

Berkeley Public Library
Berkeley, California

CENTRAL LIBRARY SPACE PLANNING

August 2009



Page + Moris LLC
130 Sutter Street, Suite 480
San Francisco, California 94104

**Central Library Space Planning
Berkeley Public Library**

August 2009

Prepared by

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A. Introduction and Methodology

The Library engaged Page + Moris in November 2008 to work with staff to analyze space-related service issues in the public service spaces of the Central Library Kittredge building (first, second and third floors only). Meetings were held with the Central Library Space Planning Staff Task Force in January and February to plan a public and staff input process and to interview the task force regarding space planning issues. Two public focus groups were conducted in February, 2009, one with the general public and one with teens. The Library conducted a community survey, both print and online, that received responses from over 400 members of the public. Twenty Library staff participated in an all-staff input forum. In addition, the Deputy Director gathered feedback on the various proposed schemes from the Library's Management Team and the Library Council, the Library's system-wide supervisory group

Two floor plan sets were then developed that represented different approaches to solving the service and functional issues (Schemes A and B). Detailed tabulations of shelving, seating and public computers for each scheme were calculated. These were presented to the Staff Task Force and to Library Administration in March for review and comment. Over the following several weeks, four subsequent schemes were prepared in response to staff comments and concerns. A final approach, Scheme F (Exhibit A), reflecting the most effective combination of strategies to address the service and functional space-related issues, was approved in mid-May.

This scheme, along with a detailed list of construction changes, was forwarded to Sierra West, the cost estimating subconsultant, for pricing of the changes required. Likewise, Page + Moris prepared a furniture budget. These were presented to the Library in June.

B. Findings

The following summarizes the issues that emerged from the public input and staff interviews conducted during February and March.

1. Service Desks

The Information Desk on the first floor is not positioned for optimal service. It is close to the public entrance, so that incoming customers walk past the desk as they enter, and remote from the first floor collections so that staff cannot help the public navigate the stacks.

The Circulation area, with the service desk, self checkout machines and reserve shelving, is in a long narrow space between the entrance and major shelving areas. The space layout lacks clarity so that people become confused about where to queue to access the self checkout machines. The narrowness of the space also creates bottlenecks for customers passing through en route to the stacks. The service desk was designed to accommodate four to five staffing points, although only two staff positions are covered. The desk is too large, with multiple un-staffed positions, which adds to public confusion in this area. The number of self checkout machines is inadequate – the Library needs a minimum of 4 (four) units and should plan to eventually install as many as eight self-checkout units as the Central Library. The number of items on hold for

customer pickup is growing and more shelving capacity is needed for this function, in a single shelving sequence for easy access.

The Reference Desk is located some distance from the second floor entrance, which reduces its visibility for people as they enter the floor. It is also in the atrium, which adds to the noise level at the desk. This desk is the staff point closest to the public computers on the second floor; which puts a heavy burden on reference staff to provide technical and troubleshooting assistance to computer users. Lighting over the desk is inadequate.

Both the Circulation and Reference Desks are located in relatively narrow spaces that act as major paths of travel, making the desks and their queuing spaces a pinch point for passersby.

The Paging Desk on the third floor is underutilized but necessary to provide staff oversight to the public computers located on this floor.

2. Public Computers

The computers on the second floor cannot be effectively managed; staff assistance and management needs to be separate from the Reference Desk.

The public uses the public computers individually, in pairs, or in small groups without any separation between solo and group use. This creates conflicts between users. Teens often use the computers in groups that cause noise, disruption and friction between teens and other users. Noise spillage from the computer area into other spaces of the Library is ongoing and a recurrent source of complaint.

The stand-up OPAC workstations on the first floor beyond the Circulation Desk lack visibility and are underused. OPACs should be relocated for more visibility and placed at sit-down workstations for easier use.

The computers in the Electronic Classroom cannot be used by individuals when training is not in session.

3. Collections and Shelving

Overall

The separation of collections on different floors and in separate rooms confuses the public. The catalog does not indicate an item's location other than the call number.

AV Media

The DVD, video, audiobooks and other AV media formats housed on the first floor are not shelved in a single, highly visible place. Customers sometimes are unaware that some collections are available. DVD shelving is located in the nonfiction stacks, in a space that is remote and difficult for many patrons to find without staff assistance.

DVD feature films are densely shelved on full height shelving in the adult nonfiction area. Shelving for this popular collection is at capacity with overflow DVDs placed on adjacent book trucks. The crowded, high shelves and the book trucks used for overflow materials make browsing this popular collection quite difficult.

Browsing

New books are shelved on standard, low shelving directly inside the entrance. This popular collection needs substantial display/merchandising shelving, near the entrance, for books and AV media, to enhance collection visibility and access.

International Languages

This collection is shelved around the perimeter of the historic reading room. The perimeter shelving is at capacity and the shelving sequence is difficult for the public to follow.

Magazines and Newspapers

These two collections are separated and located on two different floors and should be brought together in one area.

4. Teen Space

The space designated for teens also serves as a passageway from the reference desk area to the historic lobby and reading room. This diminishes its ambiance and identity. More seating is needed, especially teen-friendly chairs and tables. More direct computer access for teens is needed, especially workstations that allow two to three people to use a computer together. Shelving should be more display-oriented and capacity could be reduced. Acoustical separation is needed to allow teens to talk and socialize without disturbing others.

5. Seating and Quiet Reading Space

More seating overall and additional quiet reading seats are needed. Quiet reading areas, such as the historic reading room, reach capacity and people sit on the floor in these spaces. Comfortable seating is desirable for reading and quiet study.

6. Group Study Space

Small groups (two to four people) frequently ask for acoustically separate space in which to meet and work together. There is no space identified for this purpose, however, and the Library cannot provide it in its current layout. Teens often use the Teen Space for this activity and would be major users of this type of space, if made available.

7. Wayfinding

Both the first and second floors are difficult to navigate and lack visibility between spaces. Customers are sometimes unaware of collections due to hidden or scattered locations. The building's length and complex layout can confuse customers who are trying to exit the building. Existing building signage is inadequate to assist patrons in finding their way through the public spaces in the first three levels of the building. A signage study is needed by a signage and graphic design professional, to provide the basis for an effective Central Library signage system.

8. Noise Spillage and Disruption

Noise travels between floors 1 through 3 via the atrium. Hard surfaces within the spaces cause sound to bounce.

9. Entrance

The doors equipped with an automatic opener for disabled access are heavily used, causing them to remain open for long periods of time. This allows an undue amount of outside air to enter the building.

