



Tredyffrin Public Library Renovation 2010-2011

Frequently Asked Questions

Q: What's going on?

A: There were several elements that were not included in the addition/renovation that ended in 2009. They are:

- All of the roofs (sloped cedar shake & flat rubber roof) on the original 1970's era building. These are being replaced.
- The air conditioning and boilers from the 1970's era are being replaced. The new units will have variable force drive (VFD) motors to enhance energy efficiency.
- The ductwork in some areas is being updated to allow for the encapsulation of some Asbestious cementious duct and meet modern standards of building air flow. This should enhance the libraries' energy efficiency.
- The original windows are not thermally broken. They do not have the newer technologies for better insulation or coatings to reduce glare. In addition the seals are starting to fail. These windows are being replaced and will very closely mimic the profiles of the original windows, and will match the windows installed in the new section in 2009. This should enhance the libraries' energy efficiency.
- The original main bathrooms are being completely gutted, refinished and made ADA compliant. Additionally, the orientation will be changed so patrons will have access from the library, rather than having to walk nearly out the door to get to them. The new unisex handicapped bathroom near the main entrance will be unchanged. This work is being generously funded by the Friends of the Tredyffrin Public Library.
- The retaining walls around the terrace are beginning to break down and the bluestone patio is a tripping hazard. Additionally, the railings are beginning to rust out. To address multiple issues in this area, the decision was made to renovate the terrace and make it ADA compliant. The Bluestone will be removed and the damaged walls will be replaced. The entire level of the terrace will be raised so that when you walk out the new door onto the terrace it will be the same level as inside (so there will be no steps from the building down onto the terrace). Access to the level of the terrace will be by the ramp located near the Teen section. Finally, new railing systems will be installed. The long term plan is to have permanent furniture in this area for patrons to access and use the terrace much more frequently than is now available.

Q: When is everything going to happen?

A. The current (subject to change as the job progresses) construction schedule is:

- Terrace and walkway work: mid - July through end of August. Demolition first then reinstallation. Terrace area will probably remain closed through early October.
- Windows: end of August through early October. This will probably be done in sections with a temporary wall inside being installed on the main level inside for safety and protection. We may have to close off individual sections as they move through the facility for various window and door systems. [These will change on a daily basis once they start and we'll have signage posted.]
- HVAC (air conditioning and boilers): This will be the most extensive and is the work that requires us to close for two weeks in late October/early November. This work will start in early to mid September (but most will not be noticeable) and not have impact on the public.

- Roof: The primary roof work will be done starting in late August until end of September. This should not impact public use of the facility.
- Bathrooms: This work will probably be done in September and October, but is dependent on other progress. The two old bathrooms on the main level will be taken out of service, but the other bathrooms throughout the facility should be unaffected.

Q: How is this being funded?

A: Most of the work being done is normal large capital maintenance and is being funded by Tredyffrin Township using bond money set aside for that purpose. The other source of funding is the Friends of Tredyffrin Public Library who are generously contributing \$35,000 to renovate and reconfigure the original bathrooms on the main level.

Q: How much is this costing?

A: The total project is expected to cost two million dollars. This includes architectural design fees, testing and all actual construction.

Q: Is the playground and the path in Strafford Park open?

A: Yes, access will be maintained for individuals to use the playground and the path. We do ask that you not move the orange safety fencing and remain away from the actual construction area (for your safety) but there will be access points to allow you to reach the playground and the path.

Q: If I have questions, who should I contact?

A. Valerie Green (Head of Technical and Administrative Services) is the Owner's Representative for this project. She can be reached at 610.688.7092 x 213 or vgreen@ccls.org.

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