



CITY COUNCIL MEETING FOR NOVEMBER 9, 2010

PAPERLESS AGENDA PACKET TRAINING
Work Session Room 2A – 5:15 PM

1. **PUBLIC COMMENTS**
 2. iPad Training
 3. Adjournment to Special Meeting
-

SPECIAL JOINT CITY COUNCIL/LIBRARY COMMISSION MEETING
Council Chambers - 7:00 PM

CALL TO ORDER Pledge of Allegiance Council Member Henson

ROLL CALL

PRESENTATION Business Recognition Award

PUBLIC COMMENTS: *(The Public Comment section provides an opportunity to address the City Council on items not listed on the agenda or Work Session, or Informational Staff Presentation items. The Council welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Council is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff.)*

NON-ACTION ITEMS: *(Work Session and Informational Staff Presentation items are non-action items. Although the Council may discuss or direct staff to follow up on these items, no formal action will be taken. Any formal action will be placed on the agenda at a subsequent meeting in the action sections of the agenda.)*

HAYWARD CITY COUNCIL, 777 B STREET, HAYWARD, CA 94541
[HTTP://WWW.HAYWARD-CA.GOV](http://www.hayward-ca.gov)

**SPECIAL JOINT CITY COUNCIL/LIBRARY COMMISSION WORK SESSION
(60-Minute Limit with Extended Time)**

1. Review and Consideration of Design Options for a New Library and Community Learning Center
(Report from Library Director Reinhart)
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ACTION ITEMS: *(The Council will permit comment as each item is called for the Consent Calendar, Public Hearings, and Legislative Business. In the case of the Consent Calendar, a specific item will need to be pulled by a Council member in order for the Council to discuss the item or to permit public comment on the item. Please notify the City Clerk anytime before the Consent Calendar is voted on by Council if you wish to speak on a Consent Item.)*

CONSENT

2. Approval of Minutes of the City Council Meeting on October 19, 2010
Motion
 3. Approval of Minutes of the Special Joint City Council/Redevelopment Agency Meeting on October 26, 2010
Motion
 4. Hayward Fire Department Video Conferencing System
Resolution
-

The following order of business applies to items considered as part of Public Hearings and Legislative Business:

- *Disclosures*
 - *Staff Presentation*
 - *City Council Questions*
 - *Public Input*
 - *Council Discussion and Action*
-

LEGISLATIVE BUSINESS

5. Introduction of Ordinances to Adopt the 2010 California Fire Code, 2010 California Building Code (CBC), 2010 California Historical Building Code, 2010 California Existing Building Code, 2010 California Green Building Code, 2010 California Residential Code, 2009 International Code for Property Maintenance, 2010 California Mechanical Code, 2010 California Electrical Code, 2010 California Plumbing Code, and to Amend Hayward's Green Building Ordinance for Private Development *(Report from Director of Development Services Rizk and Fire Chief Bueno)*
Introduction of Ordinances (6)
Resolutions (6)



COUNCIL REPORTS, REFERRALS, AND FUTURE AGENDA ITEMS

Oral reports from Council Members on their activities, referrals to staff, and suggestions for future agenda items

ADJOURNMENT

PUBLIC COMMENT RULES: The Mayor may, at the beginning of the hearing, limit testimony to three (3) minutes per individual and five (5) minutes per an individual representing a group of citizens or organization. Speakers will be asked for their name and their address before speaking and are expected to honor the allotted time. A Speaker's Card must be completed by each speaker and is available from the City Clerk at the meeting.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing or legislative business item listed in this agenda, the issues in the lawsuit may be limited to the issues that were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. PLEASE TAKE FURTHER NOTICE that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

****Materials related to an item on the agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, City Hall, 777 B Street, 4th Floor, Hayward, during normal business hours. An online version of this agenda and staff reports are available on the City's website. All Council Meetings are broadcast simultaneously on the website and on Cable Channel 15, KHRT. ****

NEXT REGULAR MEETING – 7:00 PM, TUESDAY, NOVEMBER 16, 2010

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.



DATE: November 9, 2010

TO: Mayor and City Council
Library Commission

FROM: Library and Community Services Director

SUBJECT: Review and Consideration of Design Options for a New Library and Community Learning Center

RECOMMENDATION

That the City Council, with the input of the Library Commission:

- (1) Review this report concerning preliminary design options for a new Library and Community Learning Center,
- (2) Provide direction to staff to move forward with a preferred option to complete the primary conceptual Library and Community Learning Center site and building design plan,
- (3) Provide direction to staff to pursue the acquisition of an adjacent 50-foot wide unused parking strip currently owned by the United States Postal Service, and
- (4) Provide direction to staff to move forward with the planning and design of related possible modifications to C Street, the City-owned parking structure, and the library park.

SUMMARY

This staff report discusses the Library and Community Learning Center project and seeks Council guidance to complete the project design plan. If Council directs staff to move forward with the project design, staff would work with the project architect to complete a Primary Site and Building Design Plan to bring back for Council review and approval. Also, if Council so directs, staff will move forward with other project-related activities in preparation for the eventual construction of the new building. These activities would include pursuing the acquisition of an adjacent unused 50-foot wide parking strip currently owned by the United States Postal Service; planning and design of modifications to C Street and the City-owned parking structure; and further development of a

landscape design plan for the library park. All of the above mentioned design processes would continue to be undertaken with abundant input from Council and the Hayward community.

BACKGROUND

The design and construction of a new Main Library in downtown Hayward is a key facilities planning project identified in the City Council Priorities and the Ten-Year Capital Improvement Program. Given the current economic recession and the significant fiscal challenges it presents to the City, it is desirable that capital facilities planning continue forward where projects that are ready to go may benefit from outside funding sources. To this end, funds had been dedicated in prior years from the Capital Improvement Program (CIP) budget to cover the costs of planning a new Main Library facility.

On June 19, 2007, Council authorized staff to execute a contract with Noll & Tam Architects for the design of a new Main Library facility, now known as the Library and Community Learning Center, and hereafter referred to in this report as simply “the new Library” for convenience. The following section summarizes the various phases of the project that have been completed to date.

Phase I: Community Profile and Needs Analysis

During the first phase of their work, the consultant prepared a comprehensive profile of the Hayward community and an analysis of current and future library service needs. Page + Moris, a library planning firm, was engaged as a subconsultant to Noll & Tam to conduct a community analysis that would serve as a foundation for determining the required services and space needs of the new facility.

The community analysis was conducted over a four-month period in late 2007, and included public meetings and surveys in addition to data analysis. The consultant and Library staff developed a community survey that was widely distributed to both Library users and non-users. Print copies of the survey were distributed and an online version was made available over the Internet. Over 1,800 responses were received, tabulated, and analyzed, and the results were incorporated into the study. As well, several community focus groups were held to elicit input from targeted clientele groups, including teens, parents, educators, and English language learners.

The consultants also gathered and analyzed community demographics and Library usage statistics and interviewed Library staff. Hayward Public Library was compared to similar libraries in the East Bay, especially in communities that had built or were planning to build new library facilities. Staff and the consultant team presented the final report, *Community Analysis for the Future Hayward Library*, to Council at a January 22, 2008 work session. Staff then made the report available for public review in the Library and on the City website.

Among other findings, the analysis revealed that the current 25,000 square foot Main Library facility lacks the space required to accommodate current and future library service needs. Existing community spaces for children, teens, families, internet access, study groups, and community

meetings are all inadequate in size and functionality for a population of Hayward's size and projected growth. Current deficiencies will continue to become more severe as Hayward's population grows.

Library shelving is currently at capacity, meaning collections cannot be developed to meet emerging community needs. For example, there is a strong need for increased collections in Spanish and other languages as well as English language learning materials, growth which the current facility lacks the space to accommodate.

There are currently no enclosed spaces available for small groups of students, literacy tutoring pairs, or the general public to work together without disturbing others. Meeting room space is inadequate to meet community demand, and is often unavailable for use by community groups due to stiff scheduling competition for the sole available room. The analysis also noted deficiencies in public seating throughout the current facility. For example, the children's area on the second floor has only twenty-five seats, fewer than half the needed seating capacity for this high-demand service. There are no seats for parents and children to sit together to select books or to read together and very little study seating for elementary grade students to work on homework assignments.

The analysis also noted that the public library offers the only point of internet access for many Hayward residents who lack the resources to obtain access elsewhere, yet space constraints severely limit the number of public access computers than can be provided in the current facility. The Library also provides free wireless access to enable customers to use their own laptop computers within the building. This service is in high demand, although the lack of convenient electrical outlets in the public spaces forces most customers to rely on batteries to operate their equipment.

The *Community Analysis* report further noted that the current facility is limited by an outdated physical structure built in 1950. The building is nearing the end of its useful life: mechanical and electrical spaces and distribution are convoluted and decentralized; plumbing and restrooms are inefficient and difficult to maintain; and data and electrical wiring conduit is at maximum capacity and cannot accommodate additional computers and other technology though more is needed. In addition, the analysis suggested that staff efficiency is limited by inefficient, crowded, non-ergonomic work areas – for example, the book return operation and delivery shipments, which are labor-intensive, non-ergonomically sound, and inadequate to handle the volume of materials being handled. Furthermore, it was noted that the building's location in the center of the park hinders access by individuals with limited mobility such as seniors, people with disabilities, and parents with young children in strollers.

The analysis concluded with a recommendation to replace the current facility with a new 50,000 to 55,000 square foot or greater, multi-level facility designed to support current and projected library service demands through the year 2030 and beyond.

Phase 2: Site Selection and Draft Building Program

The second phase of the project involved the preparation of a conceptual design of selected building site alternatives and the development of a draft building program. In July of 2007, a committee comprised of staff from the Library, Public Works, and the former Community and Economic

Development Department began a series of design meetings with the consultant to develop and compare alternative site options for the new Library and Community Learning Center facility. After extensive review and discussion, the committee narrowed these options to two alternatives:

- Alternative 1: A two-story facility of approximately 50,000 square feet located on the present Main Library site, but closer to and fronting Mission Boulevard.
- Alternative 2: A three-story facility of approximately 55,000 square feet or greater, located on the west corner of C Street and Mission Boulevard, situated between the parking structure and the Post Office.

On November 17, 2008, the Library Commission reviewed these alternatives and recommended by a 4-2 vote, **Alternative 2**, to City Council. In addition, the Library Commission requested that staff work with the consultant to prepare a plan for the new park space that would be created following the relocation of the Library.

In December, 2008, staff convened a focus group that included the consultant, the City's Landscape Architect, the Hayward Area Parks and Recreation District (HARD) Director of Parks, and a representative from Hayward Police Department to discuss design options for a new "central park." During this focus group, staff identified that the construction of the new facility across the street from the park and subsequent deconstruction of the current library facility would present the opportunity to reclaim and expand a central green space in downtown Hayward that could accommodate concerts, farmer's markets, and other events and features appropriate to a new "civic green." Consideration was also given to concerns raised about possible increases in criminal behavior in the park after the relocation of the Library. In response to these questions, staff directed the consultant to specifically address concerns of safety, to work closely with the Police Department during all stages of any park design project, and to apply Crime Prevention through Environmental Design (CPTED) principles throughout the design process.

The project experienced some delays during 2009 due to transitions of key staff and other factors including the economic crisis, although the project continued to be a high-priority item for the City and the community during this time.

Phase 3: Building Program and Preliminary Building Design

The project resumed in 2010 with the further development of the building program along with three preliminary building design concepts. In June, July, and August of 2010, staff and the consultant convened a series of focus groups comprised of various community stakeholders to assist in the development of three preliminary design options for the building. The focus groups also had the task of assisting the design team in developing an early conceptualization of the library park as an open space, comparing and contrasting this with the current configuration, and stimulating further community discussion of the possibilities inherent in that space.

Focus group participants included representatives from City Council, HARD, Hayward Unified School District (HUSD), Hayward Area Historical Society, Planning Commission, Library Commission, Hayward Redevelopment Area Committee (HRAC), Economic Development, Police

Department, and Friends of the Library, among others. The purpose of the focus groups was to assist staff and the consultant in developing specific design conceptualizations of the building for the community to “see” and react to, with the understanding that the ultimate building design may end up looking significantly different when completed. To this end, the focus groups and the design team were successful in developing three preliminary design concepts of the Library and Community Learning Center facility as well as an open space park design for presentation to Council.

DISCUSSION

The foundational document the team used to inform and guide the design process was the *Community Analysis for the Future Hayward Library* report. Consideration was also given to relevant changes that occurred after the publication of the *Community Analysis* report, including the closure of the Centennial Hall conference center, and the establishment of an after school homework center in the current Library. Both changes have impacted space needs in the new facility. Other guiding considerations included the site recommendation of staff and the Library Commission, and the City’s support and participation in building a more environmentally sustainable “green” community as described in the Climate Action Plan and elsewhere.

The design process of any complex public facility project will of necessity contain countless variables and moving parts. However, every project ultimately reaches a point where a set of baseline design parameters emerges, and this is the case with the current project. These baseline parameters provided the necessary framework to build a discussion and guide the work of the design team and focus groups to produce the three preliminary building designs.

Baseline Design Parameters

- **Site.** All three preliminary design options assume a building location on the northwest corner of C Street and Mission Boulevard, with frontage on C Street, situated between the parking structure and the Post Office. The site is currently occupied by a municipal parking lot. In order to provide additional space for the accommodation of the minimum needed building footprint size, use of this site entails acquiring an adjacent 50-foot wide by 175-foot long, unused parking strip from the United States Postal Service. Funding is available to complete this acquisition during FY 2011 along with completion of the preliminary design process. Preliminary discussions with the representatives of the United States Postal Service, as well as communication with the office of Congressman Pete Stark, suggest that this action will have support.

- **Size.** All three preliminary design options assume a building size of 58,000 total square feet on three floors. The total square footage of the building program increased 2,800 square feet from a previous iteration mainly through the addition of more community meeting room spaces. A three-story facility would provide adequate square footage within the given site footprint (which is approximately 20,500 square feet of buildable area), while also balancing the operational needs of the library over a manageable number of floors and the need for staff supervision of the various public areas within the building.
- **Building Program.** The *Community Analysis* report provides a thorough and comprehensive assessment of the library service needs of the Hayward community from the present day to 2030 and beyond. It also includes a set of clear recommendations regarding the building's interior space and service needs. Those recommendations form the basis for the building program, which in turn informs the preliminary building design. All three preliminary building design options take into consideration the recommendations of the revised building program, which include:
 - An overall physical collection of 200,000 books and 50,000 media items. (Approximately 19,000 linear feet of shelving occupying 14,300 square feet of interior floor space, an increase of approximately 50% over the current space available to house library materials in the Main Library.)
 - Three public meeting rooms for Library programs and community meetings – one large, dividable 2,500 square foot room to accommodate an audience of up to 200 people; and two smaller rooms 600 square feet each to accommodate up to 50 people per room. (3,100 total square feet.) (The initial draft building program called for only one dividable meeting room of 1,875 square feet; subsequent input from community members following the closure of Centennial Hall indicated a strong need for additional meeting room space in the revised building program.)
 - Eight enclosed group study rooms and 330 open access seats at tables and lounge chairs throughout the building, distributed on all three floors. (Approximately 12,000 total square feet).
 - 120 public access computers for adults, teens and children, including a 24-seat computer lab, with related furnishings and equipment. (7,500 total square feet.)
 - A large, acoustically separate area for children and families on the first floor; a dedicated space for teens and an after school homework center on the second floor; and quiet reading and study areas for adults and the general public on the third floor.
 - Extensive use of self service technologies – express self check out machines, automated self check in and sorting equipment and RFID circulation and inventory control.
- **Parking Structure Access.** Given the site's adjacency to the parking structure and the expressed desire of community members in the *Community Analysis* report to have

convenient access to parking, all three preliminary design options include two public entrances on the ground floor: a main entrance on C Street, and a parking access entrance at the rear of the building to allow for direct access into the building from the adjacent parking structure. The installation of a parking access entrance would entail modifying the parking structure to enhance pedestrian safety and access in and out of the new Library. Possible modifications include a new elevator at the east corner of the parking structure, reconfigured parking spaces and lighting in the area around the new Library parking access entrance, and enhanced landscaping / hardscaping creating a “promenade” in the transition space between the two structures in accordance with CPTED design principles.

- **C Street Modifications.** To enhance pedestrian access and strengthen the connection between the new Library and the park across the street, all three preliminary designs anticipate narrowing the width of C Street between Watkins Street and Mission Boulevard to one driving lane with parallel parking on both sides. In addition to narrowing the street, a new enhanced mid-block pedestrian street crossing and other modifications such as new lighting and new sidewalks, could be installed to promote safe pedestrian activity. Narrowing C Street would also add up to 1,200 square feet to the site’s buildable footprint. An increased footprint size would allow for the inclusion of more two- and three-stories high interior spaces within the building, the better for capturing more natural light and conveying a greater feeling of openness to the building’s interior.