C. Recommendations

1. First Floor

The Circulation and Self Checkout area should be reorganized for improved clarity of service points. The self checkout machines need to be clustered and made more visible, with the holds shelving expanded and placed directly adjacent to the self checkout machines. The number of self checkout machines should be increased - a minimum of four machines should be provided, with an eventual goal of eight self checkout machines.

A highly visible browsing space for both new and popular books and for AV media should be created directly adjacent to the public entrance. Browsing space for AV media needs to be expanded and brought closer to the entrance.

The Information Desk needs to be relocated somewhat closer to the nonfiction collection and away from the public entrance, still visible but slightly to the side, to allow visitors to sort themselves out as they enter and to place staff closer to the collections with which customers need the most help.

The Circulation and Information service points should be co-located at a highly visible location within sight of the public entrance, allowing staff to more effectively cover the span of questions asked on that floor.

Public computers need to be brought together in the room that currently houses the fiction collection. The space should be provided with a dedicated service point, for increased staff assistance and greater adjacency to the public entrance, with computers for individual use and for collaborative use designated and separately grouped.

The adult nonfiction book collection needs to be brought together on one floor, in one shelving sequence. This can be accomplished by reconfiguring the space in the current OPAC area, to allow the balance of the nonfiction collection, now on the second floor, to be shelved adjacent to the current nonfiction stacks.

2. Second Floor

Acoustically enclosed group study rooms are needed for students, literacy pairs and other customers who need to work together without disturbing other visitors. Appropriate space for such rooms is available in the area that currently houses the public computers.

The lower height ceiling in this space, which prevents effective use of full height stacks in this area, is an excellent location for small scale, independent spaces, such as group study rooms.

The Reference Desk should be reduced in size, to accommodate two staff at a location that is easily accessible to visitors as they enter the second floor. The reference collection needs to be shelved efficiently on full-height shelving adjacent to the Reference Desk.

A larger Teen Area is needed, located in a defined space, equipped with age-appropriate seating, several computers and plentiful display shelving for browsing the collection. The space needs to be within view of, and easily accessible to, the Reference Desk. The space that currently houses the reference collection not only offers the space needed for teen services, but also provides a comfortable environment, with generous ceilings and natural light.

The Fiction and International Languages collections need to be shelved on one floor, in a continuous shelving sequence.

The under utilized room adjacent to the historic reading room should be enclosed and re-purposed as a non-public space. One possible use for this space could be to house the Library's adult literacy program office.

Additional public seating is recommended in the area adjacent to the west-facing windows now occupied by a display of materials for sale by the Friends of the Library.

3. Third Floor

The third floor mezzanine should be reorganized to provide a comfortable seating area for magazine and newspaper display and reading as well as additional seating for laptop computer users, at tables that offer electrical outlets at each seat.

The existing Paging Desk on the mezzanine is under utilized. This staffing point needs to be relocated and repurposed as the Computer Service Desk on the first floor.

Security on the mezzanine level needs to be maintained. An exit door at the far end of the public space is recommended as well as a greeter station, placed strategically in the center of the floor.

4. Overall Recommendations

The changes recommended above, and reflected in the layouts shown in Scheme F, will enable public seating on the first three floors of the Library to increase from 195 to 247. Public computers will increase from 44 to 54 workstations, in a configuration that will be more efficiently managed. The collections will be reorganized to provide greater prominence and browsability for high interest materials as well as to bring together collections that are currently split between floors. Overall shelving capacity will increase by approximately 500 linear feet.

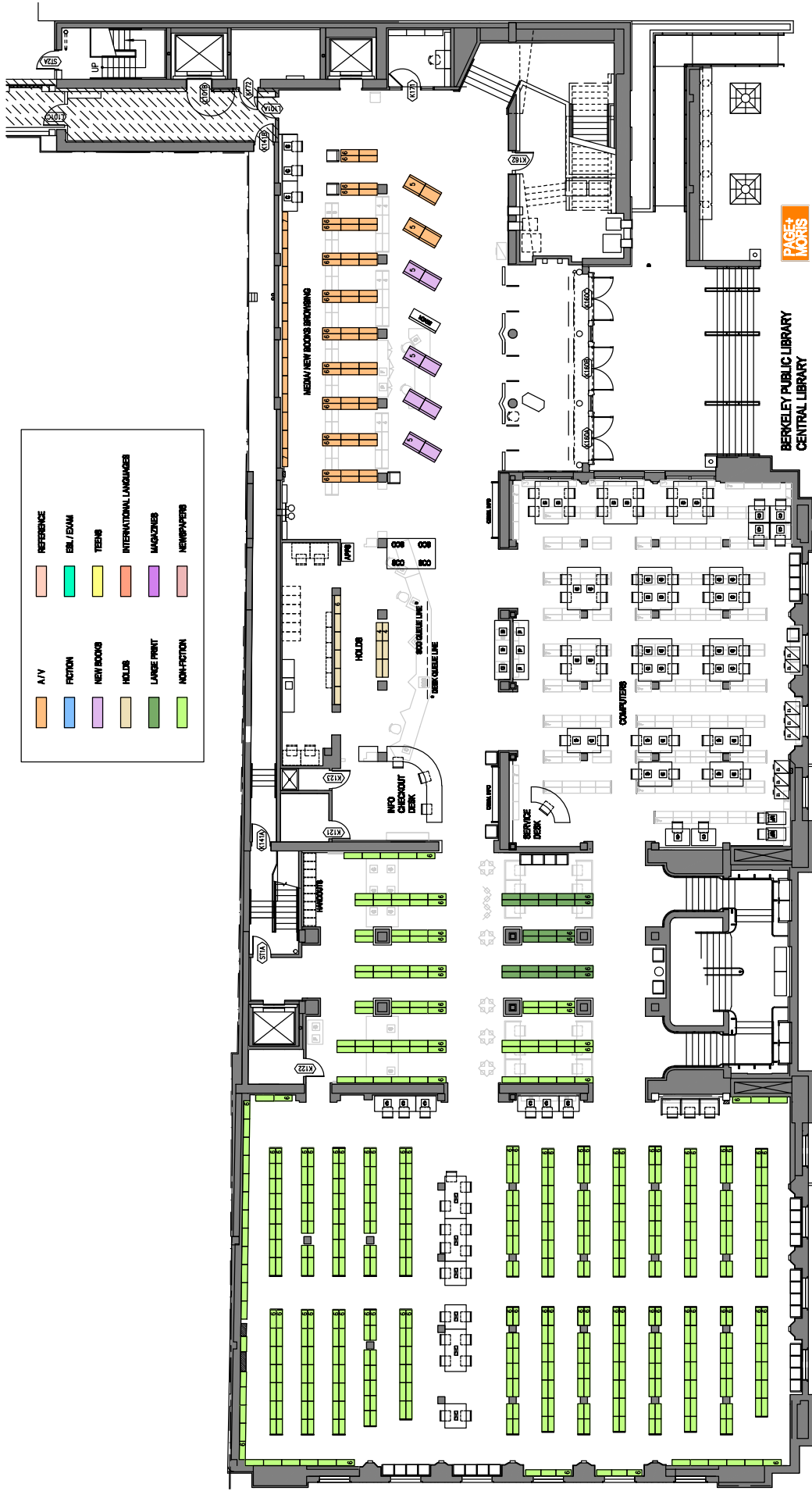
The changes recommended in this report represent a complex series of collection moves and relocation of functions. For the sake of efficiency, it would be ideal to sequence the work as one continuous effort until all changes are completed. The Library, however, may not be able to achieve this goal. A thorough and rigorous study of phasing options is needed, to enable the Library to evaluate this report's recommendations and select the most cost-effective customer improvements that can be achieved in a timely manner.

