

## BOLD LIBRARY

The BOLD Library is a branch of the Fort Worth Library, located in central Fort Worth, in a public housing complex. The building occupies a prime location near the intersection of Interstate Highways 30 and 35W, 1.49 miles from the Central Library.

**Official Name:** Butler Outreach Library Division

**Building Address:** 1801 North/South Freeway

**Library Facility Code:** BOLD

### Site Description

The building is situated in a 412-unit housing development of 42.57 landscaped acres, set back from Stephenson Street and backing up to Interstate Highway 35W. The topography of the site slopes gently downward, from the public entrance toward the south. The building falls under the authority and supervision of the Fort Worth Housing Authority. Primary maintenance responsibilities include building maintenance, cutting of the grass, and trash removal. Because the site and building do not fall under the authority of the Fort Worth Library, no drawings have been prepared for the BOLD Library.

### Architectural Description

The BOLD Library is located within the Butler Place Apartments public housing development, in a former housing unit, one of 22 buildings on the site. Construction of the original building was completed in 1940 as a WPA project. The space used for the Library was converted in 1997, and is one large open room on the Second Floor, with five contiguous rooms used for library support. Space on the Ground Floor is provided for mechanical/electrical support of the entire building. The facility appears to be well built and in good condition for its age. No construction drawings were made available for the building.

### Evaluations for both public & staff spaces of the facility

**Square Footage:** There is an estimated 1,400 building gross square feet (bgsf), and an estimated 1,200 net assignable square feet (nasf) within the facility. The library currently occupies the entire Second Floor of the building, but none of the Ground Floor. Table A5.2.1 contains an estimated floor-by-floor square footage tabulation for the facility.

**Table A5.2.1**

Existing Square Footage Tabulation (estimated),  
BOLD Library

#### Summary

|       | <i>floor</i> | <i>net assignable square footage</i> | <i>building gross square footage</i> | <i>efficiency</i> |
|-------|--------------|--------------------------------------|--------------------------------------|-------------------|
| 100   | Ground Floor | 0.00                                 | 55.00                                | N/A               |
| 200   | Second Floor | 1,200.00                             | 1,345.00                             | 89.22%            |
| TOTAL |              | <b>1,200.00</b>                      | <b>1,400.00</b>                      | <b>85.71%</b>     |

### Trade Area Population

The population within BOLD's 2-minute trade area is 1,202, as determined by the Customer Analytics Consultants.

### Driving Distance/Time to Other Libraries

|                 |            |           |
|-----------------|------------|-----------|
| Shamblee        | 1.98 miles | 7 minutes |
| Central Library | 1.49 miles | 6 minutes |

### Demographics

|                                |       |
|--------------------------------|-------|
| Households with children       | 208   |
| Persons age 17 and under       | 460   |
| Persons age 18 to 64           | 663   |
| Persons age 65+                | 79    |
| Percent Black/African-American | 29.8% |
| Percent Hispanic               | 41.9% |

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### Output Measures

The Library Consultants calculated a number of measurements of operating efficiency and their respective rankings among the 15 current FWL libraries. Table 5.2.2 summarizes our findings for the BOLD Library.

**Table A5.2.2**  
Output Measures, BOLD Library

| <i>output</i>                     | <i>measure</i> | <i>ranking</i> |
|-----------------------------------|----------------|----------------|
| Contacts per capita               | 44.08          | 2 of 15        |
| Cost efficiency per contact       | \$6.37         | 15 of 15       |
| Cost efficiency per SF to operate | \$252.41       | 15 of 15       |

### Collections

The current total collection size is 4,504. At 3.75 items per capita, the collection exceeds the minimum standard of 2.00 items per capita. However, the trade area population is quite small which accounts for the high collection-per-capita number.

The responsiveness of collections to younger core customers reveals that the population under 17 years of age is 38.3 percent of the total, and the combined Children's/Teen collections are 51.8 percent of total.

The library materials and/or service categories most likely to be used at BOLD are Spanish Materials, Juvenile DVDs, Reference, and DVDs.

