

**Berkeley Public Library
Board of Library Trustees**

**Regular Meeting
March 10, 2010**

**MINUTES
6:30 p.m.**

**West Branch
1125 University Avenue**

I. PRELIMINARY MATTERS

A. Call to Order

The regular meeting of March 10, 2010 was called to order by Chair Kupfer at 6:36 PM.

Present: Trustees Winston Burton, Abigail Franklin, Carolyn Henry-Golphin Susan Kupfer and Darryl Moore.

Absent: none

Also present: Donna Corbeil, Director of Library Services; Marge Sussman, West Branch Manager; Berkeley Public Library Foundation – David Snyder, Development Director; Harley Ellis Devereaux / Greenworks Studio – Edward Dean, AIA; Rene Cardinaux, Consultant; Steve Dewan, Project Manager, Kitchell CEM

B. Public Comments

1. Rita Maran, Peace and Justice Commissioner, Nuclear Free subcommittee, spoke regarding the Self-Check, Materials Security and Automated Materials Handling Systems RFP. Proposals are due March 18. Staff will review proposals and bring recommendations to the Board.

C. Report from library employees and unions, discussion of staff issues – none.

D. Report from Board of Library Trustees – none.

E. Approval of Agenda

- R10-017 Moved by Trustee Moore, seconded by Trustee Burton to approve the agenda as presented**
Motion passed unanimously.

II. PRESENTATIONS

A. Presentation by Harley Ellis Devereaux/GreenWorks Studio Architects on the Conceptual Design Phase; and Staff Report on the Process, Community Input and Next Steps.

At February 10, 2010 meeting the Board voted to pursue an “all-new” building on the site. At the February 10 meeting the trustees expressed some concerns about both Schemes B and C. Following the meeting the design team made revisions to both schemes to address these concerns, as a result both now includes PVC. Scheme C was further value engineered to bring it into the allocated construction budget.

The 2-story option (Scheme C) as presented in February exceeded the construction budget. Since the February 10 meeting the design team identified possible reductions that would help bring the project in budget including: reduce overall gross area by 150 sq. ft., reduce site development budget by 15%, reduce mechanical and engineering budget by 5%, make the entry canopy an add alternate, reduce the contingency budget, and use stucco finish on the North and South elevations instead of metal panel rain screen solution. Mr. Dean noted it will be very difficult to meet library program needs under these conditions.

The board discussed the design team’s updated drawings included in the packet. These reflect the architect’s response to board concerns regarding the limited space at the entry in the one-story option and the desire for adequate space for bike parking and landscaping. The 1-story building was repositioned on the site in a manner similar to the 2-story scheme, thereby reducing the need for greater excavation as previously proposed. Since the February 10 meeting, landscape consultant John Roberts has examined the trees on the site and determined the redwoods in the Northeast

corner are stressed and in poor condition, they may fail regardless of which design option is selected and therefore removal should be strongly consider. The redwood in the Northwest corner is in good condition and can be retained and protected with retaining walls. The landscape changes will allow the new building to be moved farther back on the site, relieving the compaction issue and allowing more space at the street for the entry area, landscaping and stroller / bike parking.

Considerations / board discussion:

Trustee Kupfer inquired to what effect the reduced square footage to Scheme C will negatively impact the program. The 2-story Scheme, while greater in overall gross size does include a greater amount of un-assignable square footage to accommodate an elevator, stairs and a lobby on the 2nd floor. As the size of the 2-story scheme decreases, the advantages decrease, as Mr. Dean noted, the usable or assignable square footage (programmable space) difference between the options diminishes.

Trustee Moore inquired if any parking or delivery space is included on the site. The city has a policy of not providing staff parking. Library delivery is done with a van and this will be considered in designing the entry and staff entrance. No patron parking on site is planned.

An informational item was on the Landmarks Preservation Commission (LPC) meeting of March 4, 2010 to update the commission on the status of the project as the building is designated a City of Berkeley Structure of Merit. Mr. Dean summarized his report and let the commission know that the Library is working with the Planning Department and an RFP for an EIR was underway.

A discussion of design considerations was initiated by Trustee Burton, he expressed that he initially liked Scheme C because of its possibilities to create a civic presence. He expressed concern about lack of impression the sketch of the one-story building makes in particular in relationship to the surrounding buildings, noting this is an opportunity to construct a building that will make a civic statement on University Avenue, at the gateway to the city. The single story being planned for South branch seems more impressive and dramatic. Mr. Dean responded that the request for a civic building with adequate height and of a quality design would be carried into the Schematic design phase.

Trustee Franklin reiterated a desire for interior natural light as a feature. Trustee Moore brought up the saw-toothed nature of the conceptual plan and that it was a desired feature, this was supported by other trustees as it ties into the Ocean View Neighborhood's history. Trustee Henry-Golphin asked for clarification on the entry for the one-story, the floor plan for Scheme B was not changed to reflect the revised entry area; this will be done once a decision is made as to option. The drawing in the packet does show the revised entry sequence which is now more like Scheme C.

Director Corbeil explained the design process. Mr. Dean had to make drawings earlier than other architects had to for the other projects. In the case of the South Branch we initially just saw massing diagrams; they didn't get into design until later on. Because the Board wanted to consider retaining the older part of the building, Mr. Dean had to do drawings at an earlier stage, so the Board could see what things would look like. The downside is that we have drawings that aren't necessarily where he is going to go with the design. The positive aspect of it is it allowed us to see how the different schemes might actually function.

Chair Kupfer referenced the design considerations for discussion and suggested that rather than giving specific reference that it has to have the saw tooth roof, would like to focus on the idea of civic presence which was one of the allegiances to the old building. Use greater quality materials on the façade that meets University Avenue. Trustees Golphin and Franklin expressed that they liked the saw-toothed motif.