D. Construction and Furniture costs

Page + Moris prepared a detailed list of construction changes (Exhibits D and E), and walked the site with the cost estimator, Sierra West. The estimated construction cost for these changes, developed by Sierra West (Exhibit F), totals \$1,251,910. In addition, the cost of new furniture is estimated at \$267,220 (Exhibit G), making the construction and furniture hard costs total \$1,519,130. This assumes all work will be done at one time, with full closure of the Library.

E. Overall Project Requirements

The next step towards implementation involved working with the Library to determine the overall project requirements. To that end, Critical Solutions Inc. was engaged to provide the necessary CM/PM services. Soft costs to complement the construction cost estimate were identified, as well as phasing schedules. Critical Solution's findings will be provided under separate cover.



A/V	REFERENCE
FICTION	BL / EXAM
NEW BOOKS	TEXTS
HOLDS	INTERNATIONAL LANGUAGES
LARGE PRINT	MAGAZINES
NON-FICTION	NEWSPAPERS

PAGE+MORIS

BERKELEY PUBLIC LIBRARY
CENTRAL LIBRARY

SCHEME F
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 06/10

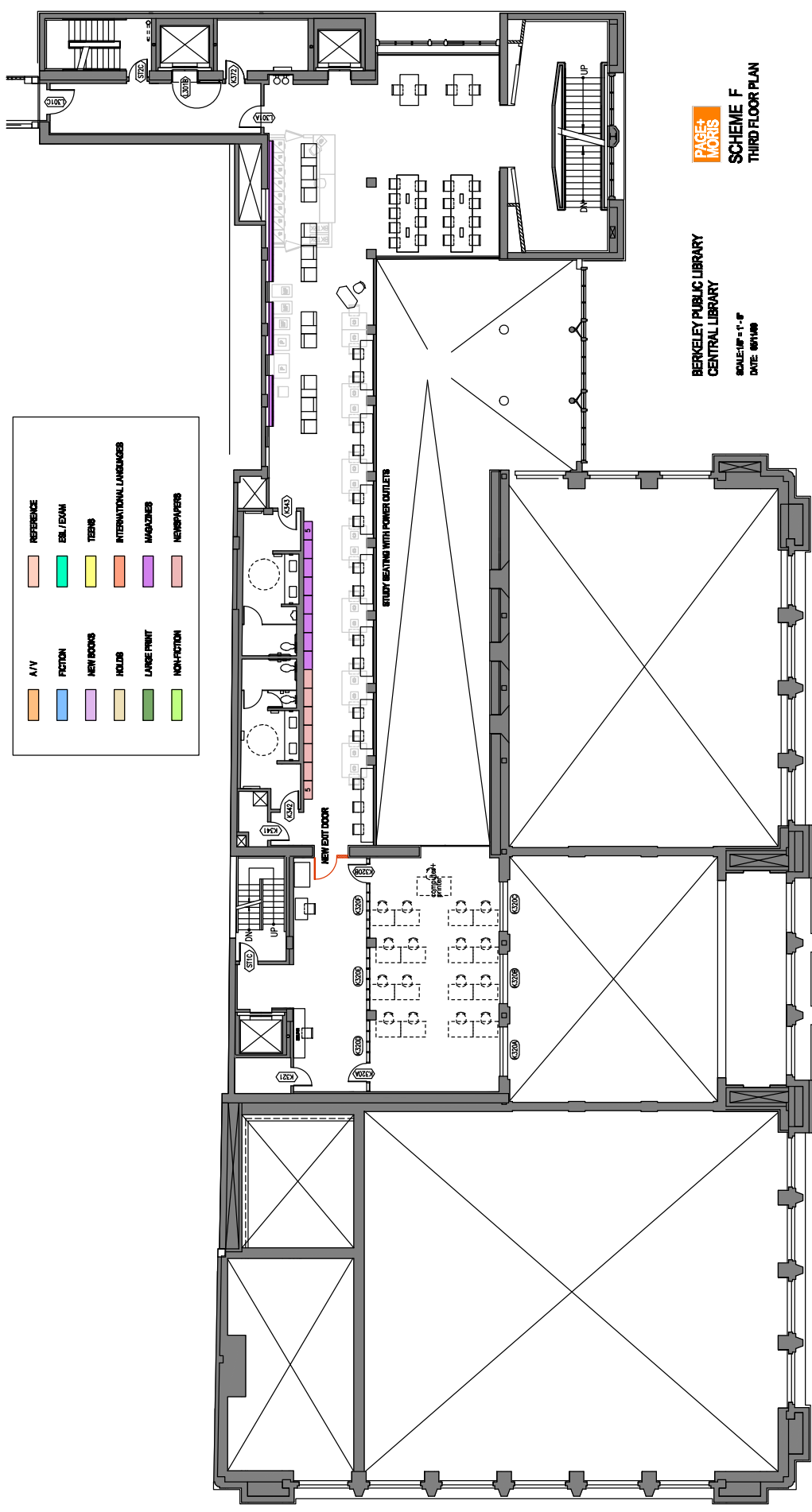


BERKELEY PUBLIC LIBRARY
CENTRAL LIBRARY

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PAGE+
MORRIS

SCHEME F
SECOND FLOOR PLAN



BERKELEY PUBLIC LIBRARY
CENTRAL LIBRARY

SCALE: 1/8" = 1'-0"
DATE: 01/14/08

PAGE 4
MORRIS

SCHEME F
THIRD FLOOR PLAN

EXHIBIT B

COLLECTION	CURRENT		SCHEME F	
	Linear Ft in Use	Shelves/ Section	Linear Ft Available	Shelves/Section
AV Media (all formats)	1,117	5 to 8	1,422	5, 6, 7
Fiction	4,514	7	4,494	3 to 7**
Holds	108	6	180	4, 6
Large Print	534	5 to 7	462	6
New Books F + NF	162	3	240	5
Nonfiction 1st floor	6,102	6	8,304	6
Nonfiction 2nd floor	2,016	6	NA	
Folios	150	5	included in NF	
ESL/Exam Books	108	4	108	6
International Languages	774	6?	792	5*, 7
Reference (including closed + behind desk)	2,125	3 to 6	2,014 (Up from E because some 5-hi were changed to 6-hi)	5* (some @ 6)
Teen Books/AV	699	3 to 6	857	3 to 6
TOTAL	18,409		18,873	
Magazine Display (historic Reading Rm)	864 titles shelved 1 = 1.5 LF (432 title capacity)	5	acrylic waterfall units (504 title capacity)	12
Magazine Backfile	included above?	5	120	5
Newspapers	45	3	105	5
*Ceiling in some areas limits stack height.				
**Ceiling in some areas and structure in some areas limit stack height.				