The space required to house the collections in an ADA/User-Friendly standard is 561 square feet, or 40.1% of the total building size.

## Existing Facility Assessment

### Computers & Seating

The BOLD Library, with 7 public use computers, is "Basic" when compared to Texas State Library standards.

The current public seating ratio, including computers is one seat per 155 (1:155) collection items. This compares most favorably to the neighborhood library standard of 1:1,500/1:1,800 collection items.

### Site & Building Capacity

The BOLD Library currently provides 32 parking spaces adjacent to the library site, shared with the housing units. At 1,400 gross square feet, 7 parking spaces would currently be needed at the BOLD Library, in order to meet the minimum standard of one space per 200 bgsf of building.

Staff workspace is estimated to be 14.0% of total net assignable square feet (nasf) of the building – a shortfall when compared to the minimum standard of 18% for buildings of up to 5,000 gross square feet. In terms of square footage, the shortfall equates to 48 nasf less than the minimum need of 216 nasf.

Table A5.2.3 compares the current capacity of the BOLD Library to the needed capacity based on the minimum space standards presented in Appendix Three.

**Table A5.2.3**  
Site & Building Capacity, BOLD Library

| <i>unit of capacity</i>    | <i>current</i><br><i>2010</i> | <i>2010 need</i><br><i>to standards</i> | <i>current vs.</i><br><i>standards</i> |
|----------------------------|-------------------------------|---|--|
| Net assignable square feet | 1,200                         | 2,843                                   | 42.2%                                  |
| Building gross square feet | 1,400                         | 3,345                                   | 41.9%                                  |
| Site area, in acres        | n/a                           | 0.31                                    | n/a                                    |
| Parking spaces             | 32 (shared)                   | 17                                      | 191.3%                                 |

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### Growth Potential

**Adaptability:** The building is composed of open spaces, with structural spans ranging from 15 to 18 feet. A change to the configuration of the spaces does not appear to be feasible, due to load bearing nature of the walls.

**Expandability:** Additions in any direction appear feasible, using the land of the existing complex for future horizontal expansion. It is not conceivable that vertical expansion could be achieved, given the nature of the roof structure constructed during the period.

### Technology Assessment

Historic computer usage at the BOLD Library is presented below for fiscal years 2007 through 2009. See Table A5.2.4 for PC logins and PC logins to library visits.

**Table A5.2.4**

Historic Computer Usage, BOLD Library

| <i>service item</i>       | <i>2007</i> | <i>2008</i> | <i>2009</i> |
|---------------------------|-------------|-------------|-------------|
| PC Logins                 | 7,413       | 5,981       | 8,470       |
| PC Logins to Visits Ratio | 65.7%       | 29.7%       | 29.9%       |
| Wi-Fi Connections         | n/a         | n/a         | n/a         |

**Computer Network:** The space has been retrofitted for use as a library. Network equipment is located in a locked room in the lower level that is accessible from outside. Wi-fi is not available.

**Public Computers:** A summary of the distribution of public computers is provided in Table A5.2.5 below. No reservation or print release station is provided for the public at BOLD, as staff manages these tasks.

## Existing Facility Assessment

**Table A5.2.5**

Public Computer Distribution, BOLD Library

| <i>computer location</i>    | <i>quantity</i> |
|-----------------------------|-----------------|
| Public Access Catalog (PAC) | 0               |
| Adult Services              | 7               |
| Teen Services               | 0               |
| Children's Services         | 0               |
| <b>TOTAL</b>                | <b>7</b>        |

These computers are continually in use when the library is open and there is no space to add more computers. Sessions are limited to thirty minutes, instead of the usual one-hour, because of the popularity of the service. At times in Teen Services, 15 to 20 persons are waiting to use a computer.

**Public Technology:** A gaming console is being replaced.

**Computer Training:** No space is available to offer training.

**Self-Service:** No self-check is provided.

**Study Rooms & Meeting Spaces.** No space is available for study rooms or meeting spaces.

**Technology for Staff:** A total of four computers are provided for staff. Three are on desks in the public area and can be used for check-out and check-in. Materials are returned directly to staff. One computer is provided in the workroom.

