

**Berkeley Public Library  
Board of Library Trustees**

**Special Meeting  
February 6, 2010**

**MINUTES  
12:00 p.m.**

**West Branch  
1125 University Avenue**

<b>I. PRELIMINARY MATTERS</b>
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**A. Call to Order**

The special meeting of February 6, 2010 was called to order by Chair Kupfer at 12:08 PM.

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

**Absent:** Darryl Moore

**Also present:** Donna Corbeil, Director of Library Services; Suzanne Olawski, Neighborhood Services Manager; Dennis Dang, Library Admin Manager; Alan Bern, Library Special Services Coordinator

Harley Ellis Devereaux/ GreenWorks Studio (HED/GWS) – Sylvia Wallis, RA, Edward Dean, AIA

Steve Dewan, Project Manager, Kitchell CEM

**R10-010 Moved by Trustee Henry-Golphin, seconded by Trustee Burton to approve the agenda as presented** Motion passed unanimously.

<b>II. WORKSHOP SESSION ON MEASURE FF WEST BRANCH LIBRARY UPDATE</b>
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**A. Presentation by Harley Ellis Devereaux/GreenWorks Studio on the Conceptual Design Phase; and Staff Report on the Process, Community Input and Next Steps.**

Edward Dean (HED/GWS) and Sylvia Wallis (HED/GWS) presented conceptual design plans for the West Branch Library

Mr. Dean recapped efforts over last few months, getting familiar with needs of the library as articulated in library building program. Assignment was to develop 3 different approaches to use the site including how to handle the remnants of the 1923 building. Attachment A has the project goals which includes achieve Zero Net Energy (ZNE) performance – West Branch is a good candidate. All three designs can do this. Cost modeling has been done as well comparing the 3 options. Two community meetings were held, at the second one the public comments were mostly around space requirements and more reading areas, no overwhelming response was expressed to save the building. The Existing Conditions board (Attachment B) includes images and issues discussed at the community meeting and / or with the Landmarks Preservation Commission West branch subcommittee. The project is at an important milestone requiring a decision / direction from the library.

Ms. Wallis reviewed three schemes. There are commonalities to all three schemes; they all have the same program or assignable area. Total area may differ. All three schemes get rid of the 1974 addition. All have an autonomous multi-purpose space.

**1. Design Scheme A: Rehabilitation Two-Story (with New Addition)**

Based on Facilities Master Plan Option A with similar estimated SF total (Attachment C and D); This option was further developed after exploring several others to get to the best alternative represented as scheme A.

**2. Features:**

- Retain 1923 building and restores / rebuilds, keep 3-sides of building
- Move building 13 feet closer to street and 18” lower, reducing civic presence

- Create side entrance - reduces traffic noise that would flow into the building; works better for after hour community meeting room access. Original door becomes a window, creating quieter reading room, but disturbing can no longer use original entry after remodel (not currently in use as entry).
- Scheme layout meets the building program provided. Shortfalls include: book drop detached from staff work room /return sorting area and could not accommodate automated material handling system in future. Fair job of respecting the building and fair to good job of meeting library needs.
- Would require removal of one redwood tree in the back left where corner of building would go.
- Traffic noise study found original entry would create unacceptable noise levels (70 dbA average) in the library reading space if it were operable, front wall protects the interior reading area now, not accounted for in master plan or earlier study.

Trustee Burton – can the multipurpose room be used after library hours? Yes, all three schemes would allow this.

**3. Design Scheme B: New Construction, One Story (Attachment E and F)**

Features:

- Float roof up to meet solar access requirements
- Raise building at street to create civic presence and loft like space
- Saw tooth monitors on roof with windows on north side and photovoltaic panels on south side to provide daylight to the interior needed during daytime.
- Conflicting goals of displaying activities inside and distraction of street/traffic activity– large window introduced.
- Flexible spaces with new construction - could change purposes later if library needs to change.
- Maximizes site space, less landscaping.
- Lower at rear due to slope, retaining walls in rear.
- Allows for direct access to the sidewalk level.

