











SOUTH BRANCH LIBRARY / TOOL LENDING LIBRARY

Berkeley Public Library
Existing Building Evaluation Summary

Built 1961
Addition 1974
Size 5,040 SF

Structural			<ul style="list-style-type: none"> • Repair damage from rot in roof structure and rebuild roof with greater slope • Anchor walls to the roof • Add grout and reinforcing to existing block walls • Add seismic bracing to the building
Mechanical	HVAC		<ul style="list-style-type: none"> • The existing system is the original radiant hot-water heating in the floor slab; there is no cooling • The system is functional, but all the elements are past their ordinary working life; the boiler and tanks 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; piping can be re-used if locations remain appropriate • Add overflow drains or scuppers to the roof drainage system • Add an automatic 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 to increase carrying capacity
	Lighting		<ul style="list-style-type: none"> • Rehabilitate original skylights and light fixtures • Replace existing lighting fixtures with fixtures that do not conflict with the historic character of the building • 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 with wiring in concealed raceways and proper telecommunications room • Provide data hookups for patron use in the library
Architectural	Roofing		<ul style="list-style-type: none"> • Replace the existing roof, which is very old and visibly degraded • There is history of leakage through the roof
	Windows & Doors		<ul style="list-style-type: none"> • Replace all windows with new frames and insulated glazing • Replace multi-blade jalousie windows with a different operable style • Upgrade door hardware
	Existing Finishes		<ul style="list-style-type: none"> • Clean, repair and repaint all interior and exterior walls , soffits and trim • Replace carpet • Replace decorative colored glass where it is broken • Replace circulation desk and interior furniture
ADA			<ul style="list-style-type: none"> • Bring all public areas into compliance • Remodel and expand the restrooms • Staff areas are much too crowded for legal accessibility
Hazardous Materials			<ul style="list-style-type: none"> • There is asbestos in the office floor linoleum, the textured plaster on the library ceiling and walls, and the roof flashing • Existing interior and exterior paint contain lead
Pest Damage			<ul style="list-style-type: none"> • There is fungus infestation in the exterior wooden trim, fascias, soffits and some visible areas of the roof • There is fungus infestation in some interior wooden trim • Ceramic tile in the restrooms has failed and there is evidence of fungus in the framing members in the walls behind
Historic Character			<ul style="list-style-type: none"> • The building will be 50 years old in 2011 • While most original features are still visible, the building has been greatly changed by later additions, primarily the meeting room, which was designed by the same firm and added in 1974 • The original building was not designed to be used at night and therefore had inadequate lighting for modern use • All original finishes require refurbishing • Skylights and ceilings should be restored
Major Program Needs			<ul style="list-style-type: none"> • Adequate space for the Tool Lending Library to efficiently provide service and to effectively display, store and repair tools • Adequate space for more public access computers for general public use as well as information literacy instruction • Adequate accessible restroom space