











NORTH BRANCH LIBRARY

Berkeley Public Library

Existing Building Evaluation Summary

Built: 1936

Size: 5,390 SF

Structural			<ul style="list-style-type: none"> Remove and reinstall roof over a new plywood diaphragm Anchor walls to the roof Add blocking within the roof structure Add new shear walls in the crawlspace below the building Replace rusting reinforcing steel in the front porch is rusting, seal leaks
Mechanical	HVAC		<ul style="list-style-type: none"> The existing heating system uses a steam boiler and radiators. There is no cooling The system is functional, but the boiler is almost 25 years old and should be replaced Alternate: Replace the entire existing heating system with new forced air furnaces
	Plumbing		<ul style="list-style-type: none"> Replace all existing plumbing fixtures and water piping, including the water heater 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 all electrical receptacles and other power devices in the building Replace all electrical panels Replace service to building if expanded
	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 Add Cable TV service
Architectural	Roofing		<ul style="list-style-type: none"> The roof is primarily original clay tile and is in excellent condition
	Windows & Doors		<ul style="list-style-type: none"> All windows are original and wood-framed, only 50% can be opened Repair or rebuild all the windows Replace entry door in a style that is appropriate to the historic character of the building
	Existing Finishes		<ul style="list-style-type: none"> Replace interior flooring Re-paint entire interior, except for the decorative painting on the wooden ceilings which should be cleaned and preserved Re-finish interior woodwork, including original furniture
ADA			<ul style="list-style-type: none"> Bring all public areas into compliance Remodel and expand the restrooms Replace the entry ramp Staff areas are much too crowded for legal accessibility
Hazardous Materials			<ul style="list-style-type: none"> Asbestos-containing pipe insulation in the crawlspaces under the building Existing interior wall paint and varnish on windows contain lead
Pest Damage			<ul style="list-style-type: none"> Termite damage at exterior wooden stairs and under part of the building Dry rot in some wooden trim at doors and windows
Historic Character			<ul style="list-style-type: none"> This building was built in 1936, and was declared a Berkeley City Landmark in 2001 The original building is in good to excellent condition and very little changed 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 original design included an extension in back of the building; this design could be used as a starting point for a modern expansion of the building
Major Program Needs			<ul style="list-style-type: none"> Adequate space for staff to be able to perform their jobs effectively and efficiently and not encroach on public use space Adequate space for materials and equipment storage so not to block doorways and walkways Adequate space for programming, group study, and quiet reading to reduce noise levels in common use spaces and to allow for full use of collections