**4. Design Scheme C: New Construction, Two-Story (Attachments G and H)**

Features:

- More exterior space – more generous garden
- Less potential for shading on photovoltaic systems than Scheme B.
- Existing redwood trees maintained and visible from the street.
- Entrance door faces east, slightly above street level, slope up so slightly raised.
- Central atrium brings in light to interior
- Literacy on 2<sup>nd</sup> floor own space – could add roof terrace,

Ms Wallis summarized:

All three schemes meet library programming needs in a satisfactory manner.

New one-story (Scheme B) is most efficient, all on one floor, don't need elevator or stairs. It fills the site resulting in less outdoor space. Most efficient, least extra gross SF because no need for elevator or stairs and meets the program. No space to expand footprint.

Rehabilitation (Scheme A) will meet the program with addition. This option requires additional square footage for elevator and stairs and to fit program to existing spaces. Rehabilitation of original is not perfect. Original building was set back and up from street level, would be pushed to street without front door operable. Renovation will look much different squeezed into space closer to street and without original entrance. Would cost more than Scheme B as would new 2-story.

Mr. Dean summarized:

The team has met three times with Landmarks Preservation Committee sub-committee for the West Branch. Expressed would like to get their buy-in to whatever scheme we move forward with. Goal was to demonstrate to this group due diligence in options explored, including structural strengthening in a way that wouldn't detract from original building. Found option that would use girders to support old and new building, add ½ " plywood sheathing, rebuild windows and sills to adjust window depth for new sheathing, remove and replace existing interior plaster walls. Much of the original building will need to go away and be rebuilt, will look like old but not be original. Compromises to both historical and library program as result. While the program developed is acceptable there are drawbacks as noted, including additional costs associated with moving the building. Community meeting comments were to increase space, more seating, less distraction from University Avenue, build taller for expansion and not as much on restoration.

## **B. Public Comments**

- 1) Kurt Gray – Attended previous community meeting. Appreciate work being done. Not clear on the financial restraints. He was one of the people in favor of making the library as big as possible including basement. There is a humongous building across the street. This is the direction that buildings are taking on University Avenue. We should be making this building as big as possible. More height in front and lower in back. Use lots of glass. Maximum amount of light. Retain trees. Entrance off university with a courtyard to park bikes. Retain design elements of the original building, there's only a handful left anyway. Don't rebuild the original building.
- 2) Sheila Stern – Has used this branch for 40+ years. Concerned about the library needing space in another 5 years. Which of the plans has most space for actual library needs? Which is most amenable for easily increasing of space. Don't want to build a new building that become obsolete in a few years. Want library functions to improve.
- 3) Celia Jackson – Stressed importance of making internal spaces flexible, able to be rearranged in the future.
- 4) Is the entrance on Scheme A on the parking lot? It's in a courtyard that will be separated from parking lot by landscaping
- 5) Phil Allen – What extent will older part of the library be returned to prominence. Thought it would be shown in all three schemes. How can you move the building? What about future development on property to the west.
- 6) Celia Jackson – Is there enough accommodation for bike and stroller parking?
- 7) Christina Staples – Historic look of neighborhood is important, like idea of including original so not like current addition. We don't want to look back in 20 years and say ugh, we made a mistake.
- 8) Kurt Gray – Reiterated thought building should have as many stories as possible.

## **Board Discussion**

Trustee Kupfer asked for information on cost estimates at this stage:

Director Corbeil reiterated that these are conceptual drawings and there will be changes as we move forward. Mr. Dean reported Scheme B is within budget. Scheme C is over budget, can equate cost with SF. Two story building has cost implications due to stairs and elevator, volume greater to meet program. It's not unusual to have a plan

slightly over budget and then work on ways to reduce costs, would need to reduce costs. Scheme A, is the higher cost option over budgeted amount due to original building moves and reconstruction. Mr. Dean described the steps involved in the renovation scheme: prepare building for initial move by building bracing and support to stabilize structure remaining is self contained, tear down 1970 building, move 1923 building to back of lot, excavate front half of site, build new foundation in location will go, move 1923 building to new location, build missing pieces and then new addition. Moving building twice and rebuilding etc would add to cost \$300K - \$600K. Total cost to completely move and restore original 1923 building would be \$600L to \$800K.

