

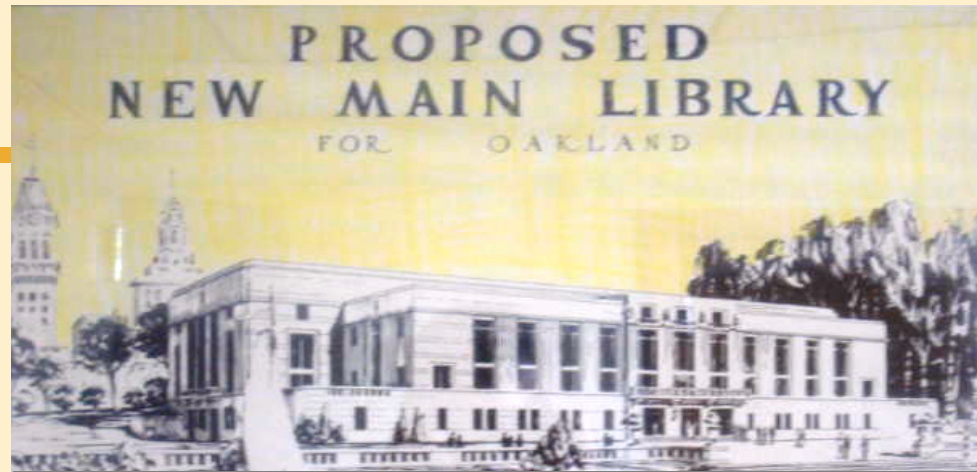


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PUBLIC LIBRARY
MASTER FACILITIES PLAN

FEASIBILITY STUDY
of the adaptive reuse of the
KAISER ARENA
as a
NEW MAIN LIBRARY



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1933 Library Bond Campaign Poster



HJ Kaiser Convention Center Today

Feasibility Study of the adaptive reuse of Kaiser Arena as a new Main Library

City Council Progress Report
7 March 2006



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Agenda

- Need for a new Main Library
- Study Purpose
- Main Library as heart of Cultural District
- Arena Conversion Concept
- Technical Issues
- Costs
- Process



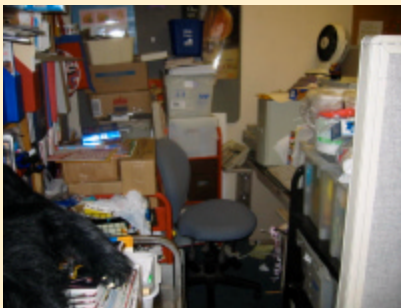
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Severely Inadequate Main Library



- Severe lack of space for collection, computers, programs, and staff work
- Large portions of collection inaccessible
- Older building does not have capacity or accommodations for new technology
- Inefficient use of space - maze of hallways and rooms
- Lack of needed meeting, tutoring, and study space for community and students
- No significant upgrades since originally built



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Kaiser Convention Center





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Study Purpose: determine feasibility

- Technical
- Functional
- Historical
- Cost

Team

- Library, PWA, CEDA, RDA
- Oakland Museum, Laney College, OUSD
- Architect: Group 4
- Structural: Rutherford & Chekene
- Cost: M. Lee Corporation
- Historical: Carey & Company
- Mechanical / Sustainability: Rumsey Engineers
- Code: Calvin Wong





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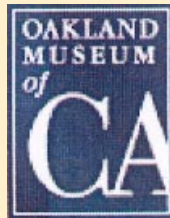
New Main Library at the Heart of a CULTURAL DISTRICT



