

COOL LIBRARY

The COOL Library of the Fort Worth Library is located in southeast Fort Worth. The library is located in a public housing complex south of East Rosedale Street, 7.34 miles from the Central Library.

Official Name: Cavile Outreach Opportunity Library

Building Address: 5060 Avenue G

Library Facility Code: COOL

Site Description

The building is situated in a 300-unit housing development of 26.58 landscaped acres, facing Avenue G. The topography of the site slopes gently downward, from the public entrance toward the east and Avenue G to the north. 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 COOL Library.

Architectural Description

The COOL Library is located within the J. A. Cavile Place public housing development, in a former housing unit, one of 64 buildings on the site. Construction of the original building was completed in 1954. The space used for the Library was converted in 1994. The facility appears to be well built and in good condition for its age.

Square Footage: There is an estimated 915 building gross square feet (bgsf) and an estimated 788 net assignable square feet (nasf) contained within the facility. The library currently occupies approximately one-half of the building.

Evaluations for both public & staff spaces of the facility

Table A5.3.1 contains an estimated floor-by- floor square footage tabulation for the facility.

Table A5.3.1

Existing Square Footage Tabulation (estimated), COOL Library

Summary

	floor	net assignable square footage	building gross square footage	efficiency
100	Ground Floor	788.00	915.00	86.12%
TOTAL		788.00	915.00	86.12%

Trade Area Population

The population within the 2-minute trade area for the COOL Library is 1,650, as determined by the Customer Analytics Consultants

Driving Distance/Time to Other Libraries

East Berry	1.12 miles	4 minutes
Central Library	7.34 miles	16 minutes

Demographics

Households with children	300
Persons age 17 and under	681
Persons age 18 to 64	793
Persons age 65+	176
Percent Black/African-American	83.3%
Percent Hispanic	18.9%

Output Measures

The Library Consultants calculated a number of measurements of operating efficiency and their respective rankings among the 15 current FWL libraries. Table A5.3.2 summarizes our findings for the COOL Library.

COOL LIBRARY

Table A5.3.2

Output Measures, COOL Library

<i>output</i>	<i>measure</i>	<i>ranking</i>
Contacts per capita	18.93	6 of 15
Cost efficiency per contact	\$4.34	14 of 15
Cost efficiency per SF to operate	\$181.67	14 of 15

Collections

The current total collection size is 4,600. At 2.79 items per capita, the collection exceeds the minimum standard of 2.00 items per capita. As with the BOLD Library, the small number of persons within the trade area population is a major factor in the high collection-per-capita figure.

The responsiveness of collections to younger core customers reveals that the population under 17 years of age is 41.3 percent of the total, and the combined Children’s/Teen collections are 50.8 percent of total. The library materials and or services more likely to be used at COOL are Juvenile DVDs, DVDs, PC Logins, and Music CDs.

The space required to house the collections in an ADA/User-Friendly standard is 573 square feet, or 62.6% of the total building size.

Computers & Seating

Based on the per capita number of computers provided for the public, the COOL Library, with 7, exceeds the “Basic” level when compared to Texas State Library standards.

The current public seating ratio, including computers is one seat per 201 (1:201) collection items. This compares very favorably to the neighborhood library standard of 1:1,500/1:1,800 collection items.

Existing Facility Assessment

Site & Building Capacity

The COOL Library currently provides 6 parking spaces on site, shared with the housing development, including one space reserved for the physically handicapped. At just under 1,000 gross square feet, 5 parking spaces would be needed at the COOL Library, in order to meet the minimum standard of one space per 200 bgsf of building.

Table A5.3.3 compares the current capacity of the COOL Library to the needed capacity based on the minimum space standards presented in Appendix Three.

Table A5.3.3

Site & Building Capacity, COOL Library

<i>unit of capacity</i>	<i>current 2010</i>	<i>2010 need to standards</i>	<i>current vs. standards</i>
Net assignable square feet	788	2,421	32.5%
Building gross square feet	915	2,848	32.1%
Site area, in acres	n/a	0.26	n/a
Parking spaces	6 (shared)	14	42.9%

Staff workspace is estimated to be 16.72% of total net assignable square feet (nasf) of the building – a slight 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 10 nasf less than the minimum need of 142 nasf.

Growth Potential

Adaptability: The building is composed of open spaces, with structural spans ranging from 12 to 15 feet. Changes to the configuration of the spaces do not appear to be feasible, due to load bearing nature of the walls.