**C. Board Discussion**

- 1) Trustee Henry-Golphin – Heard that keeping original is important to some in the community. In the next 5 to 6 years what will give us the better option to continue to grow and redesign when community needs and internal needs change? Need to make this a project that lasts longer, see this as priority, what's going to give us the best value long term. Outside is really important to the community but leaning toward what gives us the best value and functionality in the long term.
- 2) Trustee Burton – See historical aspects in A only. Would like more information on LPC's role. The money and machinations involved with moving the building versus the future of having the nicest biggest library that we can. Let's not be constrained by original building if we do not have to be. Functionality is also important factor. Want people to be satisfied in 10 years. Would like to know what LPC is committed to.

*Director Corbeil responded that the library and design team have met several times with a subcommittee of the LPC, not the full commission to solicit input.*

*As a City of Berkeley landmarked building (Structure of Merit), LPC has jurisdiction over the project, so we would go to them based on the recommendation of the Board. As a reminder, voters gave a mandate to improve library services. Board gets to weigh in very heavily on what that means for library services. We are working very closely with the Planning Department whom would advise us on process. Planning would have an EIR conducted in any case. We have asked to make an informational presentation to the full LPC in March 2010. At that point we will tell them which direction the Board is heading.*

Sylvia Wallis reported on early meetings with LPC sub-committee even before beginning to develop schemes. Asked LPC sub-committee, if we don't save the whole building is it worth saving a door or a window? Not necessarily, but perhaps there are some other ways to recall the building. One approach HED/GWS took was to recall the neighborhood or history of Ocean View. That led to the loft-like warehouse design with high windows. All schemes have civic presence which was a feature of the original structure on the site. Become an important institution on the street. Small gestures retained, reuse of original medallion, windows in same proportion as original 9 square grid in glazing that would be reminiscent of original windows that no longer exist, and use of incised lettering which are only partially remaining but to make it a positive vs current negative. Tie in to create continuity with past.

- 3) Mr. Dean – LPC subcommittee members expressed not interested in specific pieces being kept and applied in a new structure, this isn't seen as respectful. To them there's the whole issue of a civic presence and way you use an old building. They're still looking for an "AA" scheme. We think scheme A makes the best use of the existing building. LPC subcommittee hasn't said it's okay to use bits and pieces of items identified in the landmark resolution. They identify 6 pieces of the building in the landmark application. There could be some very creative ideas to reuse some of these features in the interior. There are still a lot of ideas to explore.
- 4) Trustee Franklin – All three designs have very attractive features. Typically like historic preservation, but even though Scheme B has the smallest square footage it maximizes what you can do in the space. Maximizing the footprint is a good idea. Love the light that the saw tooth type roof would provide. Like the way that ties into the historic neighborhood. Cost is important, staying within the budget is important. More concerned with functionality of space than the exterior. Asked architects to discuss further how would grade the functionality of each scheme.

*Ms Wallis responded that functionality of scheme A is a "B or B+" Functionality of Schemes B and C is an "A." Mr. Dean pointed out that a major drawback of Scheme A is that book returns go into*

closet and librarians have to constantly empty it. Schemes B & C the books returns go directly into the workroom which will have automated book handling. Less easy to move things around in Scheme A. MS Wallis pointed out that Scheme A has less flexibility, whereas B has flexibility for moving programs around, although having Literacy on the ground floor may limit the flexibility. Mr. Dean added that Literacy program restricts the moving of spaces in A and B whereas Scheme C puts Literacy upstairs and allows the first floor to be more easily changed.

The programmable space is larger in all 3 schemes, the current building is 6,200 square feet and the building program calls for a total of 8,600 square feet, 7,310 square feet for the library and approximately 1,200 for the Literacy program. Programs get roughly the same additional space in all 3 schemes, scheme A is bit different because we were trying to fit within the historic part of the building. Scheme B is approximately 2600 square feet (40%) larger than existing building. Scheme C, 2-story new building has more space dedicated to stairs, elevators, lobby and additional bathrooms required due to the second floor. Mr. Dean clarified that there is assigned and unassigned spaces.

