

Bala Cynwyd Library

*Capital Project History**

- 1974 Bala School/Library complex built.
- 1983 Building partitioned into 2 units.
- 1986 Exterior walls replaced.
- 1990 HVAC renovation at BCL proposed.
- 1994 HVAC System replaced.
- 1995 PAI conducts building assessment.
- 1996 BCL transformer replaced.
- 1998 BCL emergency generator installed.
- 1999 BCL 2d floor renovations completed.
- 2000 BCL Expansion Project proposed.
Lighting retrofitted
Front doors replaced.
- 2002 BCL elevator replaced.
- 2004 BCL restrooms refurbished.
- 2006 BCL Expansion Project abandoned
in favor of system-wide LMLS
Renovations based on Library Space
Planning Recommendations.
- 2007-2008: Architect hired; preliminary
design completed.
- 2009 New bldg conditions assessment
completed.



Bala Cynwyd Library. Proposed exterior rendering along Old Lancaster Avenue (Vitetta, 2008).

Bala Cynwyd Library

Walk-Thru

Wednesday,

16 September 2009



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HVAC SYSTEM must be replaced within next 2 years (2009 - 2011).

- *The 5 Multi-zone and 2 single-zone rooftop air handling units are past their normal lifecycles and are in poor condition. They require substantial maintenance to keep them running, and could fail at any time.*
- *Boiler, pumps & heat exchanger are at end of service life and must be replaced within 4 years.*
- *Major duct work modifications from partitioning the building resulted in less efficient air distribution (PAI memo 4/93).*

FIRE SUPPRESSION SYSTEM (sprinkler system) must be installed.

- *Most of the building is not sprinklered (not code-compliant) per the Fire Marshal. Fire alarms with heat detectors, pull stations, strobe lighting and extinguishers are in place.*

ROOF needs major repair or replacement.

- *Persistent leaks even after repairs in late winter 2009.*

ADA

- Parking Lot is not accessible.
- Restrooms have problematic accessibility.
- Limited accessibility in Fine Arts Room.
- Main entrance doors & ADA opening mechanisms fail often (requiring library staff / Facilities Maintenance intervention).
- Turnstile at main entrance is not accessible for wheelchairs, strollers, or for anyone with mobility challenges.
- Some areas in 1st floor reading room/reference area have challenging accessibility.

LIBRARY SPACE

Ceiling (2d flr.)

Plastic sheeting over the shelves to prevent damage from ongoing rain. Stained and missing ceiling panels.

Circulation Desk

Critical space needed for queuing of library patrons. Other needs include an improved book drop and pre-sorting area, book truck parking, space for self-checkout, cash register, standing and ADA/children's heights

LIBRARY SPACE (continued)

Doors

Fair to poor condition. PAI recommends replacing all doors during next 5 years.

Elevator & Stairwell

It is not clear how to find the children's area on the upper level from the first floor.

Line of Sight

Many hidden areas on both floors, resulting in staff inability to adequately supervise from all service points.

Reading Area (1st Flr.)

Space is cluttered, cramped, and has reached critical mass; books are shelved too low and too high, or packed tightly/overflowing onto windowsills.

Reference Desk

Cluttered appearance, and a lack of office/workspace. Bad wiring, and a challenging reference interview area.

Windows

Severely weathered windows and awnings, deteriorated gasketing, heavy caulking, cleaning and repainting needed. PAI recommends replacing window units over the next 5 years.

Young Adult Area

A completely unsupervised and uninviting space. No sight line for staff. Books shelved on doors.