An alternative to narrowing the block of C Street between Watkins and Mission would be the closure of that block to vehicle traffic altogether. Such a closure would enhance pedestrian access to and from the park and the new Library to an even greater extent than simply narrowing the street and installing additional pedestrian-friendly features. It would also eliminate several heavily used on-street parking spaces on that block. Restricting vehicle access from that stretch of C Street would significantly complicate the provision of delivery access to and from the new Library facility and will not likely be acceptable to the US Post Office at the NE corner of C and Watkins. Public buses and vehicular traffic exiting the BART station or otherwise traveling eastbound across C Street into the downtown area from B Street, Watkins Street, and City Hall would have to be redirected, entailing significant traffic signal modifications along several downtown streets including Mission Boulevard.

Closure of the block between Watkins and Mission would also require traffic that would normally use C Street to be diverted to D Street. This traffic diversion would place a heavier traffic burden on D Street, particularly at the D /Mission intersection. A preliminary traffic analysis performed by staff concluded that the additional traffic would increase delay by fifty percent during the morning peak hour and double in the PM peak hour. In addition, this would place a burden on the seventy-five AC Transit buses that use this portion of C Street each day, which would affect transit travel times and would cause delays for bus riders. The increase in vehicle miles travelled would be inconsistent with the goals of the City’s Climate Action Plan. Finally, if new landscape or hardscape features were installed over the former street surface instead of asphalt, future access to the water and sewer utility lines beneath could become a more complicated and costly endeavor.

- **Sustainable Building Practices.** Given the City’s commitment to environmental sustainability and building a greener community, the project’s sustainability design goal is to achieve LEED Silver Certification at minimum; however, LEED Gold Certification is a preferred goal. Initial preliminary design considerations in this area include photovoltaic (solar panel) installations on the building’s roof, extensive use of natural lighting, and the use of sustainable and/or renewable building materials.

With these baseline design parameters as a reference point and guide, City staff and the consultant convened a series of focus groups comprised of various community stakeholders to undertake the development of three preliminary building design options. The team initially presented and discussed ten draft design concepts with the focus group, whose input was synthesized and focused into definitions of the most important conceptual elements of the preliminary building design. One month later, the team brought back six revised draft design concepts to a second focus group. Their commentary and feedback was again integrated into the design process resulting in further refinements and focusing in on the key identified conceptual design elements. By the third focus group session, the design team had zeroed in on three main design concepts, which were refined into the three preliminary building design options being presented with this report.

Preliminary Building Design Options

- **Heart of the City.** This design concept draws inspiration from the City’s slogan, “Heart of the Bay,” and embodies the role of the Library and Community Learning Center as a public space representing the heart and vitality of the community. Its “building within a building” design evokes the concept of a heart as a central and vital place. Among the stronger conceptual design elements that emerged during the focus group discussions were a desire that the building pay attention to and reference the existing nearby structures and the history of the downtown area. This design has perhaps the strongest and most literal reference to existing structures in the area, particularly City Hall.
- **Park Connection.** This concept reflects on the beauty of the park across the street, and draws the park vista into the building with a striking three-story inverted bay window on the building’s face. This eye-catching inverted bay window design element is also reflected on and stands out above the rear of the building and parking structure, clearly visible to traffic on Mission Boulevard. Among the stronger conceptual design elements that emerged during the focus group discussions were a clear connection to the park, as well as visibility from southbound traffic on Mission Boulevard. Of the three designs, this design arguably does the most to connect the building to the park both visually and physically.
- **Common Ground.** Inspired by perhaps the most famous geological feature of the area, the Hayward Fault, this design also evokes a sense of energy, transformation, and disparate elements coming together and combining to create new and interesting formations. It speaks to the notion of an active and diverse community of movers and shakers. The face of this design is also reminiscent of books on a shelf, and could be used to striking graphic effect for branding or signage. The idea of the new Library being the crossroads of a diverse community, as well as an energetic and revitalizing presence in the downtown area, was

among the stronger concepts that emerged during the focus group discussions. This design is perhaps the most energetic, transformative, and forward-looking of the three designs.

Preliminary "Open Space" Park Design Concept

The construction of the new Library facility across the street from the park and subsequent deconstruction of the current facility in the park would present the opportunity to reclaim and expand a central green space in downtown Hayward. To stimulate community discussion about the future potential of the park as a multi-use outdoor community space, RHAA, a landscape architecture firm engaged as a subconsultant to Noll & Tam, facilitated the process to design an early conceptualization of the park as an open space with the input of the focus groups. RHAA also developed the preliminary park design concept being presented with this report.

The deconstruction of the current library facility would create a large new well of sunlight in the center of the park, which is otherwise heavily shaded by a dense tree canopy in most other areas. It would also improve sightlines and visibility into and through the park, which would help enhance security and discourage criminal activity. The central "community green" space could accommodate open-air community activities such as concerts, farmers' markets, interpretive outdoor exhibits, and other events and features appropriate to a "civic green." The existing walking paths could be preserved though some paths could also be reconfigured to create a walking loop for observing and learning from the park's many diverse tree specimens. A "children's garden," featuring rock-shaped play sculptures or similar child-friendly outdoor features, could be installed on the edge of the park near the library. Only a few of the smaller trees in the park planted in very close proximity to the current library would be impacted by the deconstruction; however, none of the larger, healthy trees would be affected.

FISCAL IMPACT

City staff and the consultant have prepared the following preliminary estimate of the project's total cost with input from subconsultant Davis-Langdon, a global construction consulting firm.

| | | | | Total (\$ x 1,000) |
|---|--|-----|-----------------|--------------------|
| 1. CONSTRUCTION COSTS | | | | |
| 1.1 | Building Construction | | | \$32,953 |
| 1.2 | Sitework, Landscape, Hardscape | | | \$1,170 |
| 1.3 | Park Sitework | | | \$2,616 |
| 1.4 | C Street Improvements | | | \$1,036 |
| Subtotal | | | | \$37,775 |
| 2. SOFT COSTS | | | | |
| 2.1 | Design | 15% | of construction | \$5,666 |
| 2.2 | Construction Administration | 10% | of construction | \$3,778 |
| 2.3 | Land Acquisition | | | \$400 |
| 2.4 | FF&E, Technology, and other soft costs | | | \$4,000 |
| Subtotal | | | | \$13,844 |
| 3. TOTAL CONSTRUCTION AND SOFT COSTS | | | | \$51,619 |

This preliminary summary estimate is a turnkey estimate that includes all currently known and anticipated project-related costs from start to finish, excepting: (1) the costs of preliminary design work that has already been completed, and (2) optional seismic safety enhancements to the structure. There is no significant estimated cost difference between the three building design options under consideration, as the building size, envelope, massing, and materials used would be essentially the same for each option.

Cost Escalation Estimates

The above estimated project costs were developed for a construction start date in May 2012. The largest percentage of the project cost will be for construction costs. Current economic conditions have resulted in relatively low construction costs at present. As the economy recovers, more construction projects will be initiated throughout the region and the State, causing construction costs to rise accordingly. The timing of the project, in particular when it goes out to bid for construction, will have an appreciable impact on the overall project cost. For example, if the project begins construction in May 2013 as opposed to May 2012, staff estimates that rising construction costs will increase the overall project cost by approximately \$1.4 million.

Seismic Safety Considerations

The proposed building site is approximately 200 feet from one trace of the Hayward Fault. Ingraham-DeJesse Associates, a structural engineering firm engaged as a subconsultant to Noll & Tam, provided input on possible seismic bracing systems for the proposed facility. A summary of their input follows in the remainder of this section.

Providing that certain building criteria are met, the California Building Code allows for the construction of a public facility at the proposed site. Due to the number of occupants, and the public use of the building, the California Building Code classifies this building as Occupancy Category III, which requires a seismic importance factor of 1.25, (as opposed to 1.0 for a Standard Occupancy Category II building). There are also additional construction observation requirements placed on the design team during construction. There are not, however, any requirements for the building to be serviceable or repairable after a major earthquake. In short, the Code-required design for this building is solely meant to provide a structure that will not collapse.

If a higher level of performance is desired, there are several general possibilities for enhanced performance:

- (1) Increase system redundancy and seismic importance factor, and decrease the allowable seismic drift by adding more vertical seismic elements to allow forces to be re-distributed throughout the structure in the event one or more elements yield. These enhancements would add an estimated 10-15% to the structural cost.
- (2) Install a passive damping system to dissipate seismic energy, thereby decreasing seismic forces, drift and damage to the building. The dampers and additional fees/testing would add an estimated 10% to the overall building cost, plus several months to the design schedule.

The additional cost would likely be recouped in lower repair costs in the event of a major earthquake.

- (3) Install a seismic isolation system. This would require excavating a sub-basement to the structure, and supporting the first floor on isolators, with or without supplemental damping. Base isolation would significantly reduce seismic demands, and is considered the most reliable method to achieve a lightly damaged building after a major earthquake. The costs of structuring the ground floor, installing isolators, and design/testing/peer review fees would add an estimated 25% to the overall building cost.

Funding Considerations

As noted in the CIP, funding is currently available to complete the USPS parking strip acquisition during FY 2011, along with completion of the preliminary design process. Also, the anticipated donation of \$10 million from Calpine could favorably position the City to establish a funding foundation from which to pursue bond or alternate funding for construction of the new facility and related project costs. Given the overall estimated cost of the project, it is desirable that the project continue forward where it may benefit from additional outside funding sources in support of “shovel ready” projects. While there are no significant state or federal sources of grant funding in support of library construction projects available at this time, there are several federal and state grants available that could be actively pursued to help fund specific components of the Library and Community Learning Center project concurrent to and following the completion of the primary site and building design plan. For example, there are federal grants in support of urban park development and energy efficiency projects now available, and staff anticipates more grants in these areas to be made available in future funding years.

PUBLIC CONTACT

2007: Community needs surveys, interviews, and focus groups convened

2008: *Community Analysis for the Future Hayward Library* report presented to Council, made available in Library, posted on City website

2008: Library Commission public meetings to discuss draft building program; review and discuss building site alternatives; recommendation of building site to City Council

2008: Stakeholder focus group convened to discuss “open space” park design alternatives

2010: Community stakeholder focus groups convened to discuss and develop preliminary building design options and “open space” park design concept

2010: Library Commission public meetings to review and discuss preliminary building design options and “open space” park design concept

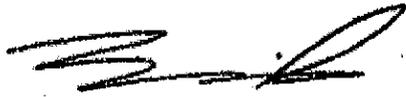
2010: City Council work session with Library Commission to review and discuss preliminary design options and “open space” park design concept

NEXT STEPS

1. Provide staff with guidance concerning a preferred building design concept.
2. Direct staff to complete the project's design phase with input from Council and the Hayward community.
3. If Council directs staff to move forward, staff would complete and bring back a proposed Library Site and Building Design for Council review and approval.

Prepared by: Sean Reinhart, Library and Community Services Director

Approved by:



Fran David, City Manager



CITY OF
HAYWARD
HEART OF THE BAY

Review and Consideration of Design Options for a New
Library and Community Learning Center

Sean Reinhart

Director
Library and Community Services



Recommendations

- Provide staff with guidance concerning a preferred building design concept
- Direct staff to complete the project's design phase with input from Council and the Hayward community
- Direct staff to pursue the acquisition of the adjacent unused parking strip currently owned by the United States Postal Service
- Direct staff to plan and design related modifications to C Street, the parking structure, and the park



Project Background



Project Background

- **Startup:** **Select project architect; execute contract**
(completed 2007)

- **Phase 1:** **Community Profile and Needs Analysis**
(completed 2008)

- **Phase 2:** **Site Selection and Draft Building Program**
(completed 2008)

- **Phase 3:** **Building Program and Preliminary Building Design**
(in progress)



Project Background

Phase 3: Building Program and Preliminary Building Design

Focus Group & Design Team Goals

- Elicit community stakeholder input
- Develop three preliminary building design concepts
- Create a conceptualization of the park as an open space



Project Background

Focus Group Participants

- City Council, Hayward Area Parks and Recreation District, Hayward Unified School District, Police Department, Library Commission, Planning Commission, Hayward Area Historical Society, Hayward Redevelopment Area Committee, Economic Development, Friends of the Library, Hayward Literacy Council, etc.

Sessions

- June, July, and August 2010 (three focus groups)



Baseline Design Parameters

Site

- Corner of C St. and Mission Blvd. between the parking structure and United States Post Office (currently a municipal parking lot)

Size

- 58,000 square feet on three floors (requires 50' wide unused parking strip owned by USPS)

Parking Structure Access

- Second public entrance from the parking structure, for convenient parking access (esp. for seniors and the disabled)



Baseline Design Parameters

Building Program Highlights

- Shelving for 200,000 books + 50,000 media items (14,000 SF)
- Three community meeting rooms (3,100 SF)
- Eight group study rooms; 330 open access seats (12,000 SF)
- 120 public access computers including 24-seat computer training lab (7,500 SF)
- Acoustically separate areas for children and families, teens and homework help, and quiet reading and study for adults
- Extensive use of self-service and automation technologies (RFID, automated materials sorting, self-checkout, etc.)

Source: Page + Moris, *Community Analysis for Future Hayward Library* report, 2008



Baseline Design Parameters

C Street Modifications

- Narrow to one lane with parallel parking on either side, to enhance pedestrian access to library park across the street

Seismic Safety

- California Building Code allows construction of public facility on site (Occupancy Category III)