EXHIBIT C

	CURRENT	SCHEME F
SEATS		
ADULTS		
Table	135	136
Lounge	24	42
Counter	0	15
Bench	28	30
ADULT TOTAL SEATS	187	223
TEENS		
Table	8	16
Lounge	0	8
TEENS TOTAL SEATS	8	24
TOTAL SEATS	195	247

PUBLIC COMPUTERS		
OPAC		
Sit-down	11	8
Stand-up	13	8
TOTAL OPAC	24	16
INTERNET		
Adults	42 (47 seats)	0
Teens	2	8 (12 seats)
Individual Use	0	40 (40 seats)
Collaborative Use	0	6 (12 seats)
TOTAL INTERNET	44	54
TOTAL COMPUTERS	68	70



**EXHIBIT D: ITEMIZED LIST OF CONSTRUCTION CHANGES
BERKELEY PUBLIC LIBRARY – CENTRAL**

Page 1

19 May 2009

FIRST FLOOR

Media/New Books Browsing

1. Provide new 72" high metal shelves (6 openings, 5 adjustable shelves). Provide wood trim, end panels and canopy tops.
2. Remove existing shelving and reuse on the 2nd Floor.
3. Relocate existing shelving to "Holds" area 30' to the east, same floor.
4. Remove and dispose of built-in desk, including back section.
5. Relocate small granite writing surfaces on the column faces to 2nd floor. Repair column faces

Computers

6. Clear out entire room of shelving and furniture. Repair the linoleum floor as needed. Most of this shelving will be used in the OPAC lobby.
- 6a. Drop power and telecom from lay-in ceiling above, track on column faces and provide outlets for 11 computer tables.
- 6b. Provide power and telecom wall outlets for:
4 large computer tables
2 individual computer tables for ADA
2 microform readers (include data for future)
- 6c. Provide built-in service desk with granite top and wood base. Provide floor power and telecom outlets for this desk.
- 6d. Provide built-in counter with granite top and wood base (match one on the opposite side of the wall) with power and data for printers.
7. Remove and dispose of existing circulation desk. Repair floor and cap off stub-ups/outlets.
8. Provide new Info Checkout Desk with granite top and wood base. Provide floor power and floor telecom.
9. Remove existing cantilevered granite wall shelf.
10. Provide new granite top with wood base for SCO (Self Check Out machines) at stand-up height. Provide power and telecom.

EXHIBIT D: ITEMIZED LIST OF CONSTRUCTION CHANGES
BERKELEY PUBLIC LIBRARY – CENTRAL
19 May 2009

Page 2

FIRST FLOOR (Continued)

OPAC Lobby (On-line Public Access Computer)

11. Shelving in this room for the most part will be relocated metal shelving from the Computers Room. (Shelving at south end, shown as 11a. will be new 84" high shelving (5 shelves, 6 openings) because of low ceiling in this area. Provide wood end panels and wood canopy tops on all shelving in this room.
12. Remove existing 2 built-in stand-up OPAC counters, and dispose of. Patch walls and repair wood bullnose trim on columns and walls.
13. Remove wood bullnose trim and/or metal corner guards.
14. Relocate 6 light sconces to perpendicular face of column ~ away from the new stacks. Note that approximately 3 fire safety strobes in this room will have to be relocated.

Non-Fiction

15. Remove shelving. Provide wall power and telecom outlets. Note: No counter is needed as freestanding carrels from the OPAC Lobby will be reused here.

SECOND FLOOR

Historic Lobby

16. Install large double wood doors. Note there were once doors here, as the hinges remain, but assume they cannot be found, so provide new.

Non-Public Space

17. Install new doors to close off this room. Door design should be upgraded to be somewhat compatible (at least in material) to the art doors of the 2 rooms to the east. Revise mechanical within this room to provide acceptable HVAC for enclosed space.
- 17a. Remove built-in shelving from east and west walls. Provide 4 sets of power and telecom outlets on these walls ~ 2 on east, and 2 on west.

Fiction/International Languages

18. Clear out all stacks in the center of the room. Provide new metal shelving that is 84" high (7 openings). End panels and canopies should be metal.
- 18a. Provide new metal stacks with metal end panels that is 66" high (5 openings). Provide metal canopy tops. Note: Rectangles at ends are chairs, so not to be included in the estimate.
19. Provide cantilevered granite column-mounted surface for OPAC. Provide power and telecom here. There are 5 OPAC's. All 5 need power and telecom outlets. 2 of the granite surfaces can be reused from 1st floor (See point 5.); 3 must be new.
20. Remove and dispose of built-in casework.

EXHIBIT D: ITEMIZED LIST OF CONSTRUCTION CHANGES
BERKELEY PUBLIC LIBRARY – CENTRAL
19 May 2009

Page 3

SECOND FLOOR (Continued)

Fiction/International Languages (Continued)

21. Provide new metal shelving that is 84" high. Provide wood end panels and wood canopy tops.
- 21a. Provide new metal shelving with wood end panels that is 66" high (5 openings). Provide wood canopy tops.
22. Demolish east wall of staff workroom, and construct new wall approximately 10' to the west. Make all ceiling and floor repairs needed. (Adjust fluorescent light fixture placement in lay-in ceiling? Check on walkthrough.)
23. Provide new reference desk. Desk should have granite top and wood base to match existing major service desks. Provide power and telecom in the floor.

Teens

24. Remove all shelving and tables from this historic room, leaving only the built-in wood perimeter shelving. Provide new linoleum flooring. Allow for graphic design to be made of 3 different colors of linoleum. Note: No outlet changes are needed in this room. All items shown in the center of the room and furniture and therefore, excluded from the construction budget.