- 5) Trustee Franklin asked if the staff had a preference or opinion on the functional difference between the options. *Director Corbeil said the staff was involved in development of the building program and layouts. Staff will continue to be involved as the layouts are developed.*
- 6) Trustee Kupfer asked Steve Dewan (Kitchell) if he wanted to make any comments on the cost estimates. *Mr. Dewan responded that it is still very preliminary but that he could talk about rough percentages, as very conceptual and very early on.*

*Mr. Dean responded that the photo-voltaic (PV) are not included in any of the schemes cost at this stage, these would add approximately \$250K to each schemes costs. Conceptual design phase estimates indicate scheme A would cost \$800,000+ over budget (16%), scheme B is on budget and scheme C would cost \$250,000 (5%) over budget. In an approximately \$5 million budget.*

- 7) Trustee Kupfer inquired if other funding sources were available for photovoltaic systems.  
*The design team is looking into alternate funding sources; one option is to use a third party model to make the purchase. There is a commitment by the architect to make this a sustainable green project. The third party option is not desirable to the library.*
- 8) Trustee Kupfer asked for more on the compromised sightlines and adjacencies in scheme C. *Sightline from service desk to adult room is minimally compromised by elevator shaft.*
- 9) Ms Kupfer asked what the added costs of operation of the 2-story scheme were if any, in particular with the literacy program on a separate floor. *Director Corbeil let the board know staffing for the literacy program is separate from branch library staff. Other maintenance costs could be increased, such as elevator maintenance contracts, etc. There are pluses and minuses with having Literacy on a separate floor.*
- 10) Ms Kupfer asked the architects to discuss the less effective day lighting in scheme C.

*Ms Wallis explained the problem was constraint on sides, code does not allow windows on the lot line due to fire rating restrictions, so very little lighting coming in from the side. Second floor removes possibility for skylights in the area below the second floor (only). Architects believe they can mitigate this for the most part, some zones more challenging than others. Atrium walls will have glazing up high to bring in daylight. Staff workroom would be impacted the most, could use "light tubes" to bring in daylight to this area.*

- 11) Ms Kupfer asked if the exterior materials are the same for all schemes.  
*Ms Wallis acknowledged decisions not made yet. On Scheme A would have cement plaster (stucco) on the historic building. The architects have not pursued materials for the other schemes. Mr. Dean added that he expects the sides will not be as visible to public. (west side visible until development occurs on the property on that side.)so we could use less expensive materials on sides and more expensive materials on street side. It is a budget item only at this point.*

- 12) Mr. Burton asked if a roof top terrace could be created outside in Scheme C with tables and chairs and could we plan now for an addition to the second floor later.

*Ms Wallis said that it would be possible, not advisable in rear due to neighbors. It is possible to engineer for future expansion but we would want to plan for expansion now as it could affect day lighting inside and PV placement. Full ADA access would be needed.*

*Mr. Roberts (landscape designer for the project) added that the comment earlier about bicycle access / parking should be addressed early especially on the schemes with constrained sites.*

**I. AGENDA BUILDING**

- A.** The next regular meeting will be held at 6:30 p.m. on Wednesday, February 10, 2010 at the South Branch Library, 1901 Russell Street, Berkeley.

**II. ADJOURNMENT**

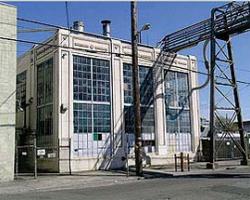
- R10-011 Moved by Trustee Burton, seconded by Trustee Henry-Golphin, to adjourn the special meeting of the board at 1:30 PM. Motion passed unanimously.**

**Attachments:**

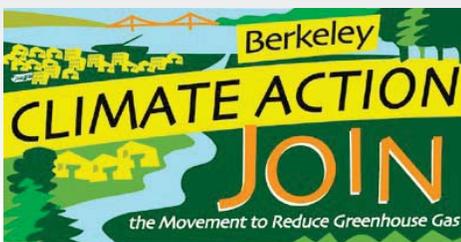
- 1) Harley Ellis Devereaux/GreenWorks Studio Presentation on West Branch