Sustainability

- LEED Silver minimum; LEED gold preferred



Preliminary Design Options

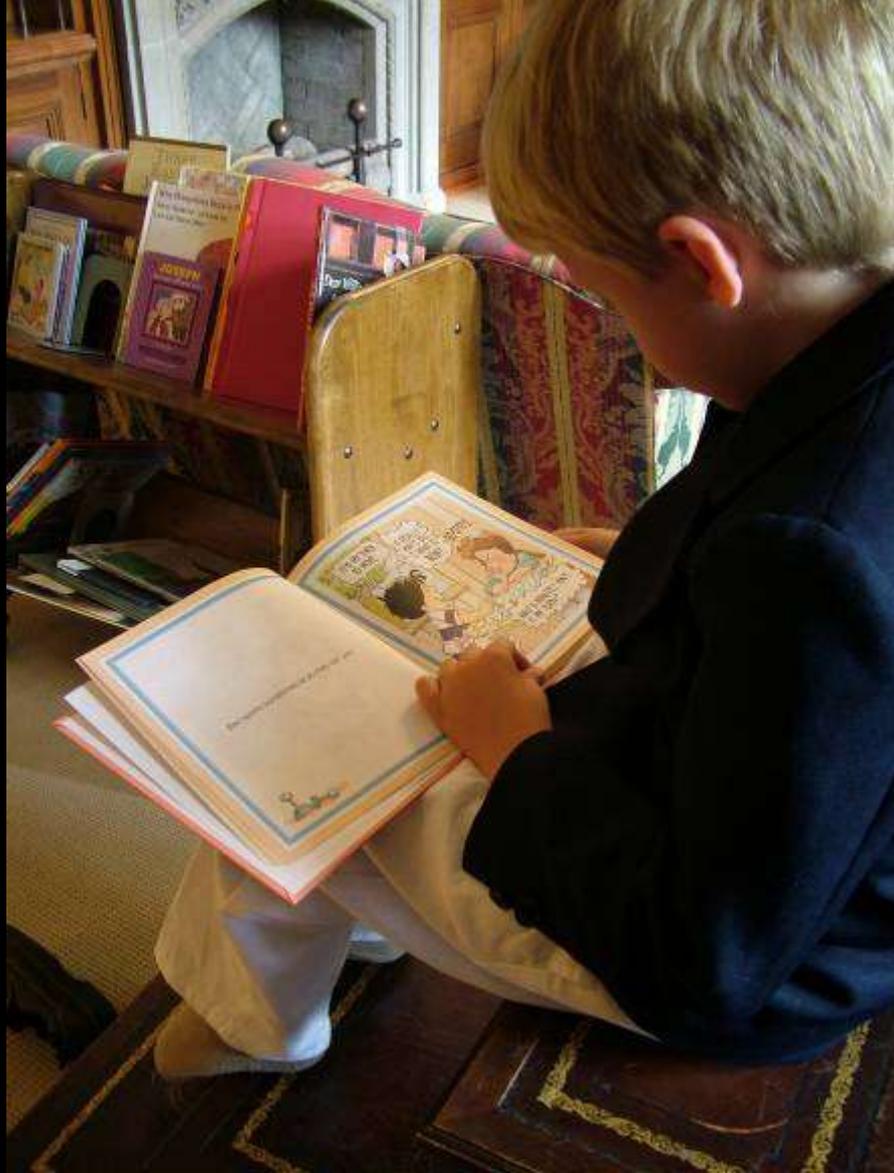
Chris Noll, AIA, LEED AP

Principal

Noll & Tam Architects



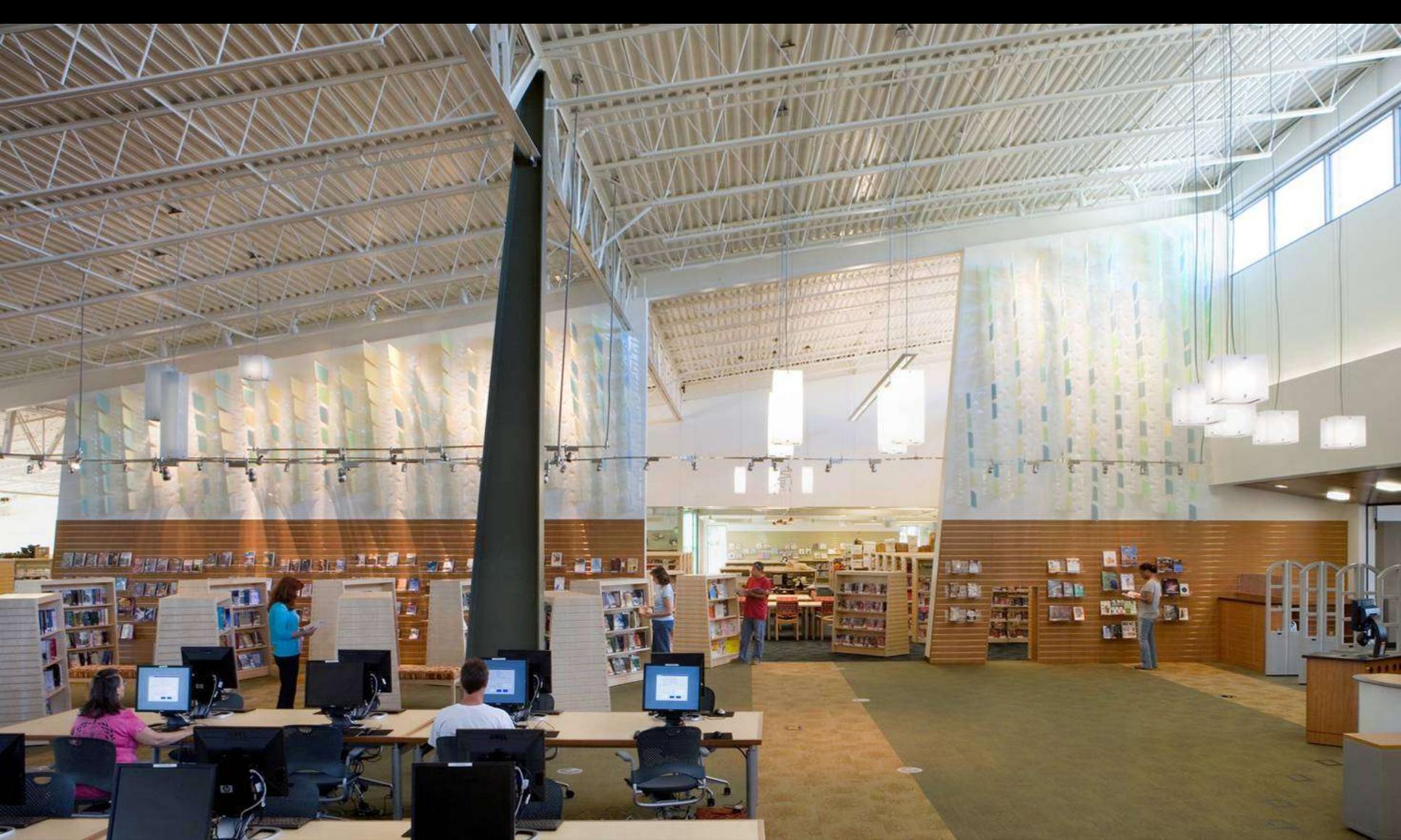
Design Principles



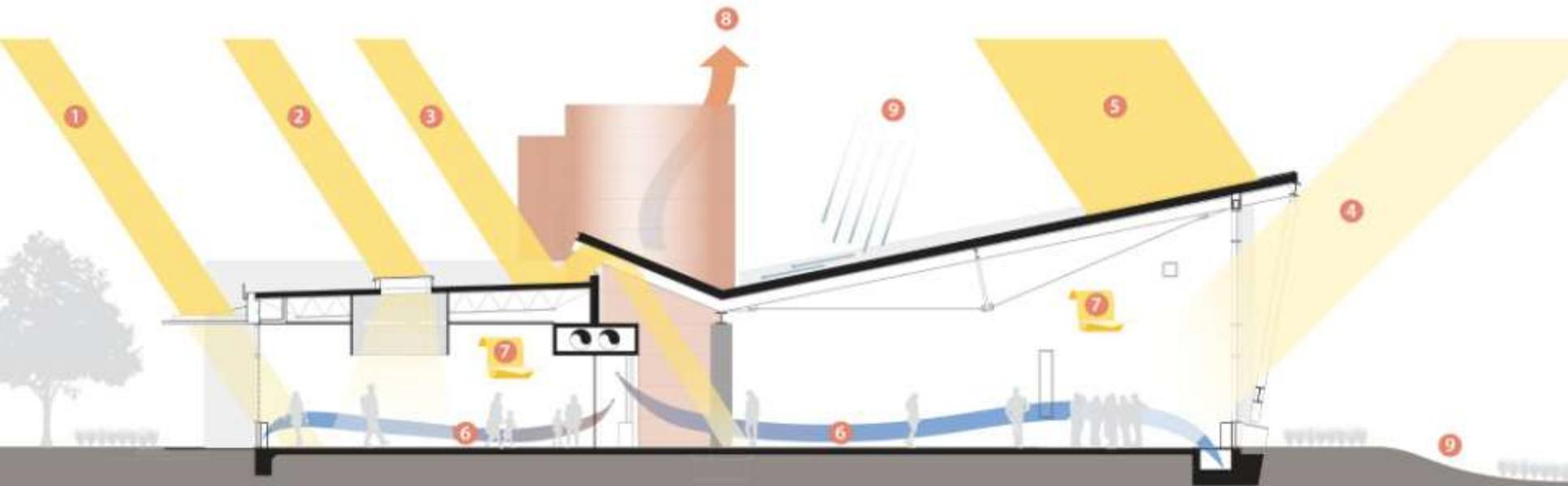
Inspiration



Daylight



Cross Visibility



- 1 Intense southern sunlight is filtered through deep sunscreens
- 2 Skylights allow limited direct sunlight that is refracted through chain drape
- 3 Sunlight reflects off light colored "cool roof" to interior white ceiling lighting central spine
- 4 Northern diffused light fills the main reading room
- 5 Building integrated PV laminated to standing seam metal roof
- 6 Low velocity cool air enters low and is pulled across the room
- 7 Thermal mass walls give back "oooth" or warmth depending on season
- 8 Hot interior air naturally ventilates out top of tower
- 9 Rainwater is funneled with "V" shaped roofs to bioswales in the landscape

Sustainability



LEED RATING
 Low flow fixtures are used to reduce water consumption, a commitment to all rapid development building projects.



LEED SILVER RATING
 Through the process of LEED, we guarantee efficiency, reducing dependence on polluting fossil fuels.



DAYLIGHT
 Solar orientation is considered both, allowing for maximum daylight that makes every square foot an additional light.



RECYCLED CONTENT
 Manufacturers choose with high levels of recycled content, reducing impact on resources and the environment.



FSC WOOD
 Wood is specified to come from FSC, Forest Stewardship Council, Certified Logging operations.



GREENHOUSE GAS
 A way to use the building to offset and reduce greenhouse gas emissions using the triangular strategy.



GREENSOURCE
 The national market of sustainability is growing fast, led by the United States Green Building Council (USGBC).



AIR CONTROL
 Windows on the north, south, and west elevations have air control systems to reduce HVAC cooling loads from solar heat gain.



RAINFALL COLLECTION
 A rainwater collection system for heating and cooling. Reducing energy use from power distribution.



RAINWATER HARVEST
 Light-colored roofs, directly adjacent to rain water harvest, allow for subsequent HVAC cooling loads.



LANDSCAPING
 Native and drought tolerant plants reduce the water we require for irrigation.



ELECTRIC TRANSIT
 Public transit reduces gas consumption by 20% or more.



Los Gatos Library
 Proposed Design, August 17th, 2009

noll & tam
 architects and planners

Sustainability



Multiple Duty

Maximize
Ceiling
Height



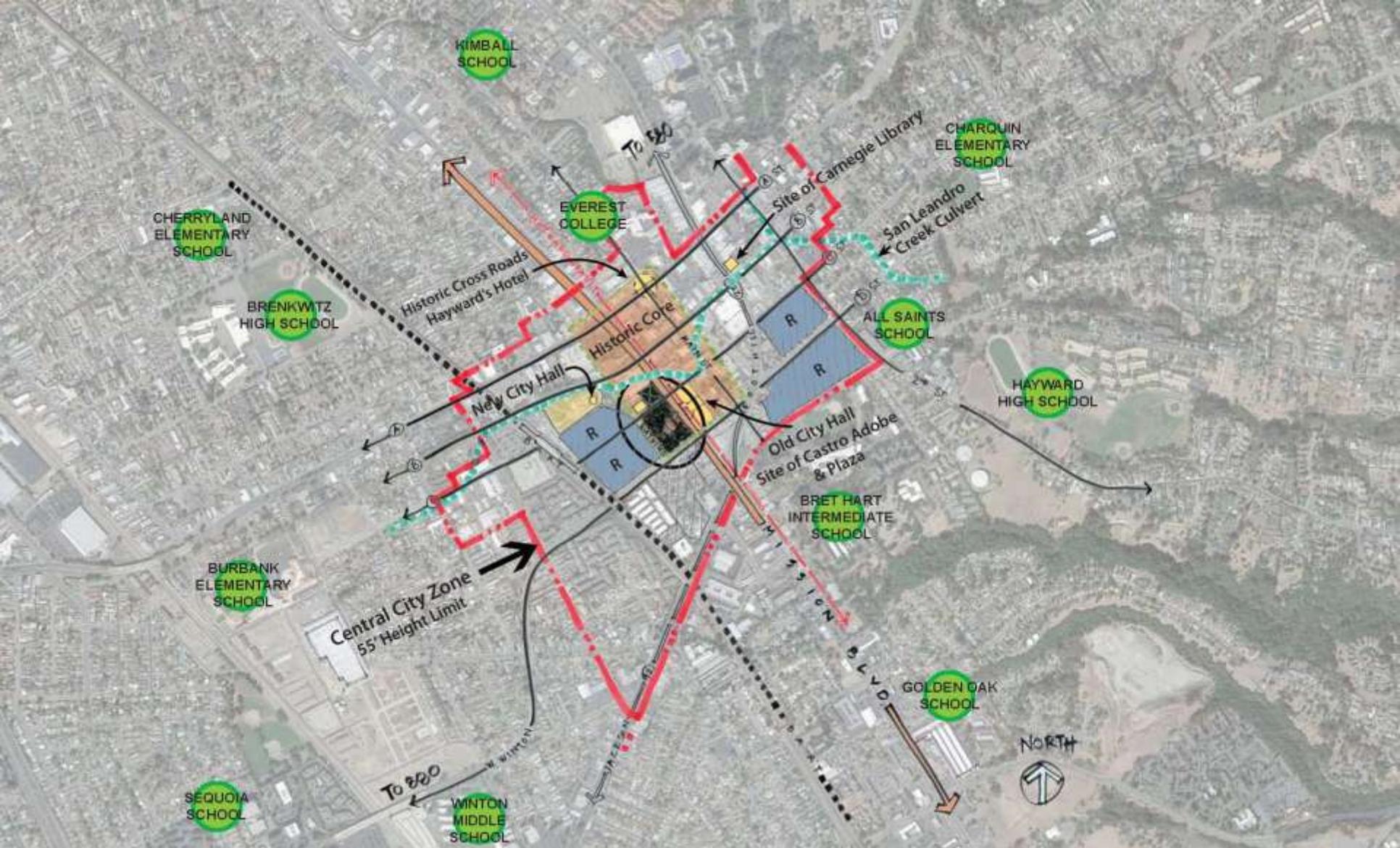
Incorporate
Public Art



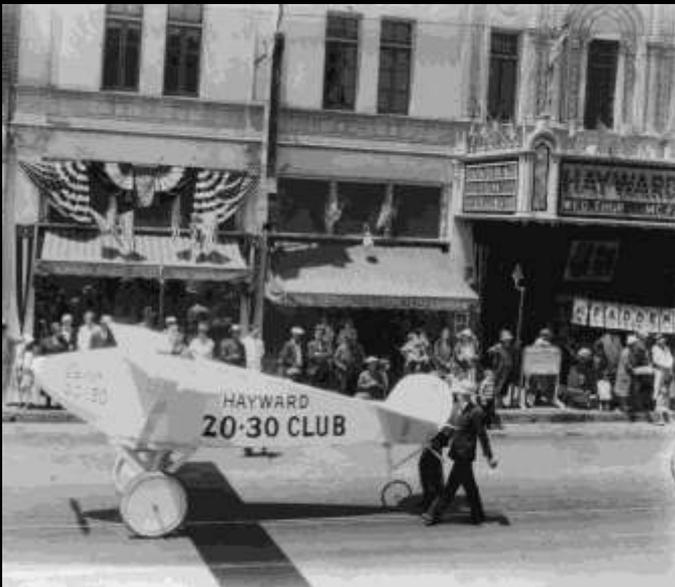
Wow
Factor



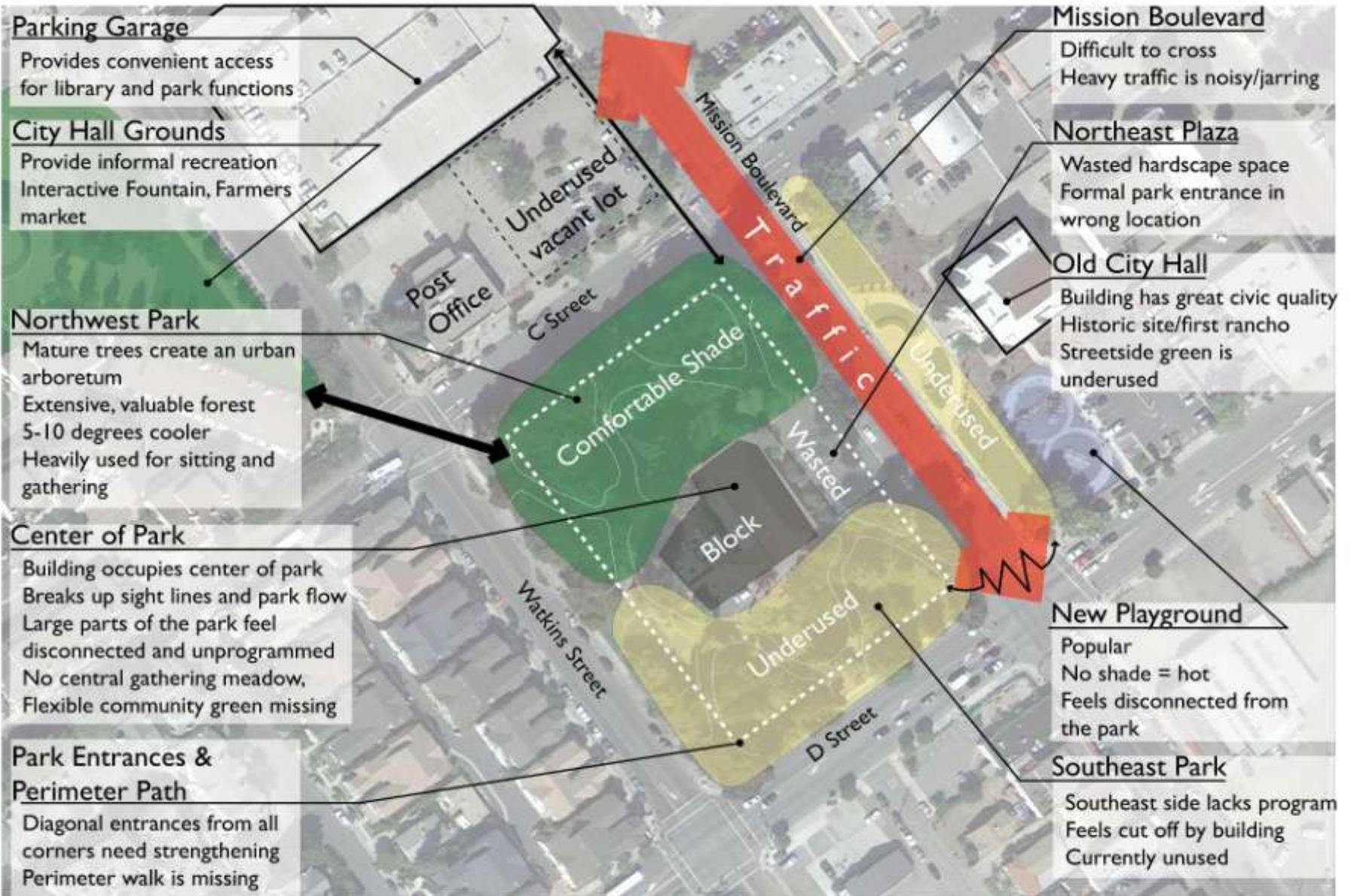
Context

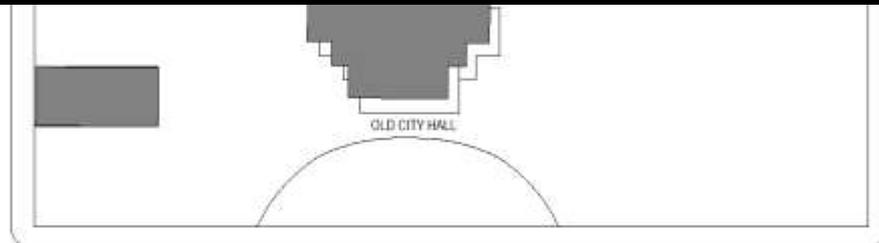
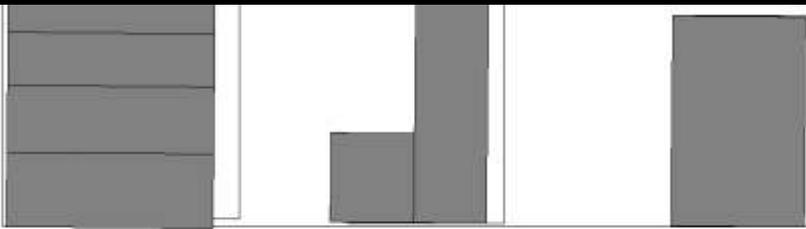