ESL/Reference

25. Provide 2 ranges of new metal shelving 72" high with wood end panels and wood canopy tops.
26. Provide new metal shelving 72" high with wood end panels and wood canopy tops.
27. Construct 2 new enclosed study rooms. All walls will be sheetrock up to 36" and glass above. Make adjustments to the mechanical systems for these enclosed rooms to have proper HVAC. Cap off power/telecom tombstone monuments that will be out in the open. (Adjust fluorescent light fixture placement in lay-in ceiling? Check on walkthrough.)
28. Provide floor power outlet for table.

THIRD FLOOR

Current Magazines

29. Remove built-in paging desk and repair painted concrete floor. Cap off floor outlets.
30. Relocate mechanical louver in the wall up into the ceiling. (Can we continue to cover access panel currently blocked by file cabinet?)

EXHIBIT D: ITEMIZED LIST OF CONSTRUCTION CHANGES
BERKELEY PUBLIC LIBRARY – CENTRAL
19 May 2009

Page 4

THIRD FLOOR (Continued)

Current Magazines (Continued)

31. Remove/cap off any wall outlets that are not flush so they don't interfere with new shelving to be located here. Note: shelving is specific for magazines and is therefore in furniture; not construction.
32. Install floor power and floor telecom outlet for new greeter station.

Newspapers

33. Install new exit door with panic hardware so it will be an emergency exit. Make any HVAC changes necessitated by addition of this door.

EXCLUSIONS

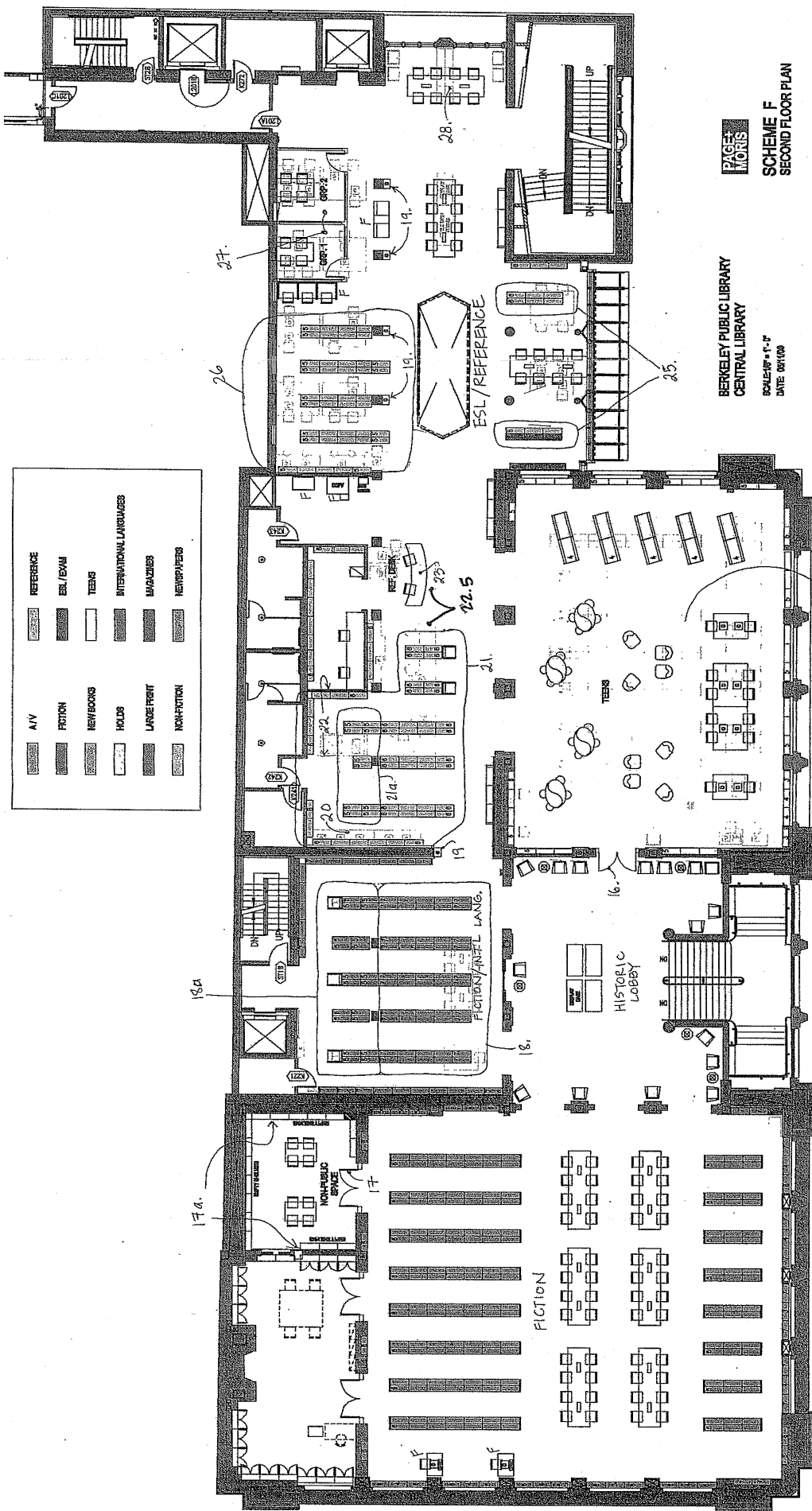
The following items are excluded from the construction budget:

Collections Relocation

Furniture

Graphics/Signage

	A/V		REFERENCE
	FICTION		ESL/ESOL
	NEW BOOKS		TEENS
	HOLDS		INTERNATIONAL LANGUAGES
	LARGE PRINT		MAJORITIES
	NON-FICTION		MINORITIES



BERKELEY PUBLIC LIBRARY
CENTRAL LIBRARY

SCALE: 1/8" = 1'-0"
DATE: 08/10/00

PAGE 3
MORIS

SCHEME F
SECOND FLOOR PLAN

N →

PROJECT: Berkeley Public Library - Central
Space Plan Estimate

PREPARED BY: THE SIERRA WEST GROUP, LLC
2730 Gateway Oaks Dr., #110
Sacramento, CA 95833
Phone: (916) 925-4000
DATE: 3-Jun-09

CLIENT: Page + Morris
130 Sutter Street, #480
San Francisco, CA 94104
415.277.1700

GFA: 37,530

ITEM NO.	SUMMARY BY AREA	S.F. COST	TOTAL COST
	Media/ New Books Browsing		190,154
	Computers		210,345
	OPAC Lobby		101,538
	Non - Fiction		22,219
	Historic Lobby		12,375
	Non - Public Space		30,600
	Fiction/ International Languages		400,145
	Teens		72,456
	ESL/ Reference		193,980
	Current Magazines		12,403
	Newspapers		5,695
NOTE:	Escalation has not been included.		
TOTAL HARD CONSTRUCTION VALUE		33.36	1,251,910