# PROJECT GOALS

## THE WEST BRANCH LIBRARY



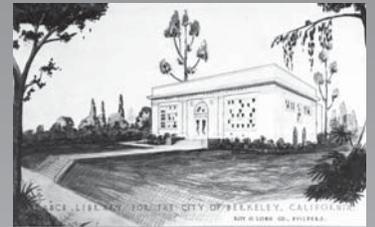
- \* Enhance library services with a convenient, welcoming, safe, secure, and accessible facility, with flexibility for the future
- \* Provide adequate space to accommodate all library and literacy programs, including a quiet and comfortable oasis for learning and reading
- \* Provide a LEED silver facility (minimum) that meets the net zero energy goals of the city
- \* Create a civic and engaging presence on the street that responds to the Oceanview context



# EXISTING CONDITIONS

Consent III, Item A  
Attachment #1

## THE WEST BRANCH LIBRARY



One of two original medallions

Head, jamb and sill extensions required; Fungal infection in some areas; Single-glazing



Door is not original design or construction; single-glazed window



Dry-rot and termites in cripple wall; cripple wall not salvageable; exterior walls require seismic strengthening

West portion of text 'WEST BERKEL' has been damaged by construction of addition; East portion of text 'EY BRANCH LIBRARY' in good condition



Remaining Significant Features

Key	
	Good working condition
	Working condition, but should be repaired or replaced
	Need immediate repair or replacement

West Branch Library		Built: 1923
Berkeley Public Library		Addition: 1974
Existing Building Evaluation Summary		Size: 6,230 SF
<b>Structural</b>		<ul style="list-style-type: none"> <li>Provide new concrete footing under walls of original 1923 building.</li> <li>Replace wood framing underneath the building where it is missing or damaged by rot.</li> <li>Replace perimeter cripple walls with new concrete stem walls.</li> <li>Add new plywood shear walls in the crawl space below the building.</li> <li>Install new plywood sheathing on the roof and its diaphragm into the walls.</li> </ul>
<b>Mechanical</b>		<ul style="list-style-type: none"> <li>The existing system uses three rooftop units that provide both heating and cooling.</li> <li>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.</li> <li>Ductwork needs to be reconfigured in problem areas of the building, and to restore the original reading room ceiling.</li> </ul>
<b>Electrical</b>		<ul style="list-style-type: none"> <li>Replace all existing plumbing fixtures and water piping.</li> <li>Add overflow drains or receptors to the roof drainage system; replace downspouts.</li> <li>Add a wet pipe fire sprinkler system to the entire building.</li> <li>Panels are overloaded and outdated and should be replaced.</li> <li>Panels are surrounded by exposed wiring and examined behind stiff decks without legally required clearance; the space should be reconfigured to allow construction of a closet.</li> <li>Service to building must be replaced and possibly upgraded.</li> </ul>
<b>Architectural</b>		<ul style="list-style-type: none"> <li>Replace existing lighting fixtures with historically appropriate fixtures, augmented to provide adequate lighting for all tasks.</li> <li>Install new emergency lighting and illuminated exit signs, required by code.</li> <li>Telephone and data service is in working order.</li> <li>Replace with state-of-the-art telecom systems and wiring in concealed raceways and proper telecommunications room.</li> <li>Add Cable TV service.</li> <li>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.</li> </ul>
<b>ADA</b>		<ul style="list-style-type: none"> <li>All original wood-framed windows need to be repaired where possible, otherwise replaced in kind, so they are easily operable by the staff.</li> <li>Replace all door hardware for accessibility.</li> <li>Restore original entry door.</li> <li>Remove ceiling in reading room and restore original ceiling and trim.</li> <li>Repair and re-paint entire exterior, including repairs to all remaining original wooden trim.</li> <li>Provide new, historically appropriate and accessible circulation deck.</li> <li>Recent accessibility upgrades have made much of the public areas accessible, with several deficiencies.</li> <li>Bring all public areas into compliance (shelf spacing, etc).</li> <li>Staff areas are much too crowded for legal accessibility; staff restroom is not accessible.</li> </ul>
<b>Hazardous Materials</b>		<ul style="list-style-type: none"> <li>There is asbestos in the existing vinyl floor tile, drywall and taping mud, roofing mastic and pipe insulation.</li> <li>Existing exterior paint contains lead, particularly at the trim.</li> </ul>
<b>Pest Damage</b>		<ul style="list-style-type: none"> <li>There is termite damage and fungus infection in the wood framing under the original part of the building.</li> <li>There may be fungus infection in some of the original woodwork wall framing.</li> <li>There is fungus damage in the wooden trim at doors and windows.</li> </ul>
<b>Historic Character</b>		<ul style="list-style-type: none"> <li>The original building was built in 1923; the additions date from 1974.</li> <li>Very little remains of the original building, and what does remain is invisible from the street and only slightly apparent in the building interior.</li> <li>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.</li> <li>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.</li> </ul>
<b>Major Program Needs</b>		<ul style="list-style-type: none"> <li>Adequate space for the adult literacy program allowing for private tutoring sessions, group study, and program expansion.</li> <li>Adequate multi-purpose meeting room space to best meet the programming needs of a diverse multi-cultural community.</li> </ul>

