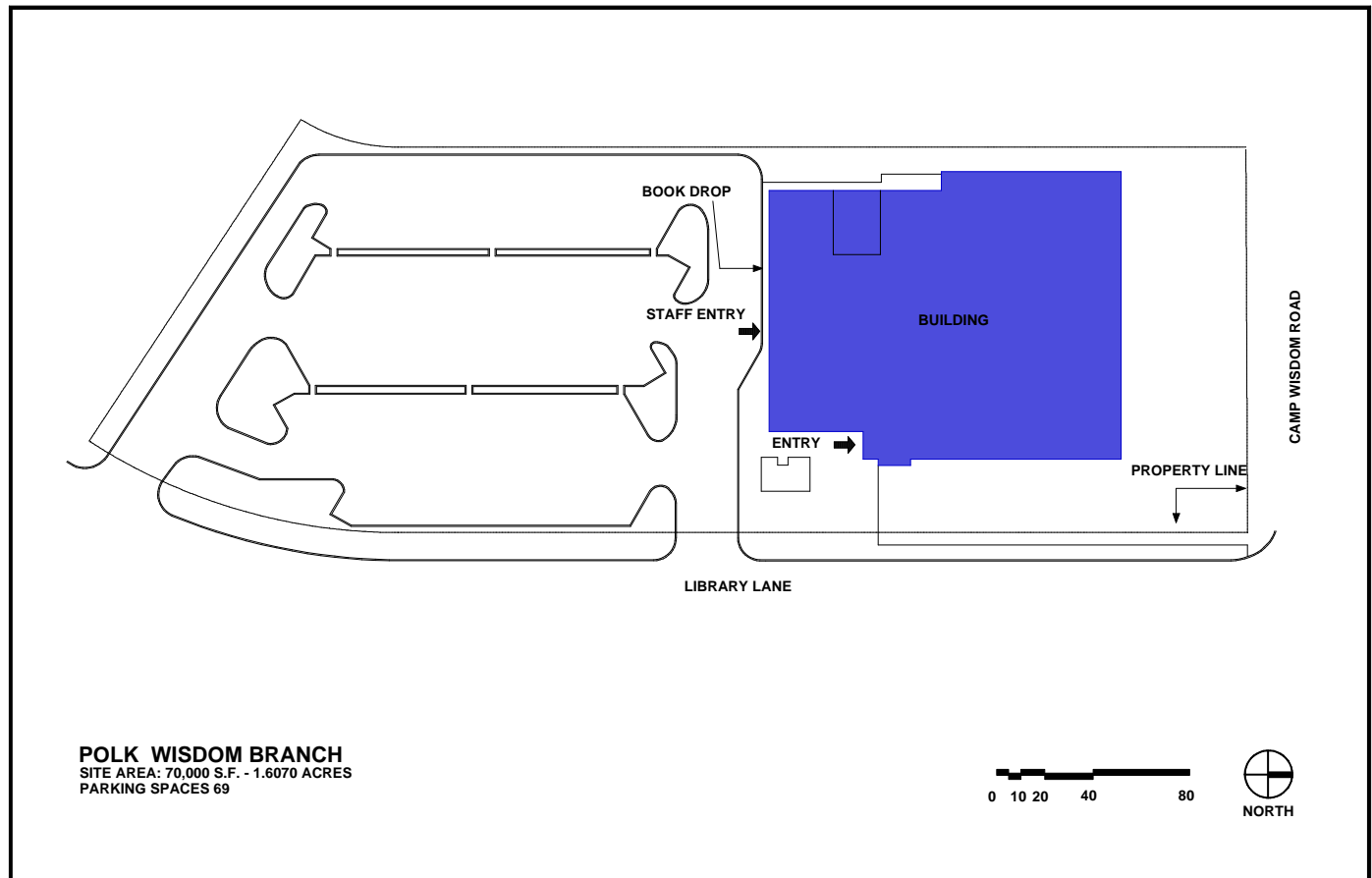
109,223 materials used

COLLECTION SIZE:

