











WEST BRANCH LIBRARY

Berkeley Public Library
Existing Building Evaluation Summary

Built: 1923
Addition: 1974
Size: 6,230 SF

Structural			<ul style="list-style-type: none"> • Provide new concrete footing under walls of original 1923 building • Replace wood framing underneath the building where it is missing or damaged by rot • Replace perimeter cripple walls with new concrete stem walls • Add new plywood shear walls in the crawlspace below the building • Install new plywood sheathing on the roof and tie diaphragm into the walls
Mechanical	HVAC		<ul style="list-style-type: none"> • The existing system uses three rooftop units that provide both heating and cooling • The HVAC units were installed in 1994 and are still functional, although nearing the end of their planned useful life; they should be replaced if the scale of work to the rest of the building merits it • Ductwork needs to be reconfigured in problem areas of the building, and to restore the original reading room ceiling
	Plumbing		<ul style="list-style-type: none"> • Replace all existing plumbing fixtures and water piping • Add overflow drains or scuppers to the roof drainage system; replace downspouts • Add a wet-pipe fire sprinkler system to the entire building
Electrical	Power		<ul style="list-style-type: none"> • Panels are overloaded and outdated and should be replaced • Panels are surrounded by exposed wiring and crammed behind staff desks without legally required clearance; the space should be reconfigured to allow construction of a closet • Service to building must be replaced and possibly upgraded
	Lighting		<ul style="list-style-type: none"> • Replace existing lighting fixtures with historically appropriate fixtures, augmented to provide adequate lighting for all tasks • 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 • Add Cable TV service
Architectural	Roofing		<ul style="list-style-type: none"> • The roof itself is in acceptable condition, but the current roof drainage needs to be reworked so that it does not direct water under the building
	Windows & Doors		<ul style="list-style-type: none"> • All original wood-framed windows need to be repaired where possible, otherwise replaced in kind, so they are easily operable by the staff • Replace all door hardware for accessibility • Restore original entry door
	Existing Finishes		<ul style="list-style-type: none"> • Remove ceiling in reading room and restore original ceiling and trim • Repair and re-paint entire exterior, including repairs to all remaining original wooden trim • Provide new, historically appropriate and 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 (shelf spacing, etc.) • Staff areas are much too crowded for legal accessibility; staff restroom is not accessible
Hazardous Materials			<ul style="list-style-type: none"> • There is asbestos in the existing vinyl floor tile, drywall and taping mud, roofing mastics and pipe insulation • Existing exterior paint contains lead, particularly at the trim
Pest Damage			<ul style="list-style-type: none"> • There is termite damage and fungus infection in the wood framing under the original part of the building • There may be fungus infection in some of the original wooden wall framing • There is fungus damage in the wooden trim at doors and windows
Historic Character			<ul style="list-style-type: none"> • The original building was built in 1923; the additions date from 1974. • Very little remains of the original building, and what does remain is invisible from the street and only slightly apparent in the building interior • Restoration of the building's historic character would require removal of the additions and re-creating, from drawings and photographs, the removed windows and other historic features. • The reading room could be restored by removing the ceiling and rebuilding the original skylight, copying the original light fixtures, and reinstalling built-in wooden bookcases at the perimeter of the room
Major Program Needs			<ul style="list-style-type: none"> • Adequate space for the adult literacy program allowing for private tutoring sessions, group study, and program expansion • Adequate multi-purpose meeting room space to best meet the programming needs of a diverse multi-cultural community