# DESIGN SCHEME

## REHABILITATION TWO-STORY

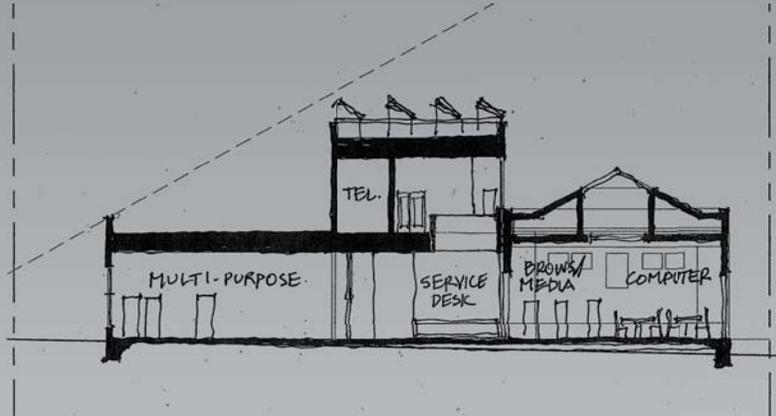
## THE WEST BRANCH LIBRARY

### PROS:

- Rebuilds 1923 Building
- Large Entry Courtyard

### CONS:

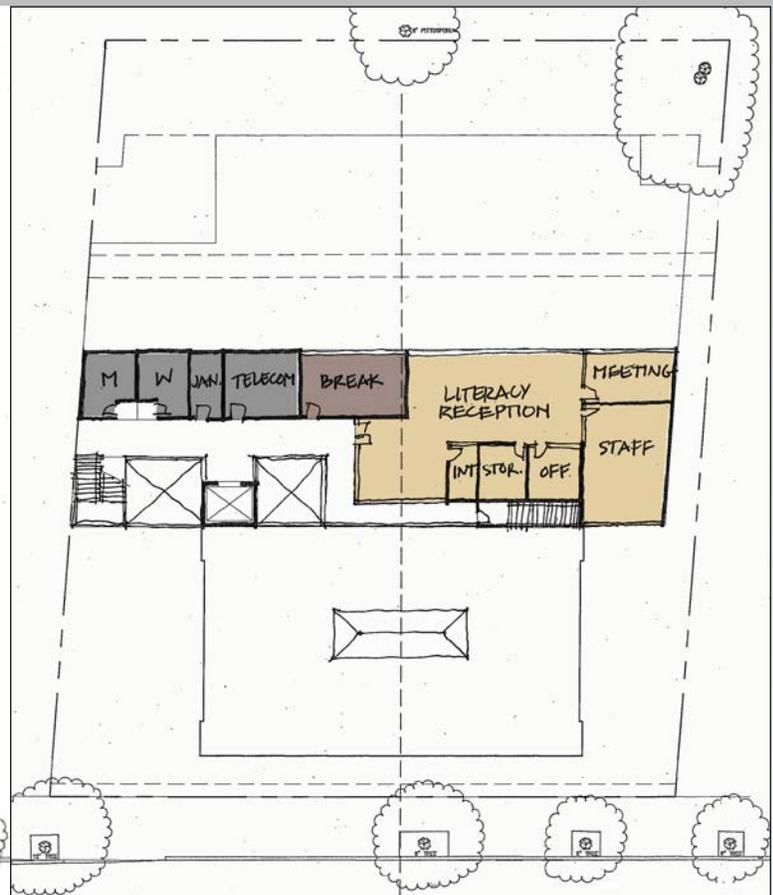
- Relocates and Lowers 1923 Building
- Major Reconstruction Required
- 1923 Main Entry Closed Off
- Inefficient Floor Plan
- Book Drop Detached from Returns
- Less Effective Daylighting
- Less Roof Area for Photovoltaics
- Three Redwood Trees Removed



