

CLAREMONT BRANCH LIBRARY











Berkeley Public Library

Existing Building Evaluation Summary

Built: 1924

Addition: 1975

Size: 7,300 SF

Structural			<ul style="list-style-type: none"> Remove and reinstall roof over a new plywood diaphragm Anchor walls to the roof Add new shear walls where possible against existing walls, and in the crawlspace Add new concrete footings under new shear walls
Mechanical	HVAC		<ul style="list-style-type: none"> The existing system consists of two rooftop HVAC units – they are not original but are estimated to be at least 15 years old The system is functional, but the units are nearing the end of their useful life and should be replaced if the scale of work to the rest of the building warrants it Ductwork should be replaced
	Plumbing		<ul style="list-style-type: none"> Replace all existing plumbing fixtures and water piping, except fixtures in the two relatively new accessible restrooms Add overflow drains or scuppers to the roof drainage system Add a wet-pipe fire sprinkler system to the entire building
Electrical	Power		<ul style="list-style-type: none"> Replace existing electrical receptacles and add additional receptacles throughout the building Replace all electrical panels Upgrade primary service for future capacity
	Lighting		<ul style="list-style-type: none"> Replace existing lighting fixtures with historically appropriate fixtures Install new emergency lighting and illuminated exit signs, required by code
	Telecom		<ul style="list-style-type: none"> Telephone and data service is in working order Replace with state-of the art telecom systems and wiring in concealed raceways and proper telecommunications room
Architectural	Roofing		<ul style="list-style-type: none"> The roof has recently been entirely replaced and is in excellent condition
	Windows & Doors		<ul style="list-style-type: none"> Original wood-framed windows must be repaired or rebuilt so that they are easily operable by staff Original entry (now locked) should be refurbished so it does not look abandoned Replace entry door in a style that is appropriate to the historic character of the building Replace all window-blinds
	Existing Finishes		<ul style="list-style-type: none"> Replace interior flooring Re-paint entire interior and painted portion of exterior Clean and re-point exterior brickwork Re-finish interior woodwork, including shelving and any remaining original furniture Provide new, historically appropriate wooden staff furniture throughout, including a new accessible circulation desk
ADA			<ul style="list-style-type: none"> Recent accessibility upgrades have made much of the public areas accessible, with several deficiencies Bring all public areas into compliance, including shelving clearances Remodel and expand the restrooms in the children's and staff areas Replace the entry ramp with a new ramp that meets modern required dimensions Staff areas are much too crowded for legal accessibility
Hazardous Materials			<ul style="list-style-type: none"> There is asbestos in the staff area flooring, roof mastic and sealant, and the pipe insulation in the crawlspaces under the building There is lead in the existing exterior paint
Pest Damage			<ul style="list-style-type: none"> There is evidence of termite infestation in the wooden framing underneath the original building There is fungus damage to the wooden framing and trim in the addition
Historic Character			<ul style="list-style-type: none"> The original building was built in 1924, and the addition dates from 1976 The original building is in good condition and not badly compromised by the addition Consider replacing the visible roof with historically-appropriate roofing material. The existing interior lighting is inappropriate and should be replaced (drawings exist of the original light fixtures that were removed, so they could be replicated) and all finishes and original furniture should be refurbished The addition is not historically significant
Major Program Needs			<ul style="list-style-type: none"> Inviting, uncluttered, open lobby space Adequate data and electrical infrastructure for public access and personal computers Adequate space for common and compatible use allowing for comfortable seating and quiet reading/studying areas