### Site Improvements

**G2010 Roadways:** An asphalt drive from Stephenson Street into a shared parking lot provides access to the public entrance of the building. *composite rating: 4.*

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**G2020 Parking Lots:** A striped asphalt parking lot for 32 cars is situated to the southeast of the building. Storm water drainage from paved parking areas is effective during moderate rains. *composite rating: 4.*

**G2030 Pedestrian Paving:** A concrete sidewalk connects the parking lot and other buildings on the site to the public entrance of the building. A ramp provides handicapped access to the public entrance, but appears to be compliant. The other egress point from the building does not provide an accessible route. *composite rating: 3.*

**G2040 Site Development:** Building-mounted lighting on the site uses high-pressure sodium lamps and appears adequate. No flag pole or bike rack is provided at the library entrance. *composite rating: 2.*

**G2050 Landscaping:** Large, mature trees occupy the property. *composite rating: 4.*

**G3000 Site Utilities:** Underground utilities that appear to be available at the site include water, sanitary sewer, and gas. No overhead utilities appear to be connected to the building. *composite rating: 4.*

### Substructure

**A1010 Foundations:** The building appears to utilize a foundation comprised of steel-reinforced concrete grade beams supported by concrete pier footings under each perimeter grade beam. No evidence of settlement was observed. *rating: 4.*

**B1010 Floor Slabs:** Interior floor appears to be wood construction of 2x joists and sub-floor, common to the period. *rating: 4.*

## Existing Facility Assessment

### Building Shell/Exterior Envelope

**B1020 Superstructure:** The building's superstructure is comprised of load-bearing masonry and wood stud walls, supporting wood floor and roof joists which support floor and roof decks. *rating: 4.*

**B2010 Exterior Walls:** The building uses a brick veneer, backed by masonry walls. Limited insulation seems to have been provided within the exterior, but is difficult to verify from visual inspection. *rating: 3.*

**B2020 Exterior Windows:** Window units are typically fixed glass, with single-pane glass in aluminum frames. It is not clear if the windows are operable or fixed for security reasons. *rating: 1.*

**B2030 Exterior Doors:** The exterior doors are hollow metal in hollow metal frames. Paint is peeling from some doors. *rating: 2.*

**B3010 Roofing:** The roof of the building is sloped, utilizing standard asphalt shingles. The substrate material under the roofing membrane is presumed to be wood decking. Roof leaks that have developed over the years have yet to be completely remedied, according to library staff. *rating: 3.*

### Interior Items

These items were surveyed and rated on a room-by-room basis, and include composite ratings for all rooms in the entire building.

**C1020 Interior Doors & Hardware:** The interior doors are solid core wood in hollow metal frames. Door hardware consists of levers on some doors and doorknobs, which are not ADA compliant, on others. No panic hardware is provided on exit doors. *composite rating: 2.*

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**C3010 Wall Finishes:** Predominate wall finishes throughout are light colored paint on plaster partitions. The light colors offers good light reflectance and do not appear to be a cleaning or maintenance problem. *composite rating: 3.*

**C3020 Floor Finishes:** Floor covering throughout the building is predominantly carpet, with vinyl composition tile used in utility and staff areas. Generally, floor finishes are in fair condition. *composite rating: 2.*

**C3030 Ceiling Finishes:** The dominant ceiling finish throughout the building is paint on plaster. All ceiling finishes appear to be in fair condition. *composite rating: 1.*

### Vertical Movement & Egress

**C2010 Stairs:** No fire stairs are provided for this two-story building. Exterior concrete stairs at the main entrance appear to be adequate. *rating: 1.*

**D1010 Elevators:** No elevator is provided for this two-story building. *rating: 0.*

**Z1020 Handicapped Accessibility:** The building provides two means of egress to grade level, neither of which appears to be an accessible route. While the public Toilet Room appears to meet current TAS standards, multiple items stored in the room do not allow for proper access. *rating: 1.*