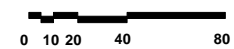
65,208



Polk-Wisdom Service Area



POLK WISDOM BRANCH
SITE AREA: 70,000 S.F. - 1.6070 ACRES
PARKING SPACES 69

















POLK WISDOM

POLK WISDOM
BRANCH LIBRARY

Existing Floor Plan

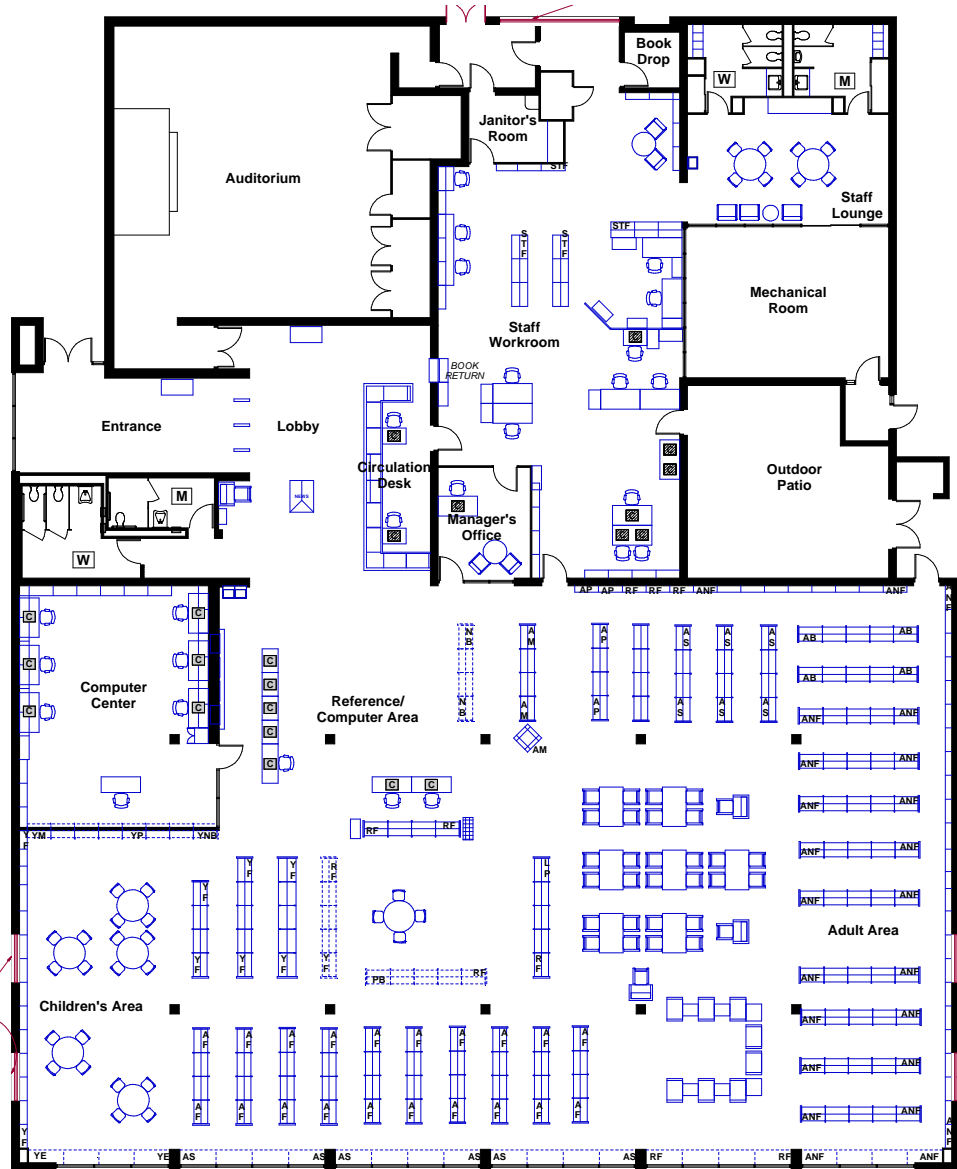
LEGEND

-  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

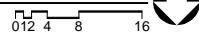
- OTHER SHELVING
- RF Reference Collection
 - STF Staff Shelving
 - OS Over-sized shelving



(Add new windows for security)

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POLK WISDOM 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.)

POLK WISDOM BRANCH LIBRARY

Building Infrastructure: Assessments & Recommendations

ASSESSMENTS

SITE/LANDSCAPE

The parking lot is in poor condition. There are no trees in the parking lot.
The surface run-off system is being blocked by curb cuts filled with grass.

STRUCTURE

No structural deficiencies were observed.

ROOF & INSULATION

The built-up roofing system appears to be weathered, but in fair condition.
There are signs of blisters in a portion of the roof.

EXTERIOR WALLS

The exterior brick wall appears to be in good condition.

EXTERIOR DOORS & WINDOWS

The existing storefront system is in fair condition.

INTERIOR FINISHES

Carpet is in poor condition. Plaster and drywall interior finishes are generally in fair condition.
Ceramic tile in public restrooms is a patchwork as a result of modifications for ADA compliance.

ACCESSIBILITY

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

CHILLED WATER PIPING

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

HEATING WATER BOILERS

The boiler is in good condition, however the flue connection needs to be replaced.

HEATING WATER PIPING

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

EXHAUST FANS

The roof mounted exhaust fans are in fair condition except for the fan serving the work area, which is not working.

BUILDING AIR HANDLER

The Chilled Water Air Handling unit serving the main building is in fair condition but is at the end of its economic life span. The economizer on this unit is no longer working.

AUDITORIUM AIR HANDLER

The Chilled Water Air Handling unit serving the auditorium is in good condition but needs to be a horizontal unit above the ceiling with a rooftop unit for off-hours use.