City

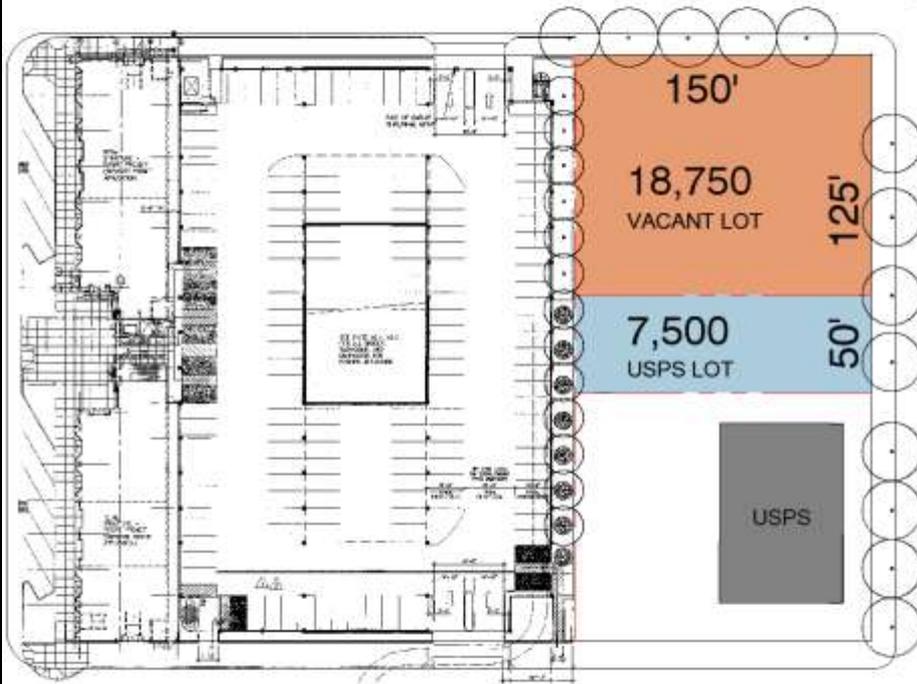


History



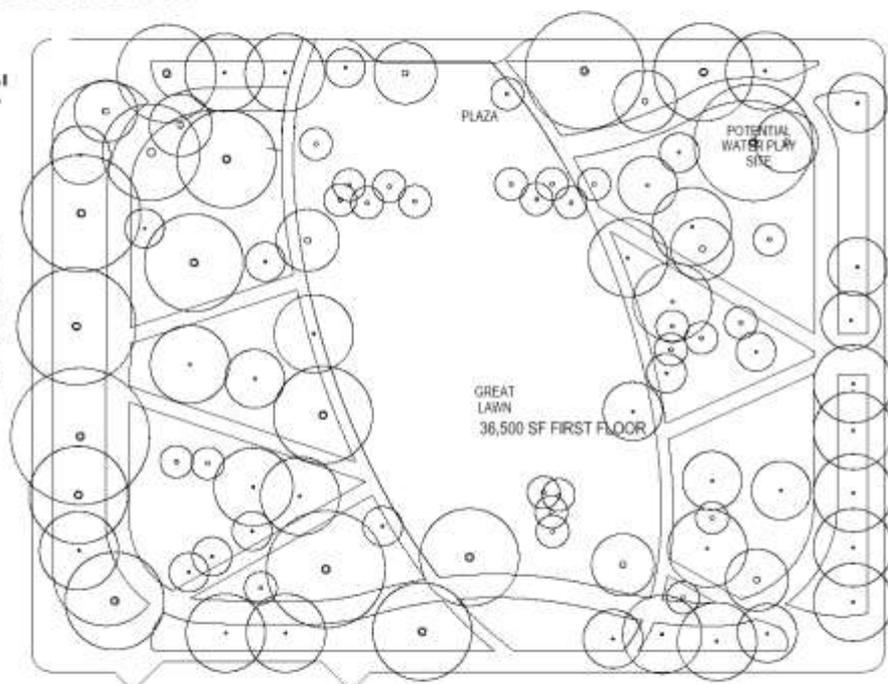


Mission Blvd



52'

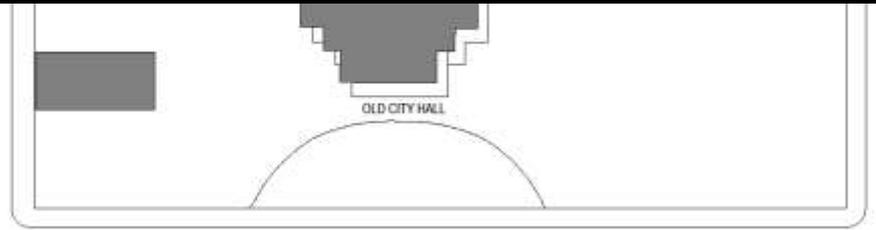
C Street



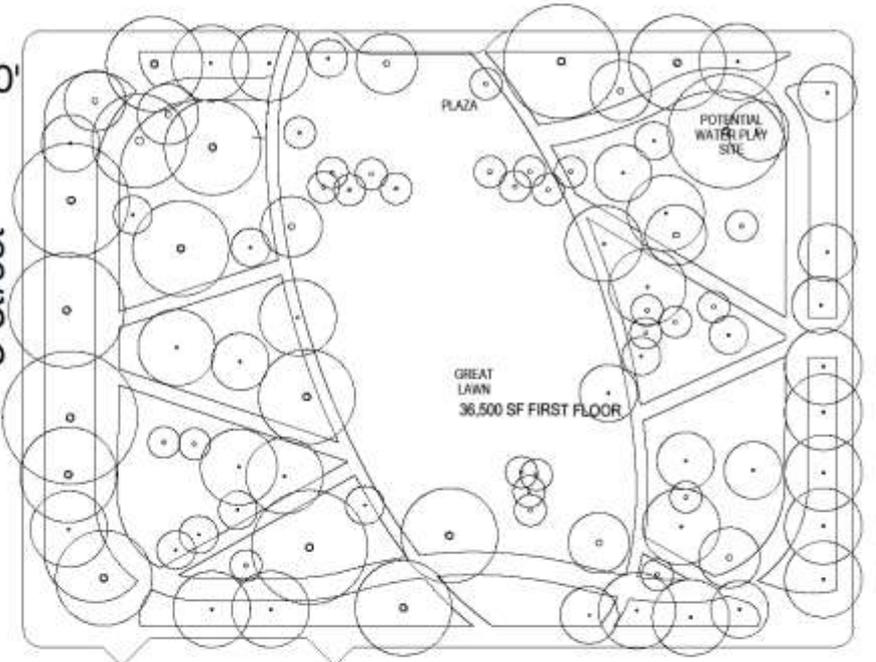
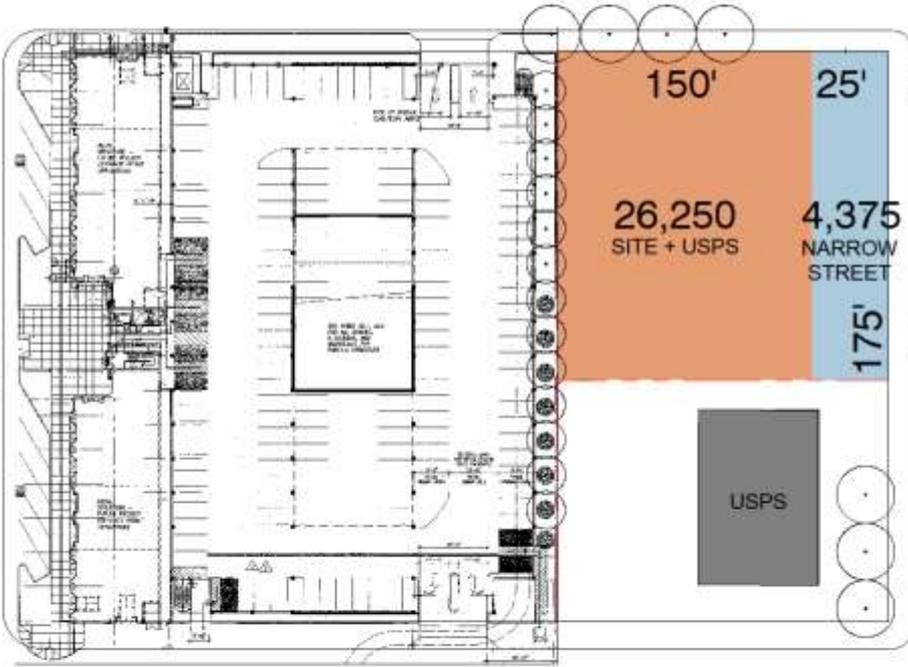
D Street

Watkins Street

Existing Lots

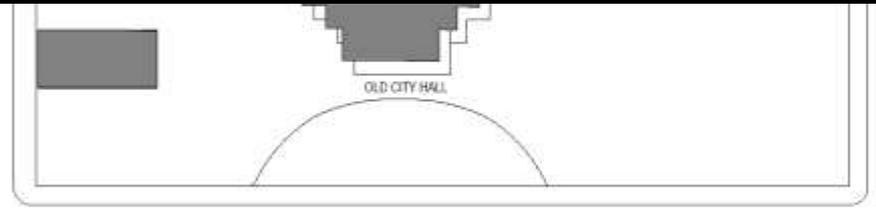


Mission Blvd

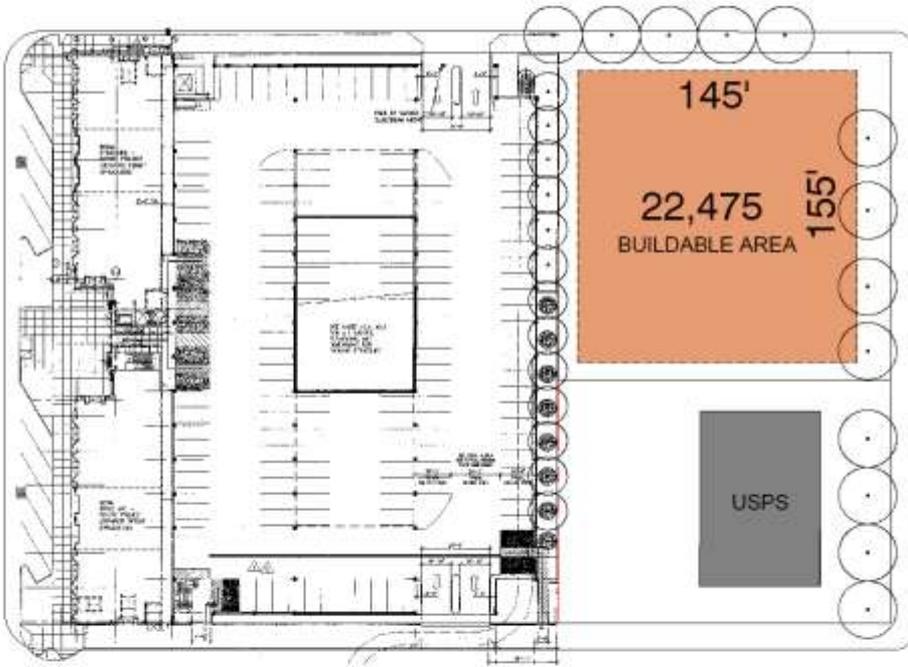


Watkins Street

Reduce Width of C Street

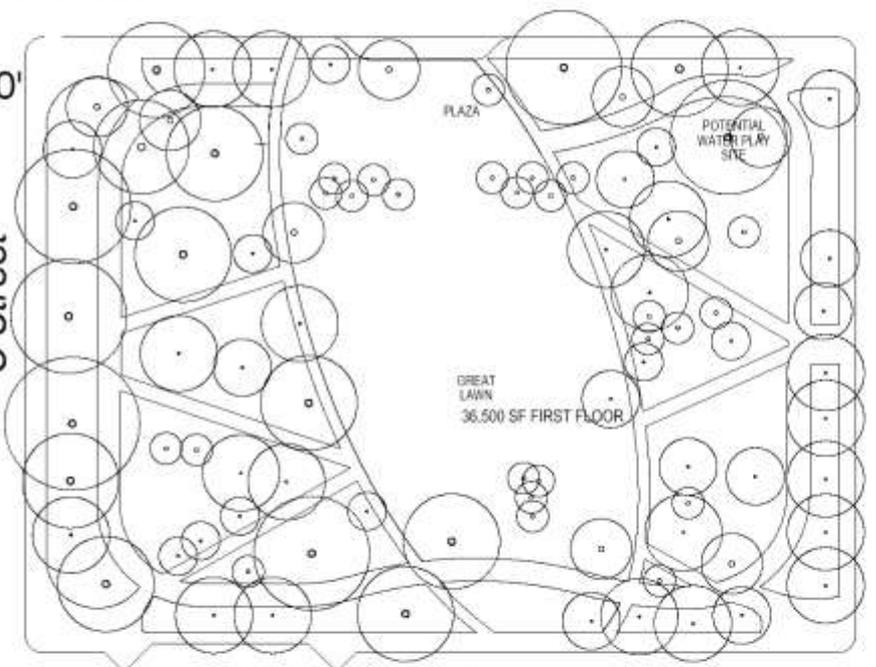


Mission Blvd



30'