BUILDING SECTION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

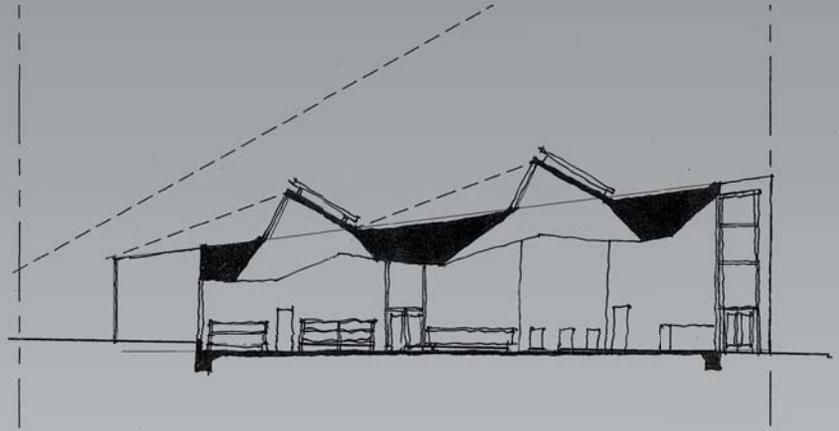
Total Area: 9,869 GSF

HARLEY ELLIS DEVEREAUX

# DESIGN SCHEMES

## NEW CONSTRUCTION ONE-STORY

## THE WEST BRANCH LIBRARY



BUILDING SECTION



FIRST FLOOR PLAN

Total Area: 8,660 GSF

### PROS:

- Civic Presence
- Engagement with Street
- Connection w/ Oceanview Context
- Spacious Atmosphere
- Good Circulation Flow
- Ease of Use of Single-Story
- Efficient Plan w/ Good Adjacencies
- Plentiful Daylight
- View of Redwood Trees
- Adequate Area for Photovoltaics
- Good Natural Ventilation