COOL LIBRARY

Expandability: Additions to the south, north, and the west appear feasible, using the land around the existing building for future horizontal expansion. It is not conceivable that vertical expansion could be achieved, given nature of the roof structures constructed during the period.

Technology Assessment

Historic computer usage at the COOL Library is presented below for fiscal years 2007 through 2009. See Table A5.3.4 for PC logins, PC logins to library visits, and wi-fi connections.

Table A5.3.4

Historic Computer Usage, COOL Library

<i>service item</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>
PC Logins	10,540	9,061	9,266
PC Logins to Visits Ratio	54.1%	57.2%	55.3%
Wi-Fi Connections	n/a	n/a	n/a

Computer Network: The space has been retrofitted for use as a library. Power outlets and network connectivity exist in some areas of the space but not in the main public room. There is no flexibility in location of the computers, but additional network connections could be added to the two rooms where public computers are located to add additional units there. Network equipment is located in a locked room inside the space. Wi-fi is not available.

Public Computers: A summary of the distribution of public computers is provided in Table A5.3.5 below. Computer reservation stations and print release stations, if any, are included in the Adult Services quantity.

Existing Facility Assessment

Table A5.3.5

Public Computer Distribution, COOL Library

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

The seven public Internet computers are divided between two rooms. Sessions are limited to thirty minutes, instead of the usual one hour, because of the popularity of the service. The computers are especially in demand after school and the day after the library has been closed for a day. Space in the current computer rooms would allow for one computer to be added to each room.

Public Technology: A TV is available when gaming programming is scheduled but is stored offsite at other times. No cable service is available.

Computer Training: No space is available to provide 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: Two staff computers are provided. A second printer is needed. Faxing is sometimes problematic, such as trying to fax to a state agency with a long distance number.

COOL LIBRARY

Site Improvements

G2010 Roadways: No drive exists on site. *composite rating: N/A.*

G2020 Parking Lots: A striped asphalt parking lot for 6 cars, including one space reserved for the handicapped, is situated to the west of the building. Storm water drainage from paved parking areas is effective during moderate rains. *composite rating: 4.*

G2030 Pedestrian Paving: Handicapped access to the public entrance appears to be compliant, via a concrete ramp added to the building. However, the other egress point from the building does not provide an accessible route. *composite rating: 3.*

G2040 Site Development: Pole-mounted lighting on the site uses high-pressure sodium lamps, but spacing of fixtures is far between and appears to provide inadequate foot-candle levels. No flag pole or bike rack is provided at the public entrance. *composite rating: 4.*

G2050 Landscaping: Two small mature trees occupy the property. Shrubs and flower beds are planted on the south face of the building. *composite rating: 4.*

G3000 Site Utilities: Underground utilities that appear to be available at the site include water, sanitary sewer, storm sewer, gas, power, and telephone. No overhead utilities appear to connect 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.*

Existing Facility Assessment

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

Building Shell/Exterior Envelope

B1020 Superstructure: The building's superstructure is comprised of load-bearing 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 wood stud 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 solid core in wood frames. *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. *rating: 4.*

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: Several of the doors have been removed. The remaining interior doors are solid core wood in wood frames. Door hardware consists of doorknobs, which are not ADA compliant. No panic hardware is provided on exit doors. *composite rating: 2.*

COOL LIBRARY

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 good condition. *composite rating: 3.*

Vertical Movement & Egress

C2010 Stairs/Ramps: No fire stairs are required for this one-story building. Exterior concrete steps and ramp appear to be adequate. *rating: 4.*

D1010 Elevators: No elevator is required for this one-story building. *rating: N/A.*

Z1020 Handicapped Accessibility: The building provides two means of egress at grade level, of which only one is an accessible routes. The Toilet Room has not been modified from their original configuration, and does not meet current TAS standards. *rating: 1.*

Equipment & Furnishings

E2010 Millwork & Casework: The cabinetry appears to be original to the building, but is in working condition. The Circulation Desk is built of modular furniture and appears to function adequately. *composite rating: 3.*

Existing Facility Assessment

E2020 Furnishings, Fixtures & Equipment: In general, the furnishings in each space are mismatched, with some originally installed when the building was repurposed as a library, and are well worn. *composite rating: 1.*

Mechanical System Description

There is a Mechanical Closet in this facility that 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 30-gallon, 32,000 Btu/hr input hot water heater is located in the Closet. Water heater appears to be fifteen years old. There does not appear to be combustion air into the Closet area. 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.*

COOL LIBRARY

Air Conditioning System

D3030 Compressor/Condenser: There is one air cooled condenser that utilizes refrigerant R-22. The condenser is a residential Trane nominal 3-ton unit with a single compressor and single condenser fan and has a Seasonal Energy Efficiency Ratio (SEER) of 12. It appears to be in good condition and recently installed. *rating: 4.*

D3040 Air Handling Equipment: The Rheem indoor fan coil unit is a residential upflow furnace with DX coil mounted on top of unit. Unit appears to have been installed about fifteen years ago and has reached its life expectancy.