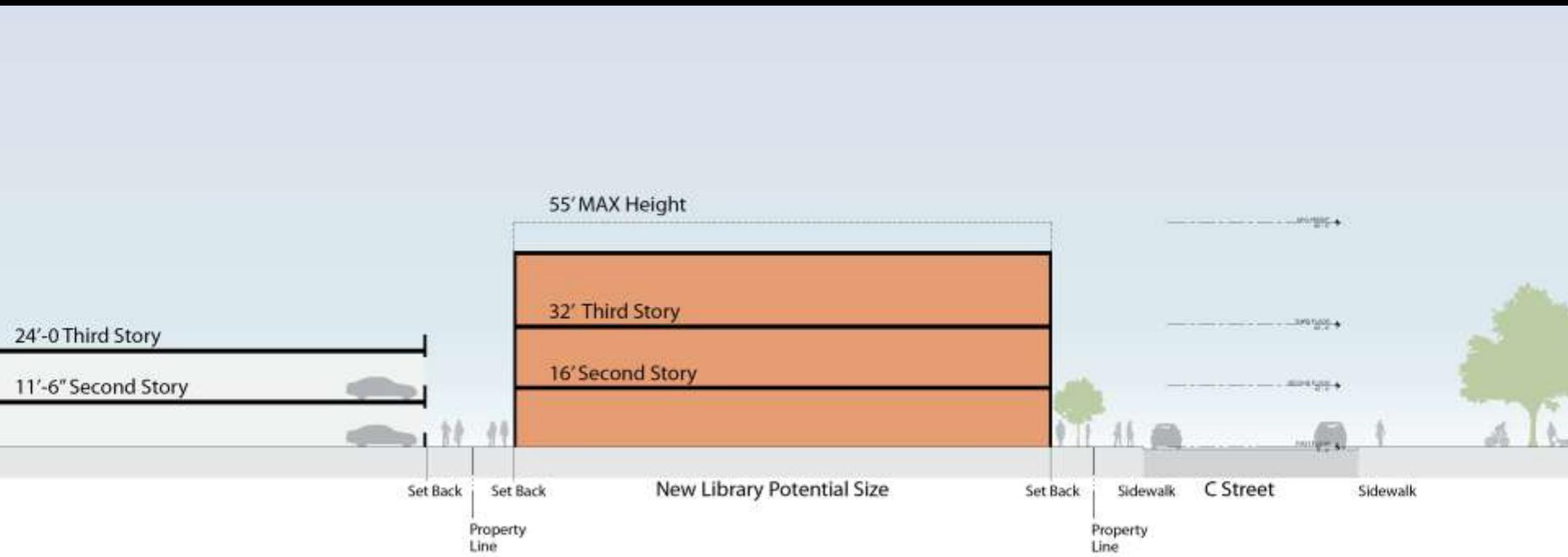
C Street



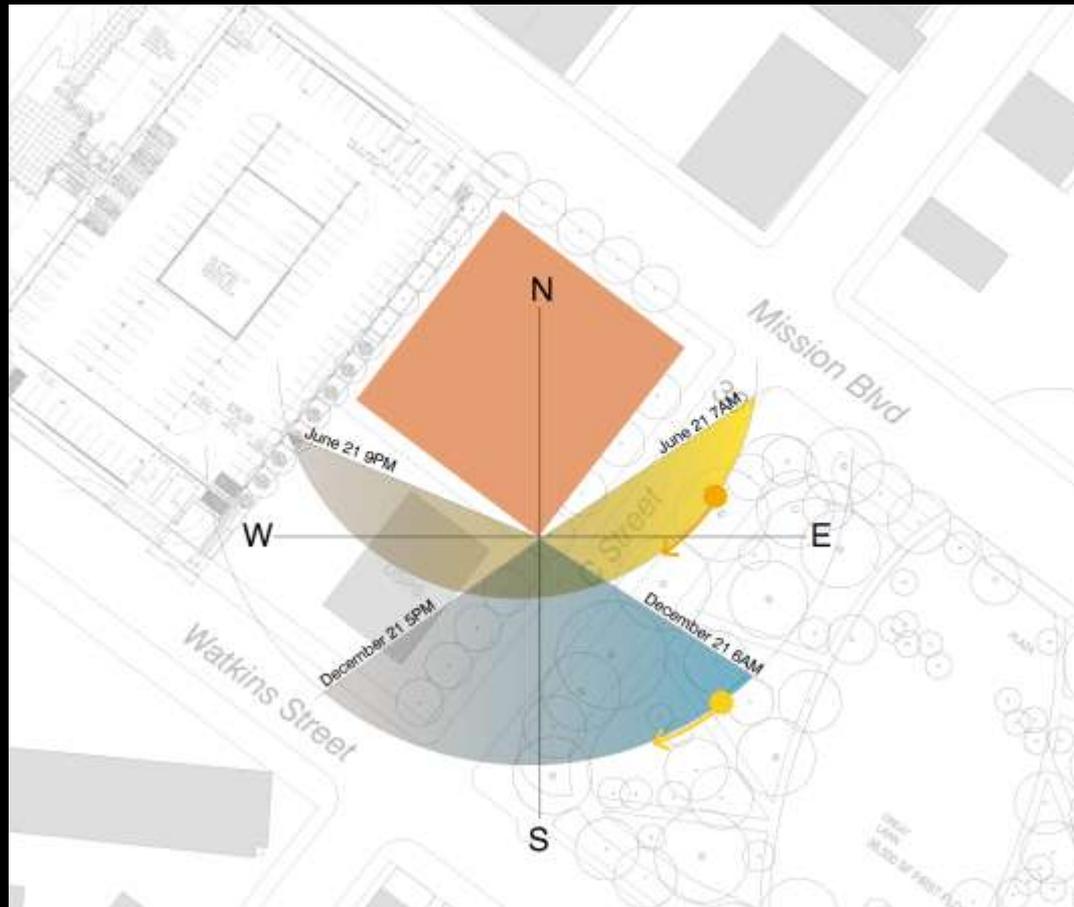
Watkins Street

D Street

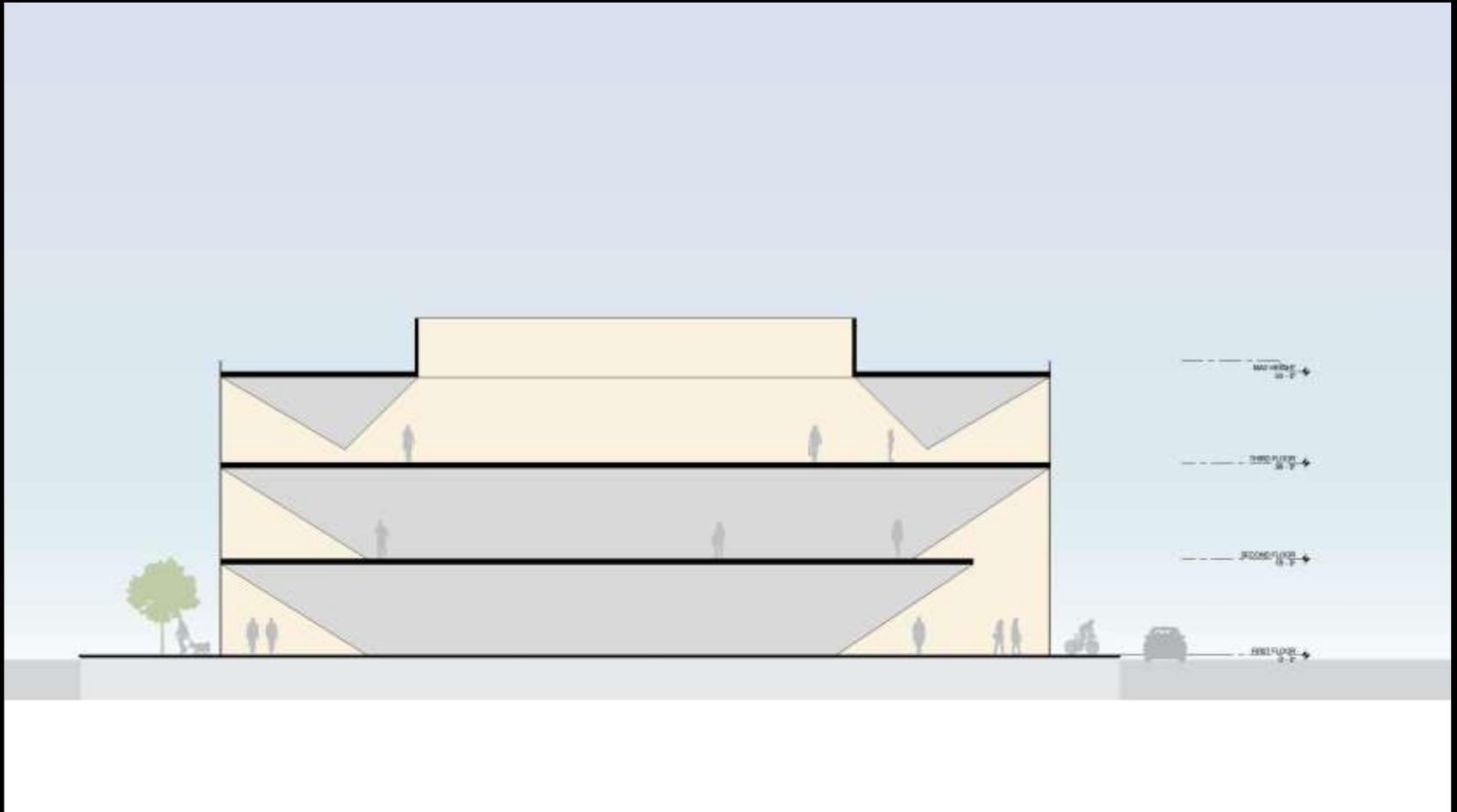
Maximum Buildable Area



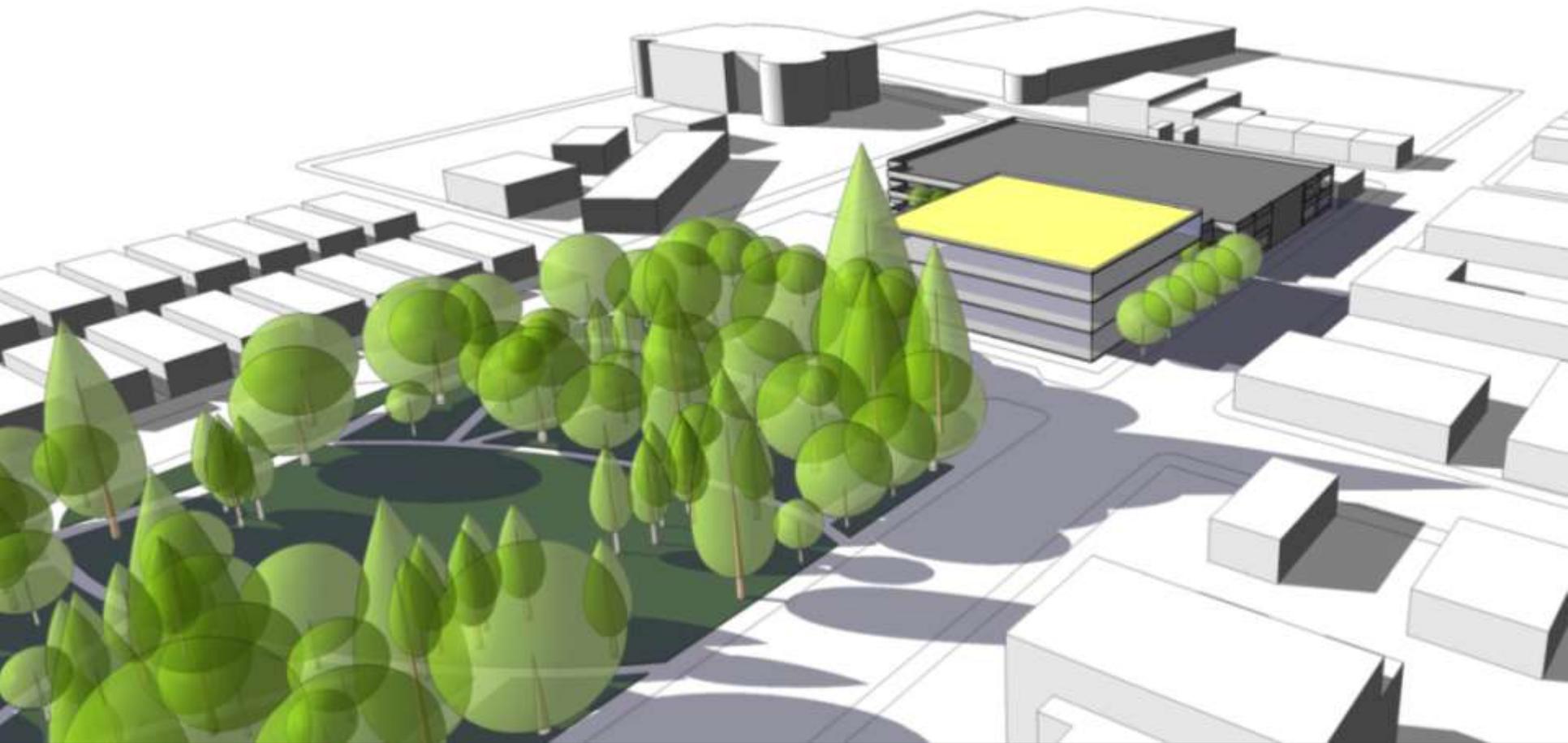
Maximum Buildable Area



Building Orientation



Daylighting



Building and Park

OLD CITY HALL
1849-1851

- LIBRARY GARDEN:
 - WIFI BROWSING
 - BOOK SALES
 - FUNDRAISERS
 - OUTDOOR READING ROOM
 - OUTDOOR CLASSROOM

(E) PLAZA

(E) FOCAL POINT

M I S S I O N B O U L E V A R D

C S T R E E T

D S T R E E T

FLEXIBLE
COMMUNITY
MEADOW

SEATWALLS

PERIMETER WALK
RESTORE
DIAGONAL
ENTRANCES

SHADE ARBOR

W A T K I N S S T R E E T

EXISTING
PARKING
STRUCTURE

EXISTING
POST
OFFICE

C STREET STREETSCAPE

Narrowing C Street to one lane transforms it into a pedestrian-friendly space that better links the park to the Library and Post Office. Widened sidewalks, planted bulb-outs, and special paving create a unified streetscape that can accommodate events like farmers' markets and street fairs.

PARK CIRCULATION

The concept is to restore historic diagonal paths, improving access into the park from the corner entry points. New perimeter paths afford park visitors a shady strolling circuit protected and buffered from adjacent traffic.

COMMUNITY MEADOW

Relocating the library allows for the creation of a large, flexible, central open space that can accommodate a wide range of recreation and programs. The existing plaza along Mission Boulevard is preserved and a new arbor and plaza are added near Watkins Street.

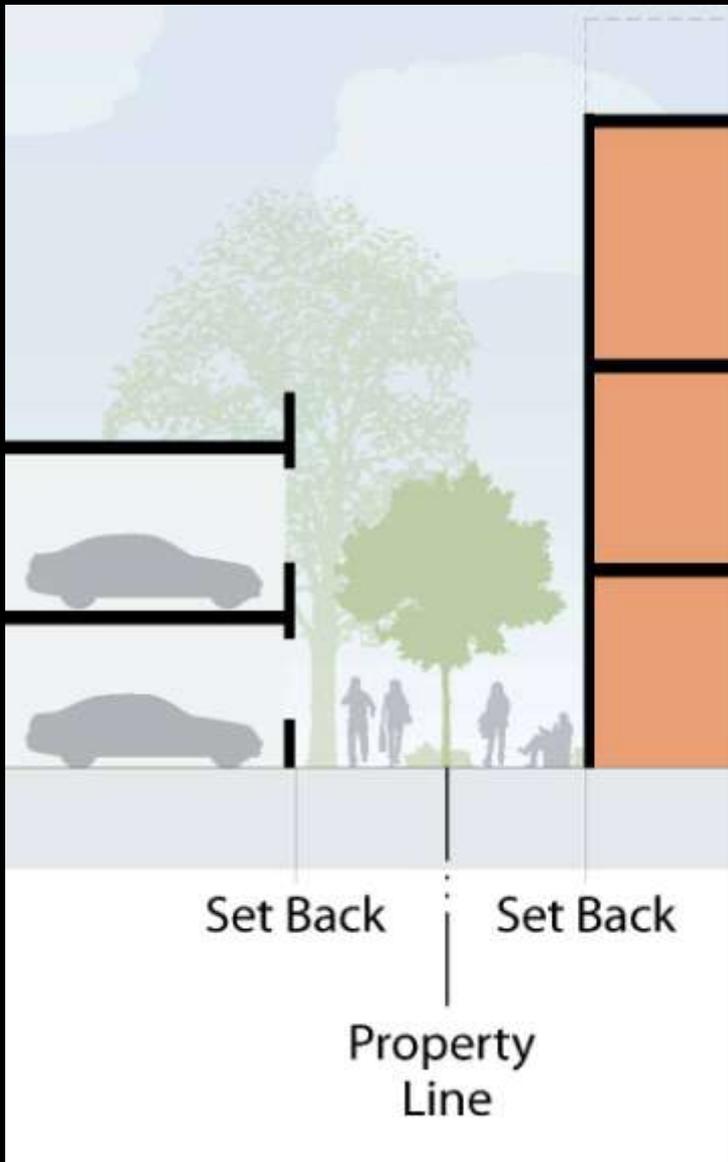




HAYWARD LIBRARY AND COMMUNITY LEARNING CENTER TOWN SQUARE

June 30th, 2010 R | H | A | A





Promenade

Design History

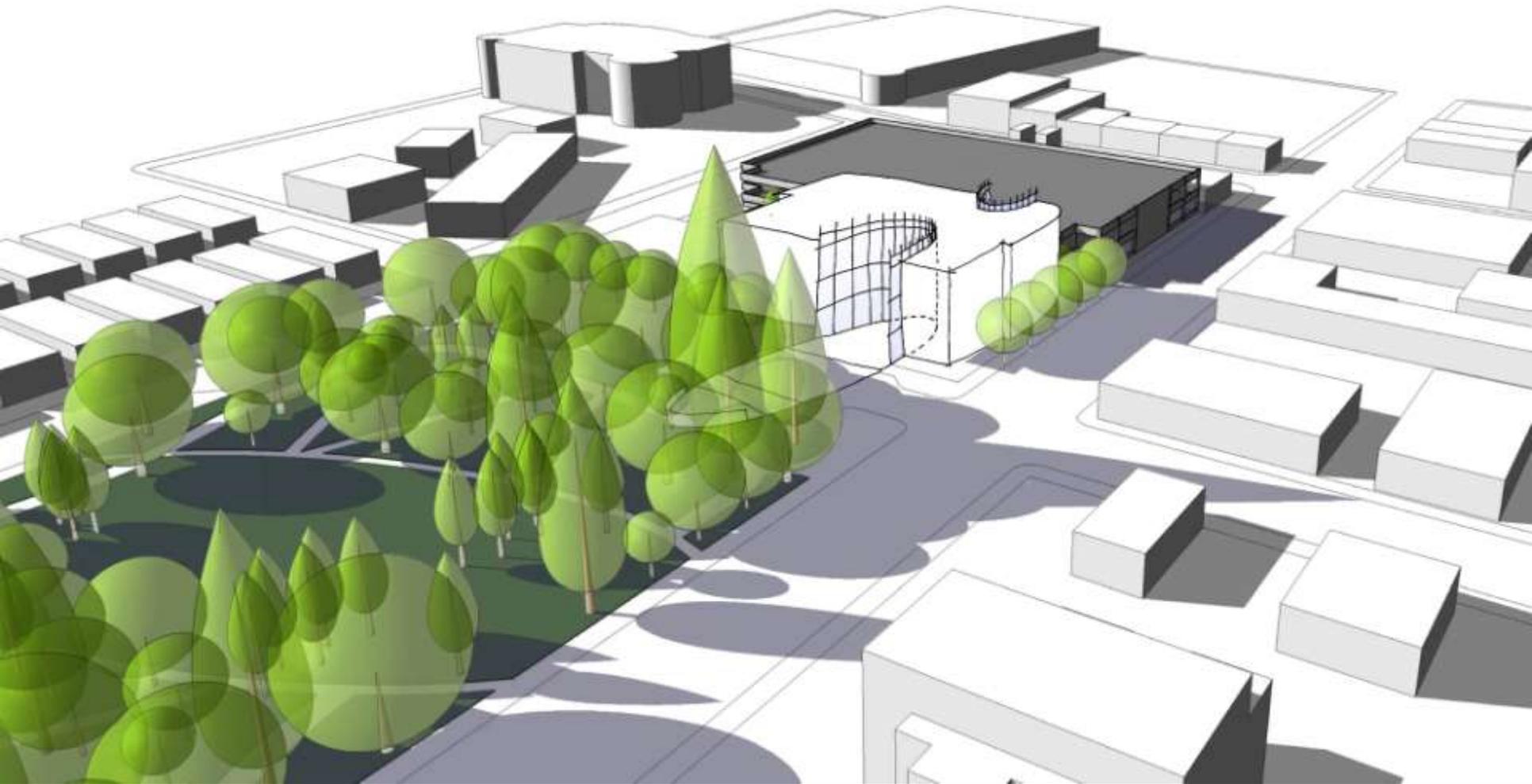
6 Concepts



“Heart of the City - A”