### Equipment & Furnishings

**E2010 Millwork & Casework:** The cabinetry in each space appears to have been installed when the building was repurposed as a library, but is in working condition. The Circulation Desk is configured using standard office furniture. *composite rating: 4.*

## Existing Facility Assessment

**E2020 Furnishings, Fixtures, & Equipment:** In general, the furnishings in each space are those originally installed when the building opened, and are well worn. *composite rating: 1.*

### Mechanical System Description

There is a Mechanical Closet on the Ground Floor of the facility. This Closet houses the indoor furnace unit and the domestic water heater. The indoor fan coil unit is a residential style, single zone, vertical unit.

The refrigeration cooling system consists of a direct expansion (DX) coil in the furnace unit and a matched air cooled condensing unit located outside.

The heating system consists of a natural gas heat exchanger in the furnace unit.

### Plumbing System

**D2020 Domestic Water Distribution:** Copper piping is utilized throughout the building. *rating: 4.*

**D2020 Domestic Water Heater:** A 50-gallon electric hot water heater rated 4,500 watts is located in the Mechanical Closet. It is rusted at the bottom. Water heater system does not include a thermostatic mixing valve to limit hot water temperatures to public lavatories. *rating: 0*

**D2030 Sanitary Collection:** Piping is cast iron. *rating: 4.*

**D2040 Storm Water Collection:** No gutters are installed at the building, but they are not needed. *rating: N/A.*

### Air Conditioning System

**D3030 Compressor/Condenser:** There is one air cooled condenser that utilizes refrigerant R-22. The condenser is a residential Goodman nominal 2.5-ton unit with a single compressor and single condenser fan and has a Seasonal Energy Efficiency Ratio (SEER) of 13. It appears to be in good condition and recently installed. *rating: 4.*

**D3040 Air Handling Equipment:** The indoor fan coil unit is a residential up-flow, gas-fired furnace with DX coil mounted on top of unit. Unit appears to have been installed about ten years ago. There is not any combustion air provided to the Mechanical Closet. There does not appear to be any ducted outside air to this unit. There is a window unit but not used. *rating: 2.*

**D3040 HVAC Distribution Systems:** All heating, ventilating, and air conditioning (HVAC) systems are ducted supply and ducted return air with centralized intake location. There are several rooms that do not have supply air to the space. Most of the ductwork appears original to the facility conversion (1997). *rating: 3.*

**D3040 Refrigerant Piping:** Piping is copper tube with flexible elastomeric insulation. *rating: 4.*

### Automatic Temperature Controls

**D3060 Automated HVAC Controls:** No building automation system is provided, and building temperature controls are by local control only of a non-programmable thermostat. *rating: 0.*

### Interior Mechanical Items

**D2010 Plumbing Fixtures:** There is an unused Toilet Room on the Ground Floor with a wall-mounted lavatory and floor-mounted tank-type water closet. Fixtures are vitreous china and are not in good condition. The public Unisex Toilet Room upstairs has one wall-mounted lavatory and one floor-mounted tank-type water closet. All fixtures are vitreous china. These fixtures are in good condition and are handicapped accessible.

The Staff Room has one double compartment stainless steel sink and in good condition. There is not any water cooler or mop sink. *composite rating: 2.*

**D3040 Ventilation:** Throughout most of the facility, air movement was good. *composite rating: 4*

**D3040 Diffusers:** Diffusers are predominantly ceiling-mounted, round in most public spaces, and are original to the installation. They appear dirty and aging. *composite rating: 3.*

**D3060 Local Automatic Temperature Control:** A single non-programmable thermostat controls the entire building. *composite rating: 3.*

### Fire Protection System

**D4010 Fire Protection Sprinklers:** No fire protection system exists in the facility. *rating: 0.*

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### Electrical System Description

The electrical distribution system consists of a residential-type, 150A, 120/240V, 1-phase, 3-wire panel and a small 60A, 120/240V, 1-phase, 3-wire load center located on the Ground Floor. These panels replace a single panel from the original construction. The larger panel is older and needs replacing. The load center is relatively new and in good condition. Branch circuits to computers and other loads are in conduit and in good condition.