PROJECT: Berkeley Public Library - Central
Space Plan Estimate

BY: The Sierra West Group, LLC
2730 Gateway Oaks Dr., #110
Sacramento, CA 95833
Phone: (916) 925-4000

CLIENT: Page + Morris
130 Sutter Street, #480
San Francisco, CA 94104
415.277.1700

DATE: 3-Jun-09

ITEM	Space Plan Estimate Media/ New Books Browsing	QUANT.	UNIT	UNIT COST	TOTAL COST
	FIRST FLOOR				
1	BOOK STACK - 72"	210	LF	\$488.20	\$102,522
1	END PANELS	20	EA	\$250.00	\$5,000
1	ANCHOR BRACKET/ BOLTS	40	EA	\$35.50	\$1,420
1	METAL CANOPY	480	SF	\$25.00	\$12,000
2	REMOVE/ SALVAGE (E) SHELVING	110	LF	\$40.00	\$4,400
3	RELOCATE (E) SHELVING TO HOLDS	42	LF	\$40.00	\$1,680
4	REMOVE AND SALVAGE OF BUILT IN DESK	40	LF	\$45.00	\$1,800
5	RELOCATE (E) GRANITE WRITING SURFACES	2	LOC	\$200.00	\$400
	PATCH AND REPAIR (E) FLOOR AND WALL FINISHES	1200	SF	\$5.00	\$6,000
	Subtotal				138,222
20.0	CONTINGENCY	15.0%			20,283
19.0	GENERAL CONDITIONS	12.0%			18,661
23.0	OVERHEAD & PROFIT	6.0%			10,450
22.0	BONDS AND INSURANCE	3.0%			5,538
	TOTAL CONSTRUCTION COST				190,154

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DATE: 3-Jun-09

ITEM	Space Plan Estimate Computers	QUANT.	UNIT	UNIT COST	TOTAL COST
	FIRST FLOOR				
6	REMOVE AND SALVAGE SHELVING	670	LF	\$40.00	\$26,800
6	REPAIR (E) LINOLEUM - 50%	1400	SF	\$5.00	\$7,000
6A	POWER/ DATA DROPS	11	EA	\$2,500.00	\$27,500
6B	POWER/ DATA DROPS	8	EA	\$2,500.00	\$20,000
6C	RADIUSSED SERVICE DESK W. GRANITE TOP	9	LF	\$600.00	\$5,400
6C	POWER/ DATA DROPS	2	EA	\$2,500.00	\$5,000
6D	BUILT IN COUNTER W. GRANITE TOP	10	LF	\$400.00	\$3,800
6D	POWER/ DATA DROPS	3	EA	\$2,500.00	\$7,500
7	REMOVE AND SALVAGE OF (E) CIRCULATION DESK	40	LF	\$50.00	\$2,000
7	PATCH AND REPAIR (E) FLOOR PENETRATIONS	8	LOC'S	\$150.00	\$1,200
8	RADIUSSED SERVICE DESK W. GRANITE TOP	20	LF	\$600.00	\$12,000
8	POWER/ DATA DROPS	3	EA	\$2,500.00	\$7,500
9	REMOVE (E) CANTILEVERED WALL SHELF	8	LF	\$35.00	\$280
10	SELF CHECKOUT CASEWORK W. GRANITE TOP	1	EA	\$9,600.00	\$9,600
10	POWER/ DATA DROPS - FLOOR	4	EA	\$3,500.00	\$14,000
	Subtotal				149,580
20.0	CONTINGENCY	15.0%			22,437
19.0	GENERAL CONDITIONS	12.0%			20,642
23.0	OVERHEAD & PROFIT	6.0%			11,560
22.0	BONDS AND INSURANCE	3.0%			6,127
	TOTAL CONSTRUCTION COST				210,346

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Space Plan Estimate

BY: The Sierra West Group, LLC
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130 Sutter Street, #480
San Francisco, CA 94104
415.277.1700

DATE: 3-Jun-09

Space Plan Estimate OPAC Lobby		QUANT.	UNIT	UNIT COST	TOTAL COST
ITEM					
FIRST FLOOR					
11	RE-INSTALLED SALVAGED BOOK STACKS	282	LF	\$50.00	\$14,100
11A	NEW BOOK STACK - 84"	36	LF	\$569.80	\$20,506
11A	END PANELS	28	EA	\$250.00	\$8,500
11A	ANCHOR BRACKET/ BOLTS	69	EA	\$35.50	\$2,450
11A	WOOD CANOPY	1008	SF	\$25.00	\$25,200
12	REMOVE (E) OPAC COUNTERS	20	LF	\$60.00	\$1,200
12	PATCH AND REPAIR WALL FINISHES	20	SF	\$20.00	\$400
12&13	REPAIR BULL NOSE TRIM - FINISH CARPENTRY ALLOWANCE	1	LOT	\$500.00	\$500
14	RELOCATE (E) LIGHT FIXTURES	6	EA	\$150.00	\$900
14	RELOCATE (E) FIRE ALARM DEVICES	3	EA	\$150.00	\$450
Subtotal					72,205
20.0	CONTINGENCY	15.0%			10,831
19.0	GENERAL CONDITIONS	12.0%			9,964
23.0	OVERHEAD & PROFIT	6.0%			5,580
22.0	BONDS AND INSURANCE	3.0%			2,957
TOTAL CONSTRUCTION COST					101,538

PROJECT: Berkeley Public Library - Central
Space Plan Estimate

BY: The Sierra West Group, LLC
2730 Gateway Oaks Dr., #110
Sacramento, CA 95833
Phone: (916) 925-4000

CLIENT: Page + Morris
130 Sutter Street, #480
San Francisco, CA 94104
415.277.1700

DATE: 3-Jun-09

ITEM	Space Plan Estimate Non - Flcton	QUANT.	UNIT	UNIT COST	TOTAL COST
	FIRST FLOOR				
15	REMOVE (E) SHELVING	20	LF	\$40.00	\$800
15	POWER/ DATA DROPS	6	EA	\$2,500.00	\$15,000
	Subtotal				15,800
20.0	CONTINGENCY	15.0%			2,370
19.0	GENERAL CONDITIONS	12.0%			2,180
23.0	OVERHEAD & PROFIT	6.0%			1,221
22.0	BONDS AND INSURANCE	3.0%			647
	TOTAL CONSTRUCTION COST				22,219