“Heart of the City - B”



“Park Connection”



“Future Tense”

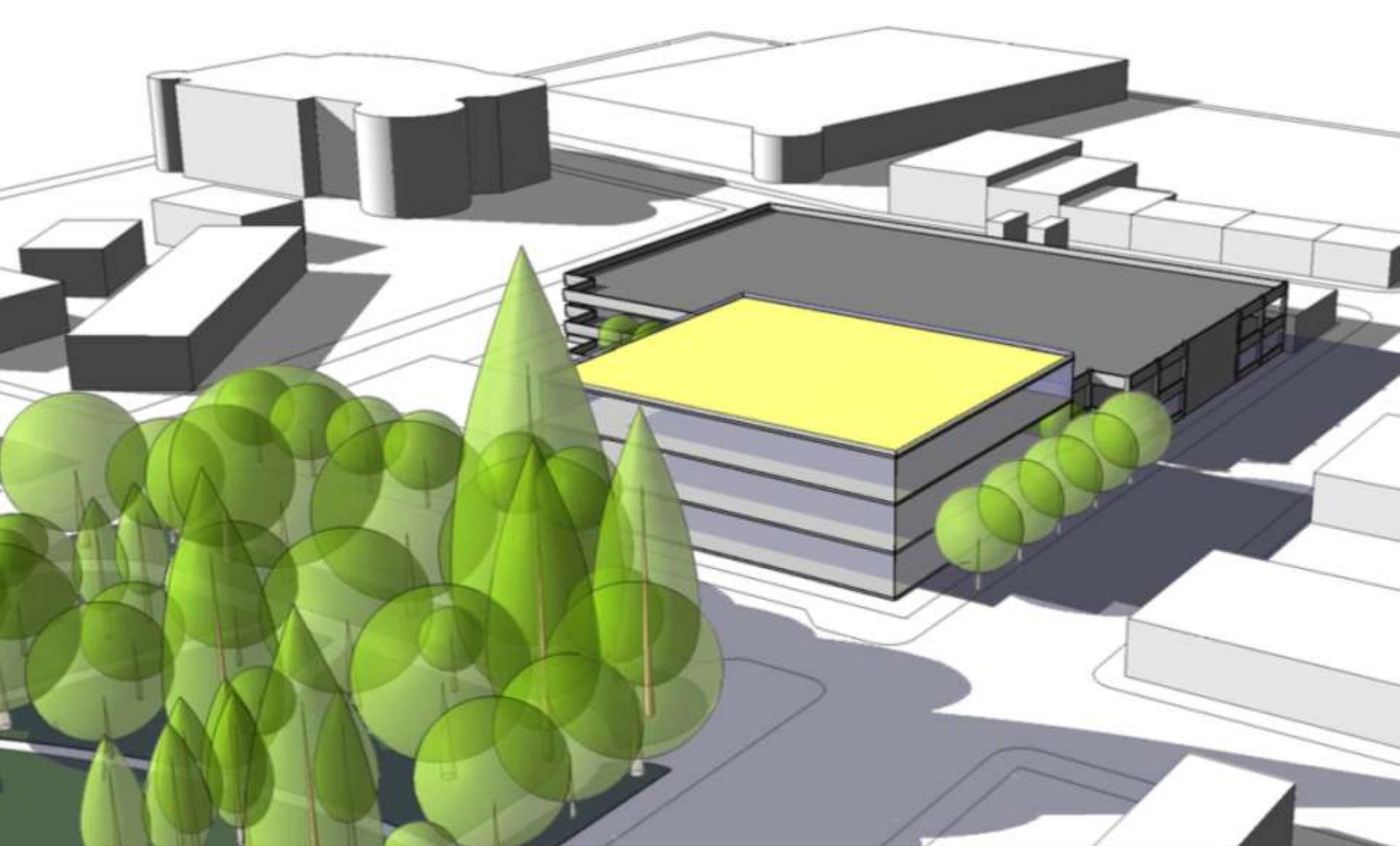


“Diversity”

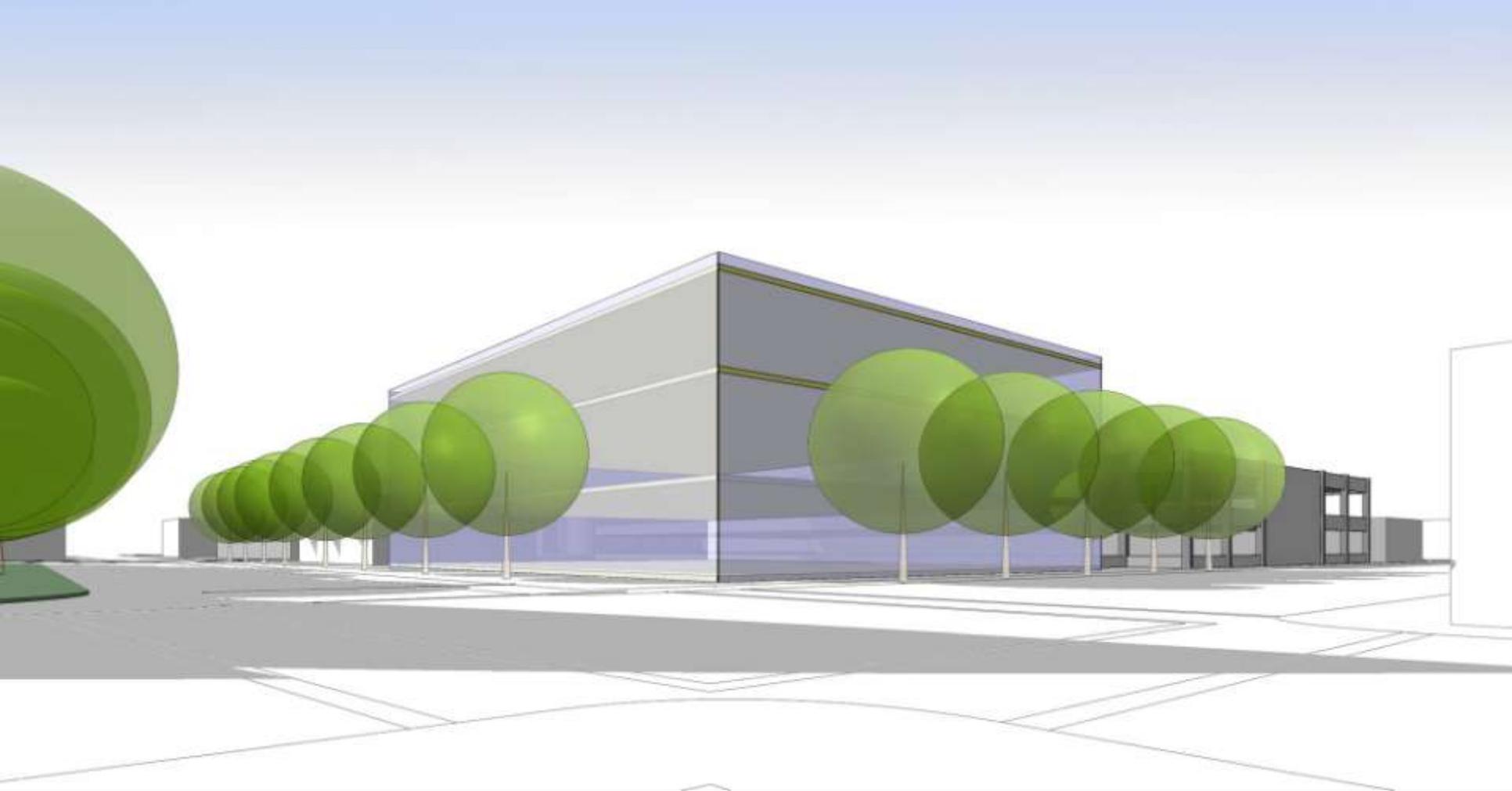


“Bay Window”

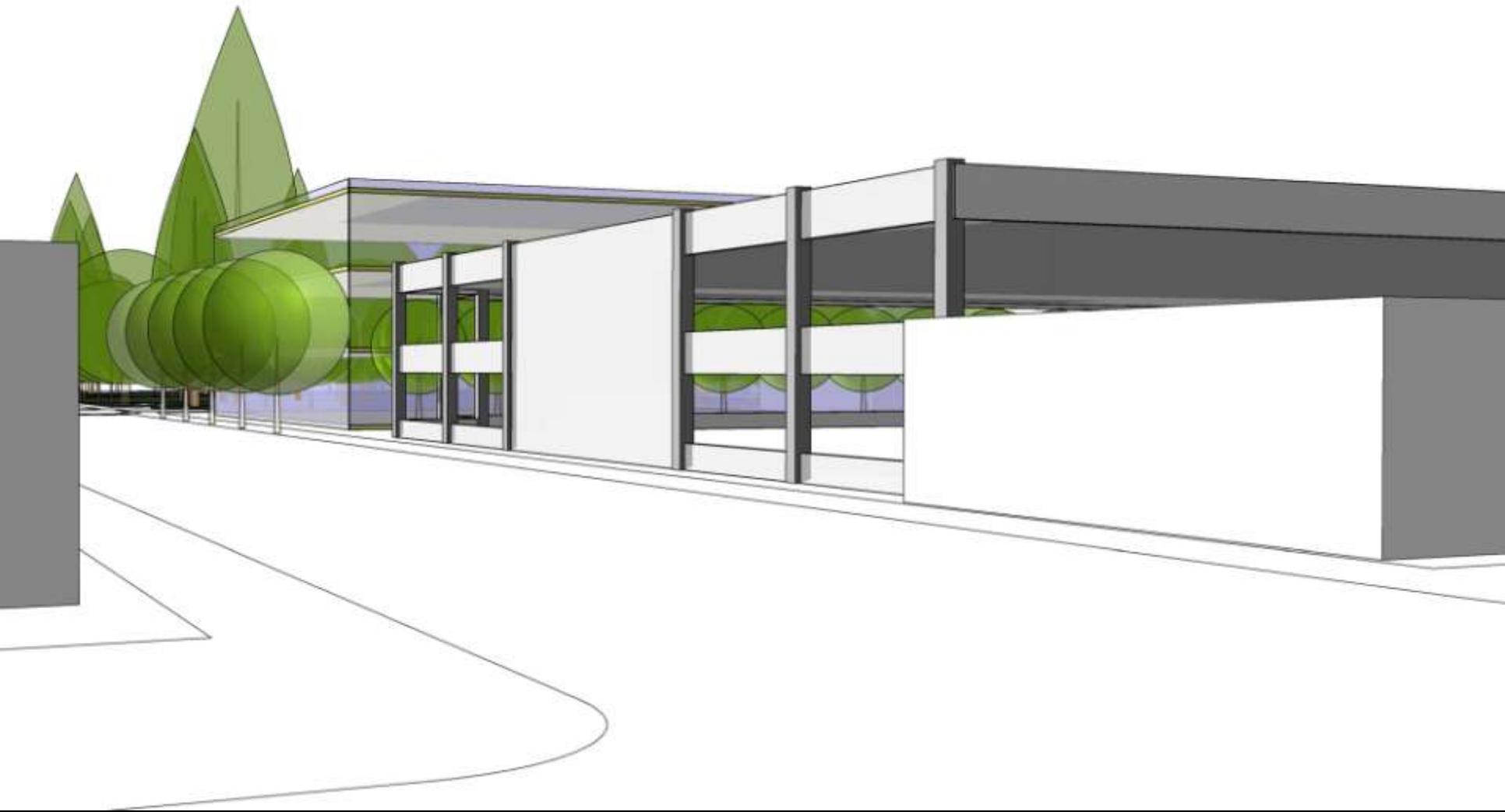
Conceptual Design Alternatives



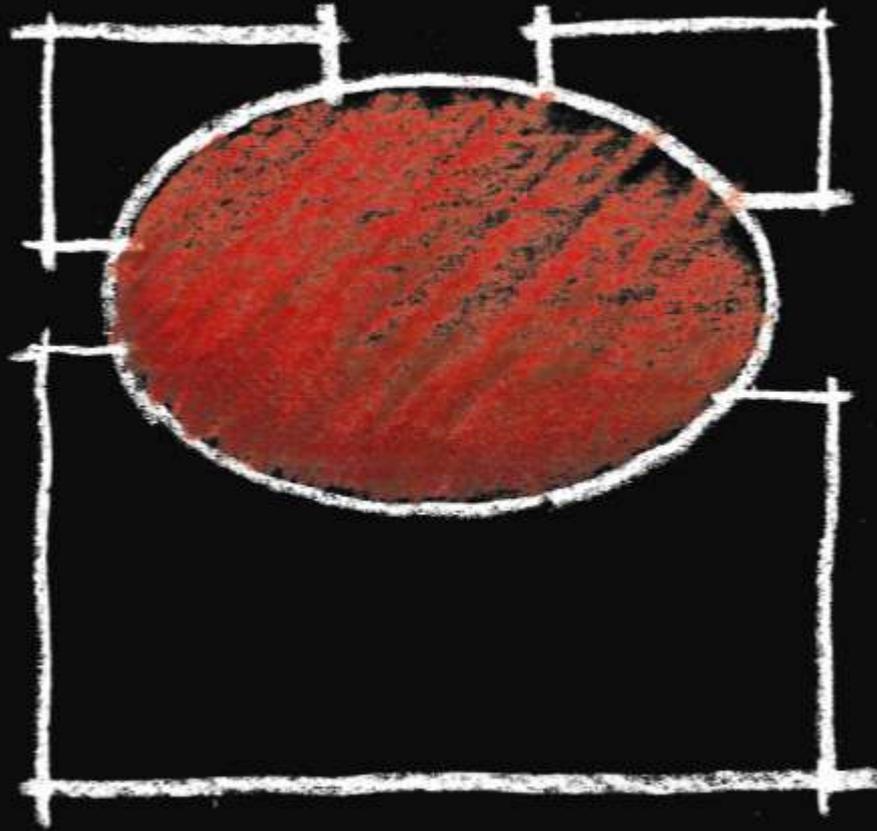
Building Block – Aerial View



Building Block – Corner View



Building Block – Mission Blvd. View



“Heart of the City”



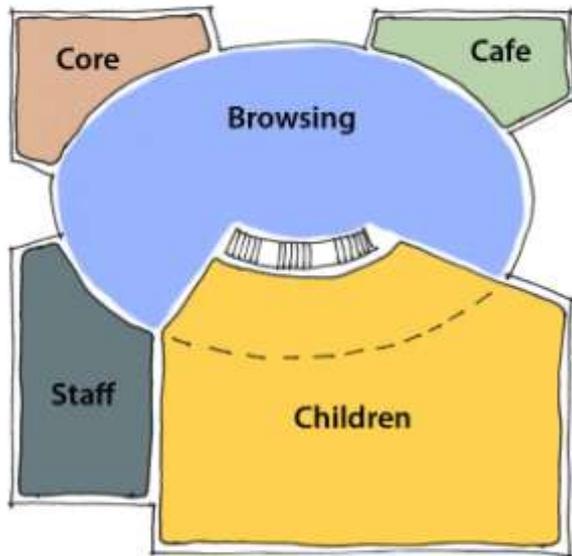
“Heart of the City”