**D5010 Service Equipment:** The current service is adapted from the original residential service. *rating: 1.*

**D5010 Power Distribution Panels:** The main panel needs to be replaced. The load center is in good condition. There are enough branch circuits available at the panels for lighting and receptacles. *rating: 1.*

**D5020 Lighting & Branch Wiring:** There is no evidence that feeders, branch circuits, and other conductors need to be replaced. *rating: 4.*

**D5040 Emergency Power:** The building does not have an emergency power distribution system. *rating:: 0.*

### Interior Electrical Items

**D5020 Receptacles:** Receptacles to computers are surface-mounted, using conduit and metal boxes. They are located on walls and extend all usable areas. *composite rating: 4.*

**D5020 Lighting:** Surface-mounted, fluorescent fixtures are the primary source of illumination. Reading areas have lighting levels of approximately 20 foot-candles (FC) with 20 FC vertical at the book stacks. Some sections are dark (2 FC). Switching is manual. Additional lighting and automatic lighting controls are recommended. *composite rating: 2.*

## Existing Facility Assessment

**D5030 Data Infrastructure:** Data switching for internet access is located on the Ground Floor. Wiring is not compliant with good practices and equipment is not permanently mounted or protected against damage. *composite rating: 1.*

**D5030 Public Address System:** There is no public address system in the building. *composite rating: 0.*

**D5030 Security System:** The building has a security system. Some sensors have unprotected wiring that needs to be in conduit or otherwise enclosed. *composite rating: 3.*

**D5040 Fire Alarm:** The building does not have a fire alarm system or smoke detectors. *composite rating: 0.*

**D5040 Emergency/Egress Lighting:** The building does not have an emergency lighting system. *composite rating: 0.*

### Additional Systems

The following are systems that are either good practice in library facility design or would be required by current building codes if a renovation or expansion were to be undertaken. They do not presently exist in the building, so it is suggested they be added.

**Handicapped Accessibility:** Provisions are not adequate to access the building, and the essential facilities within. Door hardware, toilet room configuration and furniture placement within the facility create limited accessibility to many areas.

**Exiting:** Provisions are not adequate, so additional requirements are applicable to this facility.

**Install Building Energy Management System:** The consultants recommend installation of a building automation system for energy management.

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**Install Fire Protection:** No fire protection system is provided, but should be installed throughout the building.

**Install Smoke Detection:** This code requirement was not applicable to this facility when built, but current codes will require additional system components, if the space is renovated or expanded.

**Install Fire Alarm:** No fire alarm system is provided, but alarms should be installed per current code.

**Install Public Address Systems:** A sound system for public address should be considered for the building.

### Construction Cost Impacts

The building-wide survey includes the identification of issues that may impact the cost of expansion. Examples of these issues include the degree of difficulty of construction on the site, the current state of the local economy, how renovation will impact the operations of a facility, etcetera.

**Location:** The site is near a main thoroughfare, and is in a good location for the delivery of construction materials and labor.

**Site Limitations:** Sufficient land is available for future horizontal expansion, and for staging of construction.

**Construction Difficulty:** No apparent limitations exist to additional construction at the site. Given no evidence of settlement, sub-surface conditions may be stable. However, a geotechnical analysis of the soil should be conducted prior to any expansion of the facility.

## Existing Facility Assessment

**Phasing:** Future horizontal additions can be constructed, but not without impact to the existing operations. It is conceivable that an on-site addition could be completed without requiring the Library to relocate to another building, but such a phasing plan would not be advisable.

**Historic Issues:** The building is not located within a historic district, however, it may be a historic structure in its own right, given it is a WPA-era construction project.

**Asbestos:** No asbestos is known to exist in the building or on the site at this time.

### Costs to Retrofit Existing Building Systems

Because the facility is not owned by the City of Fort Worth, no costs for system retrofit projects have been developed for the BOLD Library.