There is not any combustion air provided to this room. There does not appear to be any ducted outside air to this unit. *rating: 0.*

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 multiple rooms for public computer that are hot due to lack of airflow to the space during the summer time. The single restroom is not provided with air conditioning nor does it have an exhaust means. *rating: 0.*

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. *rating: 0.*

Existing Facility Assessment

Interior Mechanical Items

D2010 Plumbing Fixtures: There is a single restroom for this facility. It has one wall mount lavatory, one floor mounted tank-type water closet, and one bathtub. All fixtures are vitreous china are not handicap accessible. These fixtures are in good condition. The Break Room has one double compartment stainless steel sink and in good condition. There is not any water cooler or mop sink. *rating: 1*

D3040 Ventilation: Throughout most of the facility, air movement was good with the exception of the Computer Rooms. *composite rating: 2*

D3040 Diffusers: Diffusers are predominantly ceiling and wall-mounted, residential-type grilles and appear to be original to the building. *composite rating: 4.*

D3060 Local Automatic Temperature Control: A single non-programmable thermostat controls the entire library. *composite rating: 0.*

Fire Protection Systems

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

Electrical System Description

The electrical distribution system consists of a single, residential-type, 100A, 120/240V, 1-phase, 3-wire panel located in the Office. This panel seems has exceeded its life cycle and needs to be replaced. There are no available spare circuits in the panel. There is no emergency power system or emergency lighting. The facility has no fire alarm system.

COOL LIBRARY

D5010 Power Service Equipment & Distribution Panels: The COOL Library has a single residential panel as service and distribution panel. This 100A, 120/240V panel has exceeded its life cycle and needs to be replaced. *rating: 0.*

D5020 Lighting & Branch Wiring: There are not spare branch circuits for additional for lighting or receptacles. There is no evidence that feeders, branch circuits, and other conductors need to be replaced. *rating: 3.*

D5040 Emergency Power: Building does not have emergency power distribution system. *rating:: 0.*

Interior Electrical Items

D5020 Receptacles: Receptacles to computers are wall-mounted. They cover all usable areas. The library does not require floor-mounted receptacles due to its size. *composite rating: 4.*

D5020 Lighting: Surface-mounted, fluorescent fixtures are the primary source of illumination. Typical layout is one fixture per room. Lighting levels are in the range of 5 foot-candles (FC). Facility depends on natural lighting for operation. Library needs additional lighting and automatic lighting controls. *composite rating: 2.*

D5030 Data Infrastructure: Data infrastructure is located in an inaccessible closet. Although all computers had connection during observation, an assessment of capacity could not be performed. *composite rating: N/A.*

D5030 Public Address System: There is no public address system in the building. It does not seem necessary due to the size of the facility. *composite rating: N/A.*

D5030 Security System: This building has a security system. No visible deficiencies were found. *composite rating: 4.*

Existing Facility Assessment

D5040 Fire Alarm: This building does not have a fire alarm system. There is one smoke detector in the corridor. *composite rating: 0.*

D5040 Emergency/Egress Lighting: This building does not have 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 adequate to access the building, and essential facilities within, but some additional requirements are applicable. Door hardware, toilet room configuration and some furniture placement within the facility create limited accessibility to many areas.

Exiting: Provisions are adequate, so no additional requirements are applicable to this facility.

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

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

Install Smoke Detection: This code requirement was applicable to this facility when built, but current codes may require additional system components, depending on the extent of renovation.

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

COOL LIBRARY

Install Public Address Systems: A sound system for public address should be installed throughout the building if it is expanded.

Install Security Systems: An intrusion alarm system should be considered, with either locally sounding alarms at the exits from public spaces, or a central monitor in the Staff Workroom.

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: Limited land is available for future horizontal expansion, or 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.

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, if expansion or new construction is to occur, any new addition should be sensitive to the character of the housing development.

Existing Facility Assessment

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 COOL Library.