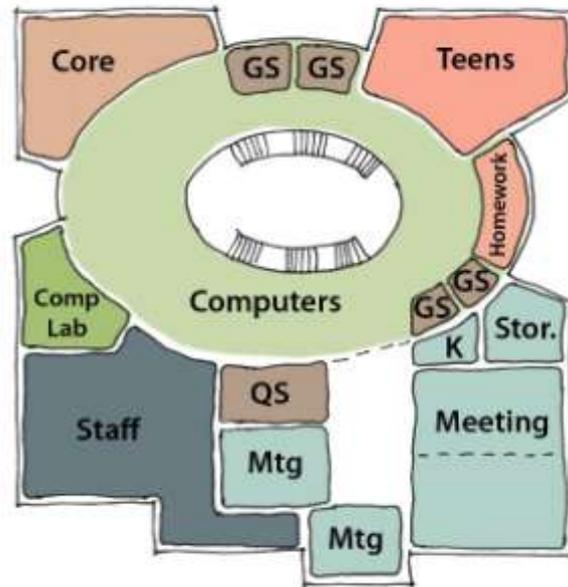
“Heart of the City”



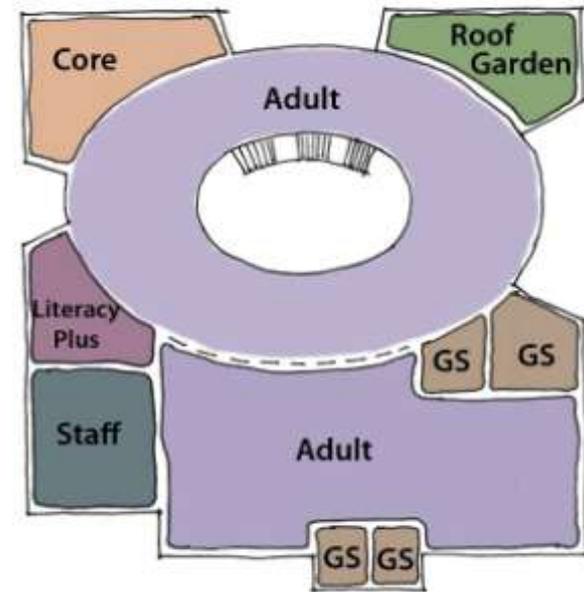
“Heart of the City”



First Floor



Second Floor



Third Floor

“Heart of the City”



“Heart of the City”



“Heart of the City”



“Heart of the City”



“Heart of the City”



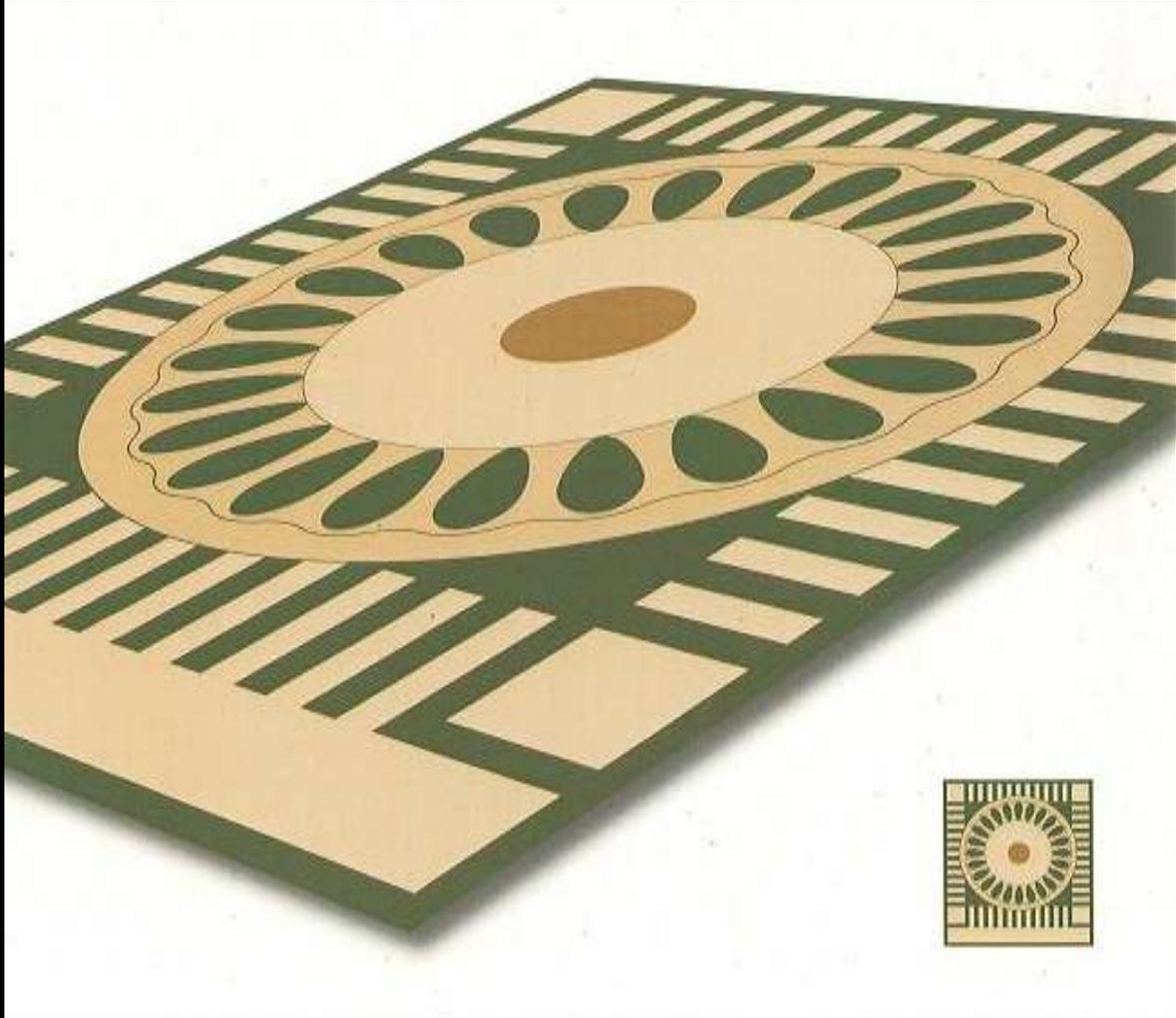
“Heart of the City”

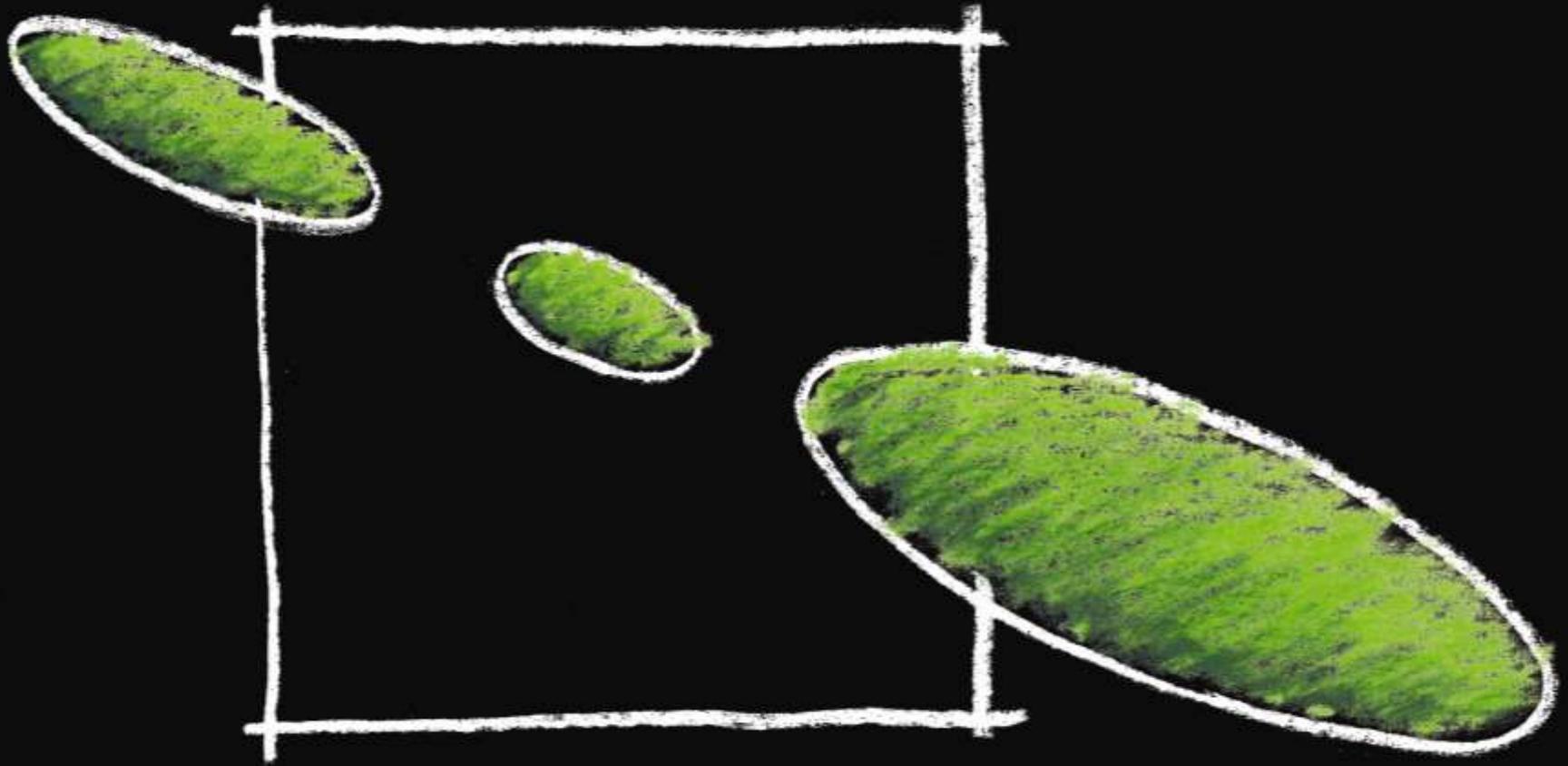
“Heart of
the City”





“Heart of the City”





“Park Connection”



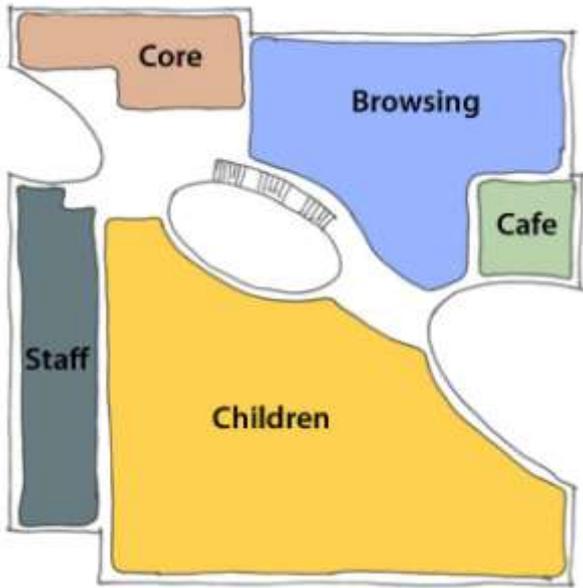
“Park Connection”



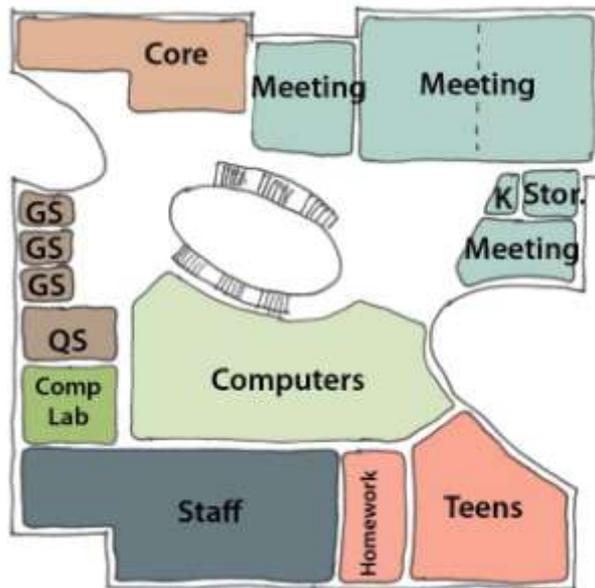
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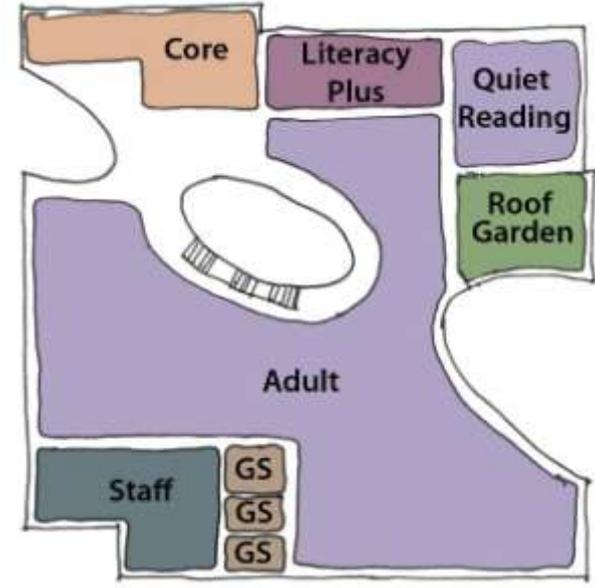
“Park Connection”



First Floor



Second Floor



Third Floor

“Park Connection”



“Park Connection”

“Park Connection”



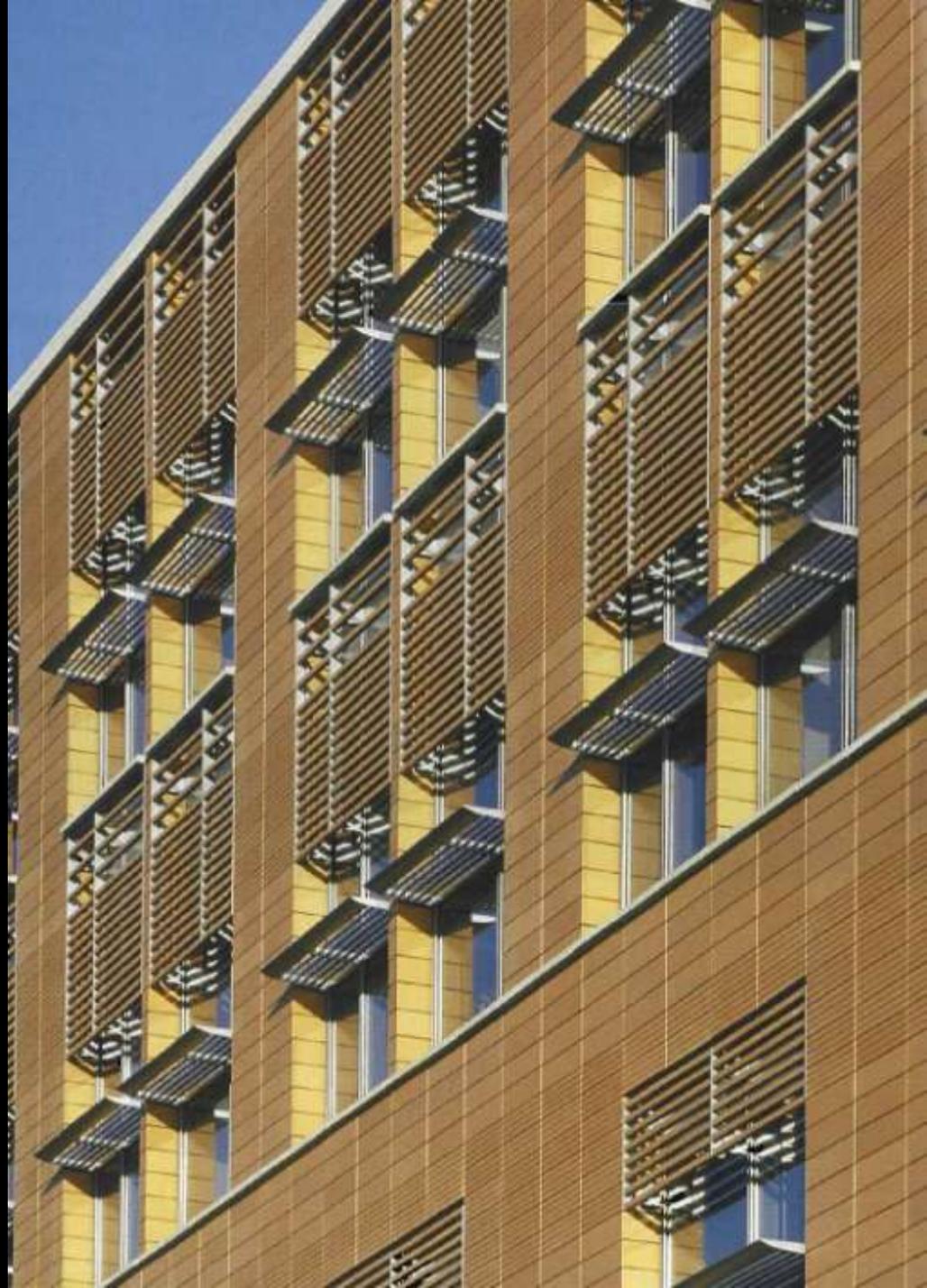
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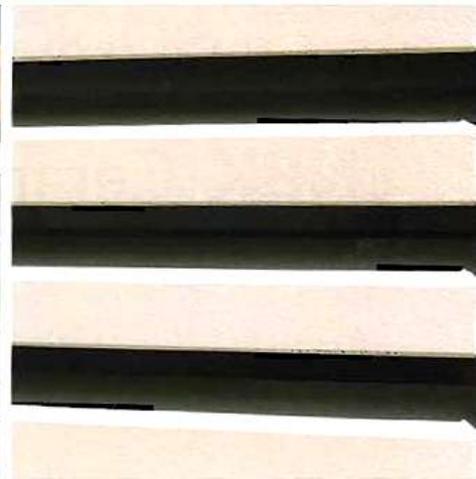
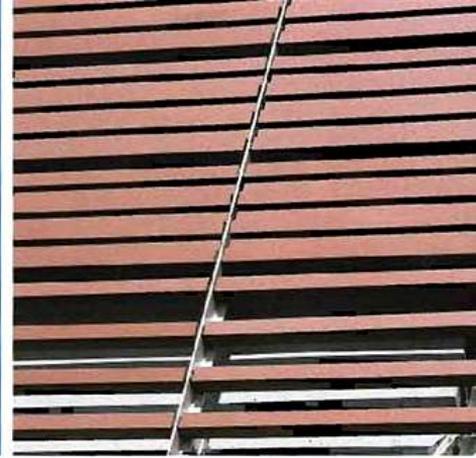
“Park Connection”