### CONS:

- Removes 1923 Building
- Minimal Outdoor Space

# DESIGN SCHEME

## NEW CONSTRUCTION TWO-STORY

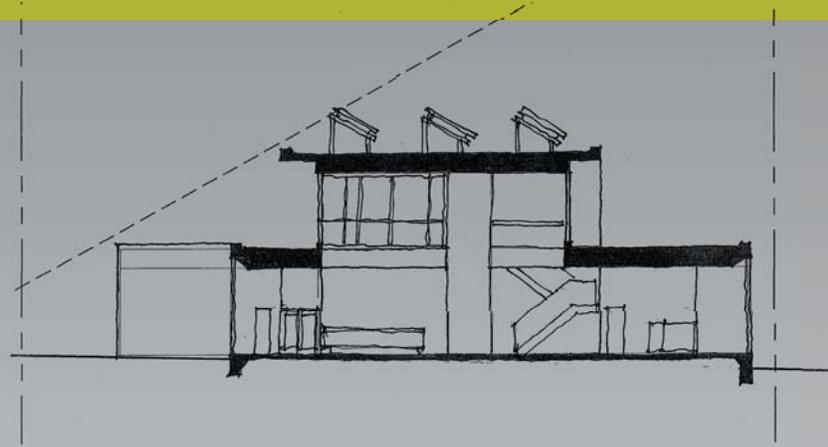
## THE WEST BRANCH LIBRARY

### PROS:

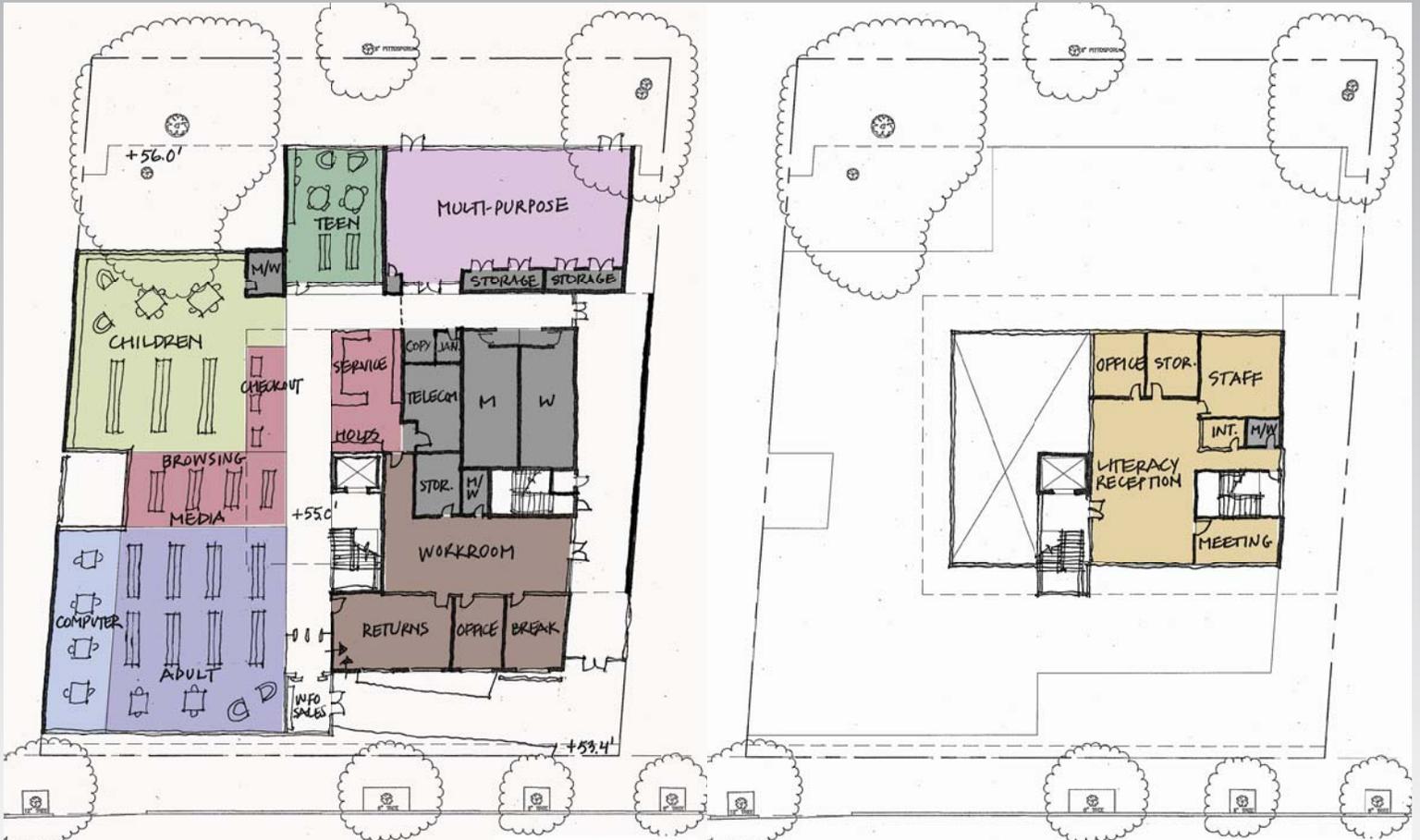
- Civic Presence, Engagement with Street
- Connection w/ Oceanview Context
- Spacious Atmosphere, Good Circulation Flow
- View of Redwood Trees
- Adequate Area for Photovoltaics
- Generous Outdoor Spaces

### CONS:

- Sightlines & Adjacencies Comprised by Vertical Circulation
- Less Effective Daylighting



BUILDING SECTION



FIRST FLOOR PLAN

SECOND FLOOR PLAN

Total Area: 9,272 GSF

HARLEY ELLIS DEVEREAUX