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ITEM	Space Plan Estimate Historic Lobby	QUANT.	UNIT	UNIT COST	TOTAL COST
	SECOND FLOOR				
16	INSTALL PAIR OF 6080 DOORS W. TRIM/ CASING	1	PR	\$8,000.00	\$8,000
16	DOOR HARDWARE	1	EA	\$800.00	\$800
	Subtotal				8,800
20.0	CONTINGENCY	15.0%			1,320
19.0	GENERAL CONDITIONS	12.0%			1,214
23.0	OVERHEAD & PROFIT	6.0%			680
22.0	BONDS AND INSURANCE	3.0%			360
	TOTAL CONSTRUCTION COST				12,375

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DATE: 3-Jun-09

ITEM	Space Plan Estimate Non - Public Space	QUANT.	UNIT	UNIT COST	TOTAL COST
	SECOND FLOOR				
17	INSTALL PAIR OF 6080 DOORS W. TRIM/ CASING	1	PR	\$8,000.00	\$8,000
17	DOOR HARDWARE	1	EA	\$800.00	\$800
17	INFILL FINISH CARPENTRY TO OPENING	1	LOT	\$1,500.00	\$1,500
17	TEST AND BALANCE MECHANICAL	400	SF	\$1.25	\$500
17A	REMOVE METAL SHELVEING	24	LF	\$40.00	\$960
17A	POWER/ DATA DROPS	4	EA	\$2,500.00	\$10,000
	Subtotal:				21,760
20.0	CONTINGENCY	15.0%			3,264
19.0	GENERAL CONDITIONS	12.0%			3,003
23.0	OVERHEAD & PROFIT	6.0%			1,682
22.0	BONDS AND INSURANCE	3.0%			891
	TOTAL CONSTRUCTION COST				30,600

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DATE: 3-Jun-09

ITEM	Space Plan Estimate Fiction/ International Languages	QUANT.	UNIT	UNIT COST	TOTAL COST
	SECOND FLOOR				
18	REMOVE (E) BOOK STACKS	80	LF	\$30.00	\$2,400
18	NEW BOOK STACK - 84"	150	LF	\$569.60	\$85,440
18	END PANELS	6	EA	\$250.00	\$1,250
18	ANCHOR BRACKET/ BOLTS	32	EA	\$35.50	\$1,136
18	METAL CANOPY	360	SF	\$25.00	\$9,000
18A	NEW BOOK STACK - 66"	60	LF	\$450.00	\$27,000
18A	END PANELS	5	EA	\$250.00	\$1,250
18A	ANCHOR BRACKET/ BOLTS	32	EA	\$35.50	\$1,136
18A	METAL CANOPY	144	SF	\$25.00	\$3,600
19	RE-INSTALL GRANITE ENDWALL WRITING SURFACE	2	LOC	\$150.00	\$300
19	(N) GRANITE ENDWALL WRITING SURFACE	3	EA	\$450.00	\$1,350
19	POWER/ DATA DROPS	5	EA	\$2,500.00	\$12,500
20	REMOVE BUILT IN CASEWORK	20	LF	\$40.00	\$800
21	NEW BOOK STACK - 84"	138	LF	\$569.60	\$78,605
21	END PANELS	14	EA	\$250.00	\$3,500
21	ANCHOR BRACKET/ BOLTS	36	EA	\$35.50	\$1,278
21	WOOD CANOPY TOP	336	SF	\$25.00	\$8,400
21A	NEW BOOK STACK - 66"	30	LF	\$450.00	\$13,500
21A	END PANELS	4	EA	\$250.00	\$1,000
21A	ANCHOR BRACKET/ BOLTS	10	EA	\$35.50	\$355
21A	WOOD CANOPY TOP	72	SF	\$25.00	\$1,800
22	REMOVE INTERIOR PARTITION	200	SF	\$5.00	\$1,000
22	RELOCATE (E) LIGHTS/ STROBES	5	EA	\$150.00	\$750
22	RELOCATE (E) ADA ASSIST OPERATOR	1	LS	\$1,200.00	\$1,200
22	PATCH AND REPAIR (E) WALL/ FLOOR FINISHES	100	SF	\$10.00	\$1,000
22	NEW WALL	100	SF	\$25.00	\$2,500
22.5	REMOVE AND SALVAGE (E) REFERENCE DESK	50	LF	\$50.00	\$2,500
23	NEW REFERENCE DESK W. GRANITE TOP - RADIUS	10	LF	\$600.00	\$6,000
23	POWER/ DATA DROPS - FLOOR	4	EA	\$3,500.00	\$14,000
	Subtotal				284,550
20.0	CONTINGENCY	15.0%			42,682
19.0	GENERAL CONDITIONS	12.0%			39,268
23.0	OVERHEAD & PROFIT	6.0%			21,990
22.0	BONDS AND INSURANCE	3.0%			11,655
	TOTAL CONSTRUCTION COST				400,145

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130 Sutter Street, #480
San Francisco, CA 94104
415.277.1700

DATE: 3-Jun-09

ITEM	Space Plan Estimate Teens	QUANT.	UNIT	UNIT COST	TOTAL COST
	SECOND FLOOR				
24	REMOVE (E) SHELVING	336	LF	\$30.00	\$10,080
24	REMOVE (E) FLOORING	3070	SF	\$1.50	\$4,605
24	INCREASE LIGHTING REQUIREMENTS	3070	SF	\$5.00	\$15,350
24	NEW LINOLEUM FLOORING	3070	SF	\$7.00	\$21,490
	Subtotal				51,525
	20.0 CONTINGENCY	15.0%			7,729
	19.0 GENERAL CONDITIONS	12.0%			7,110
	23.0 OVERHEAD & PROFIT	6.0%			3,982
	22.0 BONDS AND INSURANCE	3.0%			2,110
	TOTAL CONSTRUCTION COST				72,456

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DATE: 3-Jun-09

ITEM	Space Plan Estimate ESL/ Reference	QUANT.	UNIT	UNIT COST	TOTAL COST
	SECOND FLOOR				
25	NEW BOOK STACK - 72"	36	LF	\$500.00	\$18,000
25	END PANELS	4	EA	\$250.00	\$1,000
25	ANCHOR BRACKET/ BOLTS	8	EA	\$35.50	\$284
25	WOOD CANOPY TOP	72	SF	\$25.00	\$1,800
26	NEW BOOK STACK - 72"	123	LF	\$500.00	\$61,500
26	END PANELS	10	EA	\$250.00	\$2,500
26	ANCHOR BRACKET/ BOLTS	27	EA	\$35.50	\$959
26	METAL CANOPY TOP	270	SF	\$25.00	\$6,750
27	REMOVE (E) FLOORING	250	SF	\$1.50	\$375
27	NEW WALL	180	SF	\$25.00	\$4,500
27	NEW INTERIOR GLAZING	400	SF	\$65.00	\$26,000
27	NEW INTERIOR DOOR/ FRAME/ HARDWARE	2	EA	\$2,200.00	\$4,400
27	NEW FLOORING	250	SF	\$6.50	\$1,625
27	MODIFY (E) LIGHTING/ HVAC	250	SF	\$15.00	\$3,750
27	CAP (E) POWER PEDESTAL	4	LOC	\$250.00	\$1,000
28	POWER/ DATA DROPS - FLOOR	1	EA	\$3,500.00	\$3,500
	Subtotal				137,943
20.0	CONTINGENCY	15.0%			20,691
19.0	GENERAL CONDITIONS	12.0%			19,036
23.0	OVERHEAD & PROFIT	6.0%			10,660
22.0	BONDS AND INSURANCE	3.0%			5,650
	TOTAL CONSTRUCTION COST				193,980