Returning to the options under discussion, Trustee Franklin expressed that in the one-story scheme, it's symbolically and philosophically meaningful to have Literacy included on the same floor as rest of the library. Trustee Moore expressed concerns about the value engineering proposed for the 2-story scheme, cost containment would require reducing quality of materials on North and East elevations; using stucco instead of stone and metal, as there is so much stucco on University Avenue, that it is important to make a dramatic, prominent and civic statement of pride.

Chair Kupfer summarized that the 2-story scheme makes sense if we get a lot of bang for the buck, but for many reasons seems less desirable: as noted the second floor and PVC requirements may decrease the light on the first floor; it separates literacy from the rest of the library as noted by Trustee Franklin; in order to stay within the allotted budget the 2-story scheme offers no additional useable space; need for elevators and stairs; and potential for increased operational expenses.

A discussion of the exterior included a request by Trustee Moore that the exterior materials and finishes make it a more dramatic and civic presence, as this is the first library that many people will see as they enter the city of Berkeley. Other considerations are that it be able to withstand time and wear well.

Chair Kupfer opened the meeting to public comment:

1. In lieu of stucco, what will exterior be? Is it practical to have wood siding? *Mr. Dean -We'll be working on that in schematic design. Stone, metal are possibilities. There are products that can look like wood. We want building to last 100 years.*
2. What is intent of skylights and street presence? Is nervous about trying to read and having distractions from street and sidewalk traffic. *Mr. Dean – This will be a light filled box, will focus on a lot of day lighting in the building. Could possibly have etched glass below and clear glass above to reduce distractions from the outside. Those are the kind of details we'll be working on in schematic design, to address desire to be transparent and to create comfortable space to sit and read.*
3. Identified self as living around the corner. Reads constantly but has never been into this building because the whole design of the façade says don't come in. Importance of sense of invitation at the entrance.

Returned to Board discussion:

Following board discussion and direction this evening, the library will give the architect direction on which option to move forward on into Schematic Design phase. One step will be a community meeting and the RFP for the EIR will be started under the direction of the Planning department.

The board asked staff to keep the LPC informed of board actions and decisions and to communicate to BOLT any LPC comments or discussions. The LPC Commission Secretary was told that the Board did not favor Scheme A prior to the March 4th LPC meeting.

Trustee Moore asked for more detail on the trees at the street as we move forward, concern that the sap drips on the sidewalk, cars and is brought into the library.

Trustee Kupfer recommended the board vote on which direction they preferred.

R10-018 Moved by Trustee Franklin seconded by Trustee Golphin, (direct staff) to pursue a single-story scheme (for the West Branch Library). Trustees Franklin, Henry-Golphin, Kupfer and Moore voted in favor. Trustee Burton abstained. Motion passed.

III. CONSENT CALENDAR

R10-019 Moved by Trustee Moore, seconded by Trustee Franklin, to approve the consent calendar as presented. Motion passed unanimously.

A. Approve minutes of February 6, 2010 Special Meeting

R10-020 Moved by Trustee Moore, seconded by Trustee Franklin, to approve the minutes of the February 6, 2010 special meeting of the Board of Library Trustees as presented. Motion passed unanimously.

B. Approve minutes of February 10, 2010 Regular Meeting

R10-021 Moved by Trustee Moore, seconded by Trustee Franklin, to approve the minutes of the February 10, 2010 regular meeting of the Board of Library Trustees as presented. Motion passed unanimously.

IV. INFORMATION REPORTS

- A. Update on the Branch Bond Program No discussion.
- B. February 2010 Monthly Report from Library Director Donna Corbeil No discussion.
- C. Library events: No discussion.
- D. Celebrating National Library Week No discussion.
- E. Measure FF: Branch Improvement Program Bookmobile Option For Continuity Of Services During Branch Closures

As requested by the board the Director has prepared information on a mobile library option to utilize during branch closures. Staff recommends a van be considered versus a larger traditional bookmobile which is more expensive and has greater operational issues. The van could hold reserved/hold items and a small browsing collection on carts that could be taken inside a community center. Library also plans to work with recreation and senior centers to meet community needs. There is a population who will not be able to go to Central or other branches when their branch is closed and expect to receive library services. Staff has asked if under these conditions bond funds could be expended and have received an opinion that it is acceptable. One important consideration is that this is an unanticipated expense and is not in the current budget. The board will want to consider the implications on the bond fund program contingency in making this decision. The board discussed the option and asked staff to also consider a lease arrangement, local vehicle purchase and alternate fuel options and to further explore staffing and scheduling options related to operations and continuity of services. Further information on the fiscal implications of this option will be brought forward.

V. AGENDA BUILDING

- A. The next regular meeting will be held at 7:00 p.m. on Wednesday, April 14, 2010 at the Central Branch Library, 2090 Kittredge Street, Berkeley.
 - FY11 Budget Preparations
 - North Branch Improvement Project Update by design team
 - Staff report on Boomer Grant

VI. ADJOURNMENT

- R10-022 Moved by Trustee Moore, seconded by Trustee Franklin, to adjourn the regular meeting of the board at 7:31 PM. Motion passed unanimously.**

VII. CLOSED SESSION

The Trustees went into closed session pursuant to Government code Section 54957, to conduct director of library performance evaluation.

Trustee Burton left at 8:10.

- R10-023 Moved by Trustee Moore, seconded by Trustee Franklin, to adjourn the closed session of the meeting of the board at 8:35 PM. Motion passed unanimously.**

COMMUNICATIONS

- 1. Phil Allen – West Branch Project
- 2. Tom Dufour - Library's Self-Check and Materials-Security Taskforce