“Park
Connection”

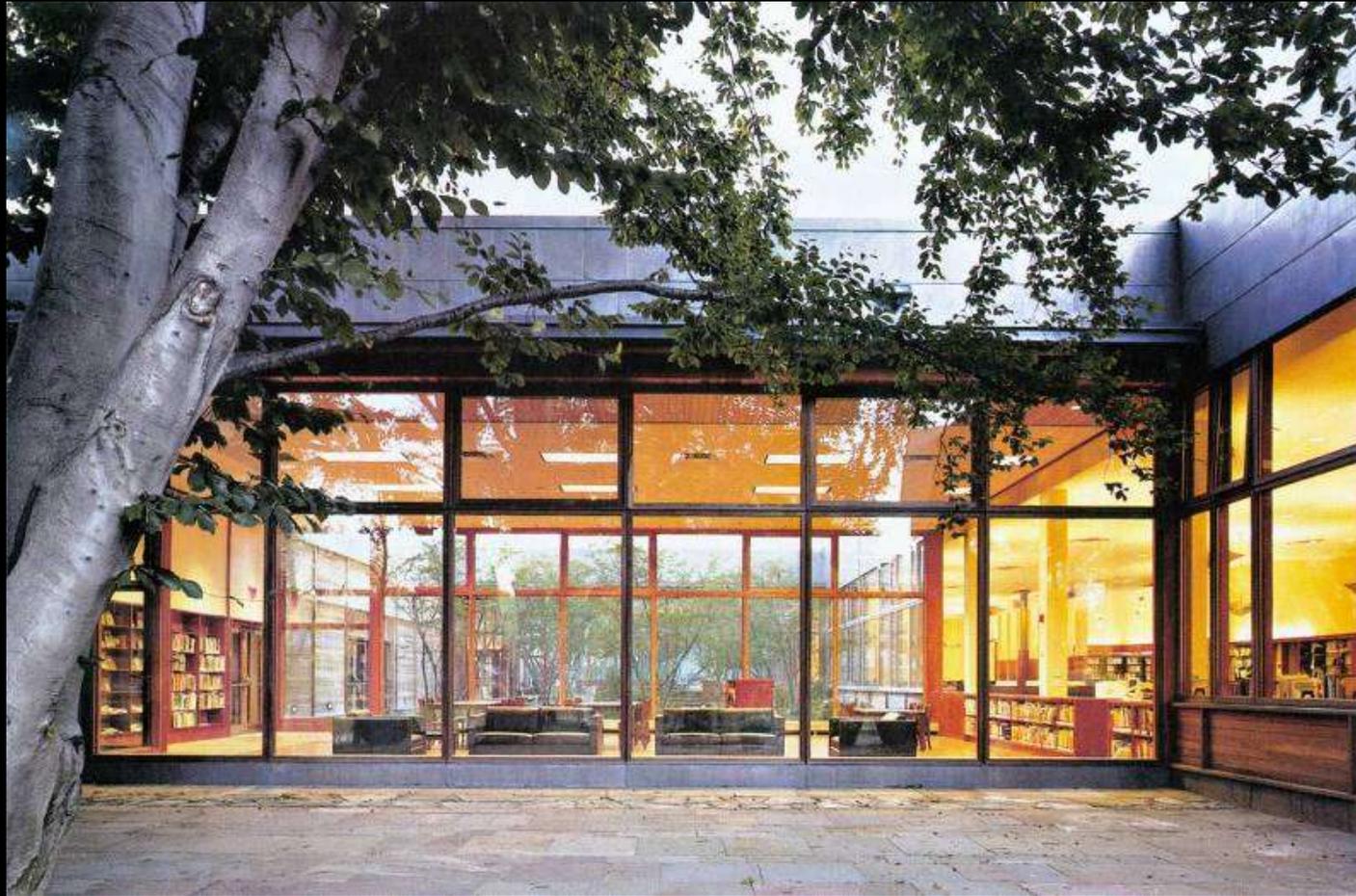


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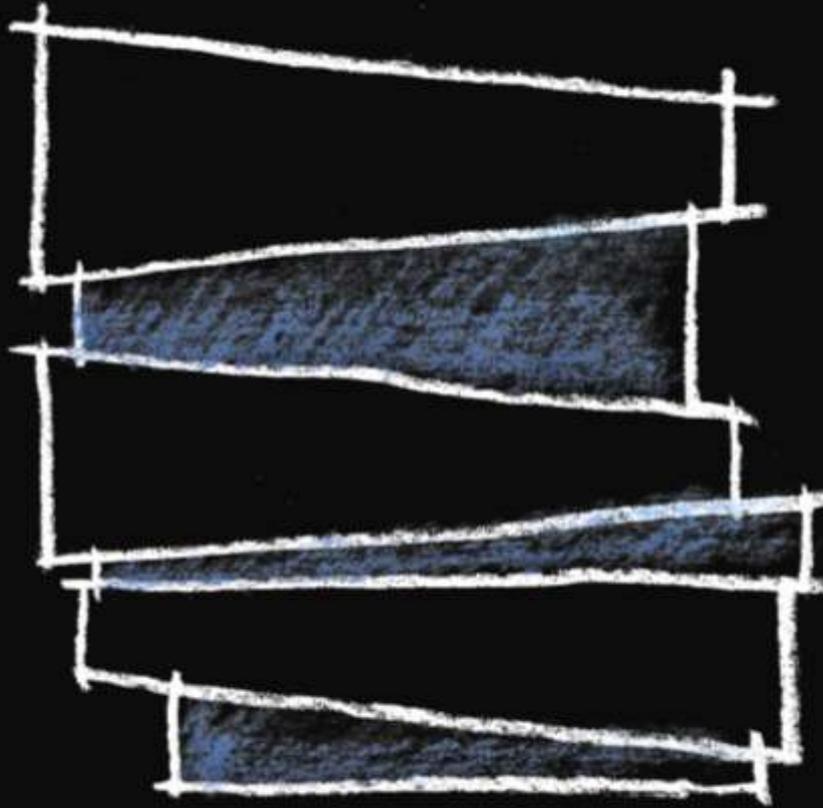


“Park Connection”





“Park Connection”



“Common Ground”



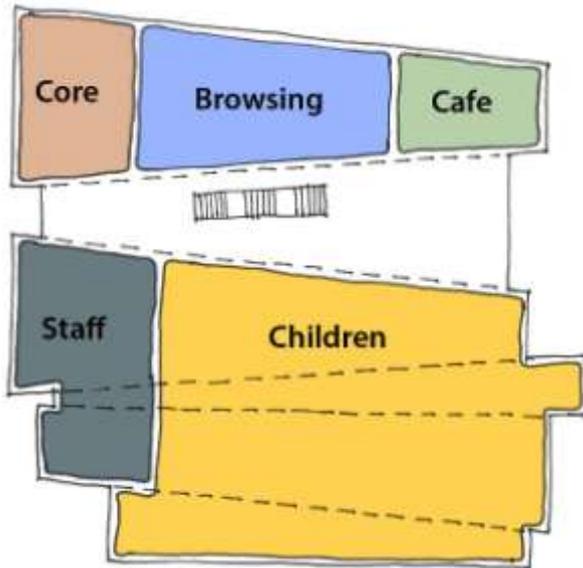
“Common Ground”



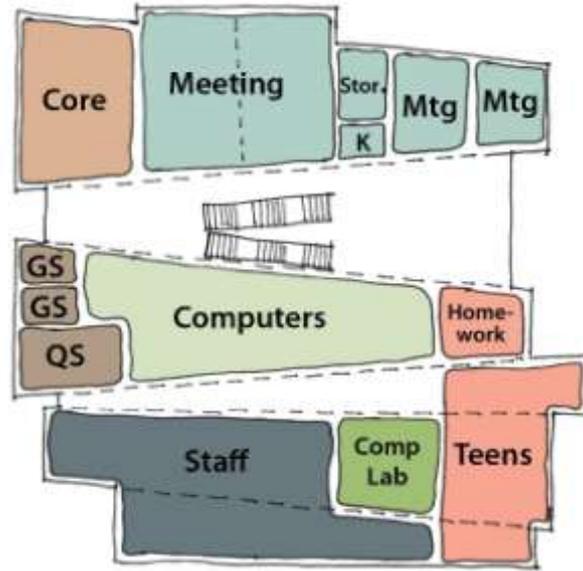
“Common Ground”



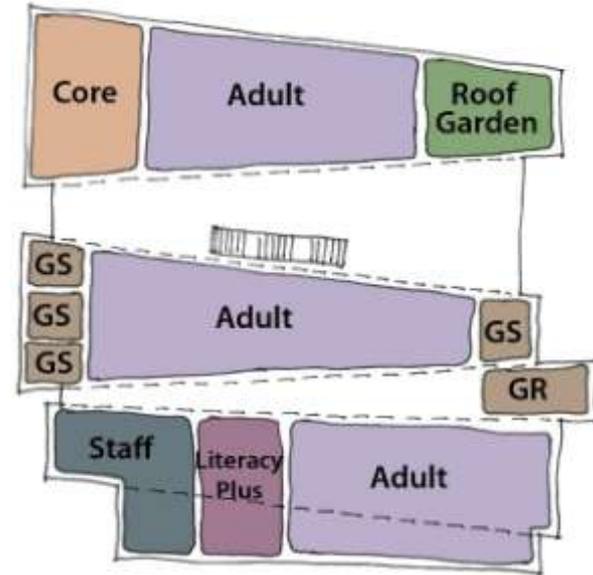
“Common Ground”



First Floor



Second Floor



Third Floor

“Common Ground”



“Common Ground”

“Common Ground”



“Common Ground”



“Common
Ground”



“Common
Ground”



“Common
Ground”



“Common
Ground”



“Common
Ground”

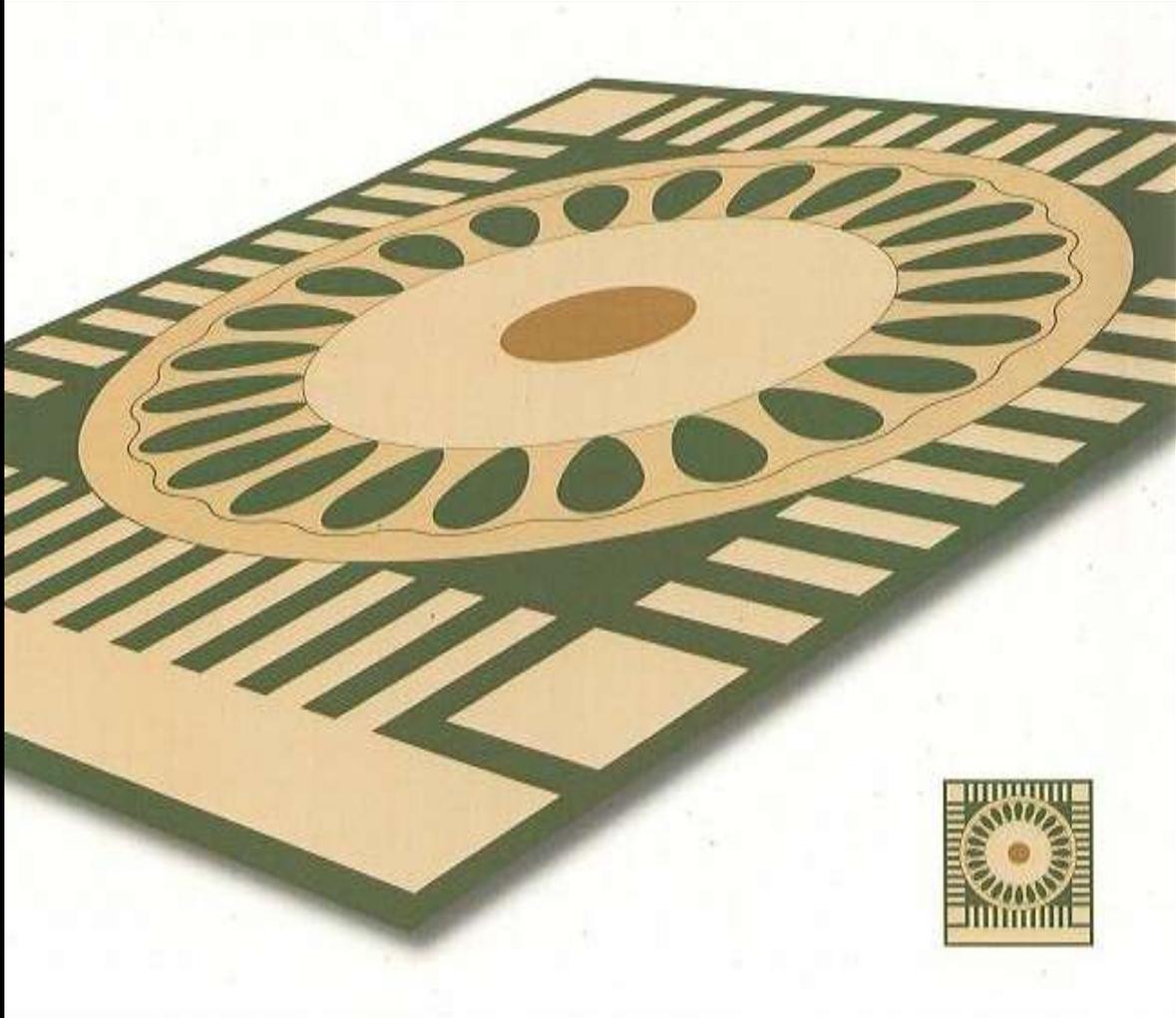


“Common
Ground”





“Common Ground”



Estimated Project Costs

Sean Reinhart

Director
Library and Community Services



Estimated Project Costs

City Council Work Session
Library and Community Learning Center
Preliminary Design Options

| | | | |
|---|-----|-----------------|---------------------------|
| 1. CONSTRUCTION COSTS | | | Total (\$ x 1,000) |
| 1.1 Building Construction | | | \$32,953 |
| 1.2 Sitework, Landscape, Hardscape | | | \$1,170 |
| 1.3 Park Sitework | | | \$2,616 |
| 1.4 C Street Improvements | | | \$1,036 |
| | | Subtotal | \$37,775 |
| 2. SOFT COSTS | | | |
| 2.1 Design | 15% | of construction | \$5,666 |
| 2.2 Construction Administration | 10% | of construction | \$3,778 |
| 2.3 Land Acquisition | | | \$400 |
| 2.4 FF&E, Technology, and other soft costs | | | \$4,000 |
| | | Subtotal | \$13,844 |
| 3. TOTAL CONSTRUCTION AND SOFT COSTS | | | \$51,619 |

Source: Public Works, Library & Community Services, Noll & Tam, Ingraham-DeJesse Associates, 2010



Estimated Cost Escalation

City Council Work Session
Library and Community Learning Center
Preliminary Design Options

Total (\$ x 1,000)

4. Additional Escalation beyond May 2012

| | |
|--|---------|
| 4.1 Escalation to start of construction, May, 2013 | \$1,365 |
|--|---------|



Funding Considerations

- Funding dedicated in CIP to cover planning and design costs
- Funding available in CIP for property acquisition during FY 2011
- Anticipated \$10 million donation from Calpine
- Bond and/or alternate funding
- Grants for urban park development, energy efficiency projects



Recommendations



Recommendations

*City Council Work Session
Library and Community Learning Center
Preliminary Design Options*

- Identify a preferred building design concept to move forward
- Complete the project design phase with input from Council and the Hayward community
- Pursue the acquisition of unused parking strip from USPS
- Plan and design related modifications to C Street, the parking structure, and the park.