COOLING TOWER AND CHILLER

The two cooling towers are in fair condition but are corroded and old.
The semi hermetic chiller is in fair condition and does not work well.

CHILLED WATER PUMP

The chilled water pump is in good condition
but the casing is not insulated.

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

GE: The rating is 800 Amps and the voltage rating is 120/240 VAC 60 Hz.
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 and outdoor lighting is poor.

MISCELLANEOUS

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

RECOMMENDATIONS

SITE/LANDSCAPE

Replace parking lot and redesign surface drainage system.

STRUCTURE

No action required.

ROOF & INSULATION

Patch and repair blistered portions of the roof. Plan for roof replacement in 5 to 10 years.

EXTERIOR WALLS

Remove and replace all masonry control joint sealant and backer-rod systems.

EXTERIOR DOORS & WINDOWS

Remove and replace all wall penetration sealant and backer-rod joints. Clean.

INTERIOR FINISHES

Replace carpet. Replace all ceilings and provide new vinyl wall covering.

ACCESSIBILITY

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

CHILLED WATER PIPING

Repair insulation vapor barrier with PVC jackets or mastic.

HEATING WATER BOILERS

Replace the flue connection.

HEATING WATER PIPING

Repair insulation vapor barrier with PVC jackets or mastic.

EXHAUST FANS

Replace exhaust fan serving work area with a comparable new model.

BUILDING AIR HANDLER

Replace the Air Handling unit with a comparable new model.

AUDITORIUM AIR HANDLER

Replace the Air Handling unit with appropriate new model.

COOLING TOWER AND CHILLER

Replace the cooling tower and chiller with comparable new models.

CHILLED WATER PUMP

Install an insulating cover with a vapor barrier on the pump casing.

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.

ELECTRICAL MAIN AND PANELBOARDS

Clean and inspect.

TELEPHONE WIRING

-

CONTROLS

Remove and replace.

EXIT LIGHTING & LIGHTING

Replace bulbs and check the condition of the batteries of the exit lights.
Add more exit signs to comply with code. Replace indoor lighting and replace existing outdoor lighting. Install new switches for the lighting as necessary.

MISCELLANEOUS

Replace outlets with GFCI Type.
Consider upgrading to NFPA, TAS/ADA Requirements.
Evaluate and replace security cameras as necessary.

**POLK WISDOM
BRANCH LIBRARY**
Planning and Design
Assessments
& Recommendations



View of the circulation desk



View of the reading room

ACTION PLAN

A fairly large facility at over 15,700 SF, this library needs renovation and some interior reorganization. The pedestrian access to the library is compromised by a lack of safe crosswalks and other connections.

RENOVATE
the library and site.
Construct a signal controlled crosswalk at Library Lane and connect the library to its neighborhoods with sidewalks. Retain the present size and boundaries of the service area.

1999 POPULATION: 46,665
2009 POPULATION: 51,481
(service boundaries unchanged)

**PROJECTED
CAPITAL COSTS**
Polk Wisdom Branch:
\$2,217,848

ASSESSMENTS

PARKING

- The parking lot needs regrading and resurfacing.

ENTRANCE

- The entrance is protected and hidden.

CIRCULATION DESK

- The circulation desk is well placed to monitor entry and to provide check-out services, but unable to monitor reading room.

AUDITORIUM

- The auditorium is ample and well proportioned, but it cannot be used when the library is closed.

DISPLAYS

- Displays are small and limited.

ADULT AREA

- Adult periodicals are not visually prominent, and the central seating area is a bit cramped.

CHILDREN'S AREA

- The children's area is dull, uninspired, and would benefit from a greater separation from the Adult fiction stacks.

STAFF AREA

- The staff area is cramped and needs reorganization.

GROUP STUDY/CONFERENCE

- Computer Center provided, but the space is ill-equipped and empty looking.

SERVICE DESKS

- The desks are out-of-date and unprofessional looking.

FURNITURE

- A greater variety of seating environments should be provided.

BUILDING EXTERIOR

- "Civic image" is poor.

RECOMMENDATIONS

PARKING

- Replace the parking lot and redesign the surface drainage.

ENTRANCE

- The renovated library should examine the design of the entrance to make it more accessible and inviting.

CIRCULATION DESK

- A new and expanded service point should be considered.

AUDITORIUM

- Renovate the auditorium and adjust the design so that it can be secured from the library proper.

DISPLAYS

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

ADULT AREA

- Consider creating groupings of casual seating with selected collections.

CHILDREN'S AREA

- Create a distinctive "storytelling circle" area, 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

- Renovate the computer center to make it more attractive and useable.

SERVICE DESKS

- Provide high quality, accessible consultation desks.

FURNITURE

- Provide new furniture (some constructed of wood) that is multi-tasked and wired for laptop accessibility.

BUILDING EXTERIOR

- The renovation should examine ways to enhance the appearance of the exterior to improve its civic image using artwork, pennants, signage, interior displays, site accessories.