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DATE: 3-Jun-09

ITEM	Space Plan Estimate Current Magazines	QUANT.	UNIT	UNIT COST	TOTAL COST
	THIRD FLOOR				
29	REMOVE BUILT IN PAGING DESK	16	LF	\$50.00	\$800
29	REPAIR CONCRETE FLOOR	109	SF	\$2.50	\$270
29	CAP (E) POWER PEDESTAL	3	LOC	\$250.00	\$750
30	RELOCATE MECHANICAL LOUVER	1	LOT	\$1,500.00	\$1,500
31	MODIFY (E) WALL OUTLETS	1	LOT	\$500.00	\$500
31	FURR OUT FRAMING FOR (N) MAGAZINE RACK	500	SF	\$3.00	\$1,500
32	POWER/ DATA DROPS - FLOOR	1	EA	\$3,500.00	\$3,500
	Subtotal				8,820
20.0	CONTINGENCY	15.0%			1,323
19.0	GENERAL CONDITIONS	12.0%			1,217
23.0	OVERHEAD & PROFIT	8.0%			682
22.0	BONDS AND INSURANCE	3.0%			361
	TOTAL CONSTRUCTION COST				12,403

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DATE: 3-Jun-09

ITEM	Space Plan Estimate Newspapers	QUANT.	UNIT	UNIT COST	TOTAL COST
	THIRD FLOOR				
33	(N) DOOR/ FRAME AND HARDWARE W, PANIC	1	EA	\$2,800.00	\$2,800
33	NEW WALL	30	SF	\$25.00	\$750
33	ALLOWANCE TO RE-BALANCE HVAC	1	LS	\$500.00	\$500
	Subtotal				4,050
20.0	CONTINGENCY	15.0%			608
19.0	GENERAL CONDITIONS	12.0%			559
23.0	OVERHEAD & PROFIT	6.0%			313
22.0	BONDS AND INSURANCE	3.0%			166
	TOTAL CONSTRUCTION COST				5,695

EXHIBIT G: FURNITURE COST ESTIMATE
BERKELEY PUBLIC LIBRARY

August 2009.

Page 1 of 2

CODE	DESCRIPTION	CURRENT QUANTITY	CURRENT LOCATION	QUANTITY NEEDED IN SCHEME F	SCHEME F LOCATION	FURN ITEMS TO BE PURCHASED	UNIT DELIVERED COST	TOTAL
SEATING (Relocated or New only)								
C-1	3-Person carrel	4	4 on 1st	3	2 on 1st 1 on 2nd	0	NA	\$0
C-2	4-Person shallow wood bench	1	1 on 1st	1	1 on 1st	0	NA	\$0
C-3	1-Person lounge seat	4	4 on 2nd	12	7 on 1st 5 on 2nd	8	\$2,000	\$16,000
C-4	2-Seat backless bench	0	NA	1	1 on 1st	1	\$600	\$600
C-5	Lounge seat/table/seat unit	0	NA	2	1 on 2nd 1 on 3rd	2	\$4,200	\$8,400
C-6	Lounge seat/table/seat/table/seat unit	0	NA	3	3 on 3rd	3	\$6,700	\$20,100
C-7	Teen Lounge Chair	0	NA	8	8 on 2nd	8	\$1,500	\$12,000
C-8	Teen Reader Chair	0	NA	28	28 on 2nd	28	\$450	\$12,600
C-9	Adult Reader Chair	ALL OVER	ALL OVER	8	ALL OVER	8	\$700	\$5,600
C-10	Greeter Stool	0	NA	1	1 on 3rd	1	\$700	\$700
TABLES (Relocated or New only)								
T-1	Large wood table with task light and 8 chairs (12'-6" x 3'-6")	4	4 on 2nd	3	3 on 2nd	0	NA	\$0
T-2	4-Person computer table (7'-0" x 5'-6") and 4 reader chairs (NOTE: 10 Chair deficiency here)	10	10 on 2nd	10	10 on 1st	0	NA	\$0
T-3	2-Person computer table (4'-0" x 5'-6") and 2 reader chairs	8	1 on 2nd 7 on 3rd	5	5 on 2nd	0	NA	\$0
T-4	Comma tables	0	NA	8	8 on 2nd	8	\$500	\$4,000

TABLES (Relocated or New only), Continued from previous page								
T-5	4-Teen table with task light	0	NA	2	2 on 2nd	2	\$6,000	\$12,000
T-6	2-Teen table with task light	0	NA	2	2 on 2nd	2	\$4,000	\$8,000
T-7	2-Person counter mezzanine table with power outlets (8'-0" x 2'-0")	0	NA	6	6 on 3rd	6	\$4,000	\$24,000
T-8	3-Person counter mezzanine table with power outlets (12'-0" x 2'-0")	0	NA	1	1 on 3rd	1	\$6,000	\$6,000
T-9	Greeter station	0	NA	1	1 on 3rd	1	\$2,500	\$2,500

SHELVING (New only)

S-1	5-opening mobile gondola, 3'-0" x 2'-6"d	0	NA	12	12 on 1st	12	\$3,425	\$41,100
S-2	4-opening mobile gondola, 4'-0" x 2'-6"d	0	NA	10	10 on 2nd	10	\$3,290	\$32,900
S-3	Slatwall 7'-6" high, 40 LF	0	NA	1 unit of 3 sections	3rd floor	1	\$6,900	\$6,900

WORKSTATIONS (New only)

WS-1	6' x 6' Open office system workstation	0	4	4 on 2nd	4	\$5,000	\$20,000
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Note: Only of items that are relocated or new are counted in the quantities. Existing items that remain in their current location are not counted.

FURNITURE TOTAL

7% Contingency

7% Inflation ~ assumes work done in 2010

\$233,400

\$16,338

\$17,482

FURNITURE TOTAL

\$267,220