Oakland
Public
Library



Henry
Kaiser
Convention
Center



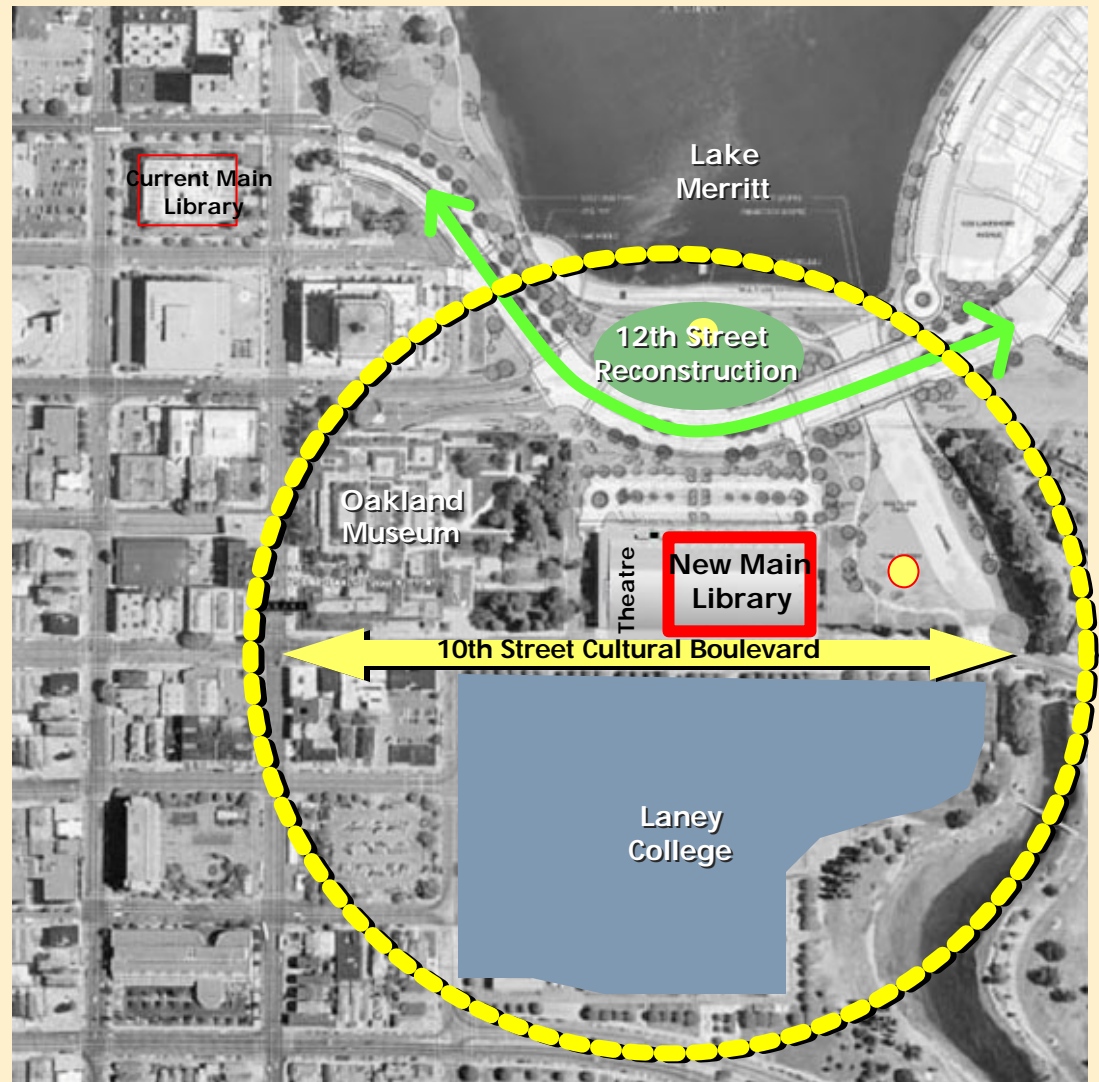
Oakland
Museum



Laney
College



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Arena Side - convert to library



Issues:

- conversion to new use triggers upgrades
- significant structural upgrades required
- all building systems must be upgraded



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New Main Library in former arena



- civic focal point
- exciting destination
- more books & media
- expanded technology
- café
- literacy
- history center
- teen zone
- accessibility resources
- 4-5 levels
- around central atrium
- sustainable design
- efficient to operate
- easy to use



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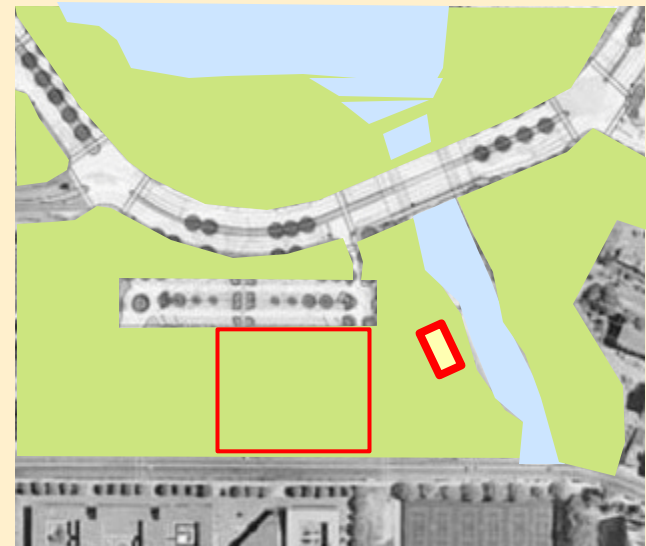


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New Main Library Children's Pavilion in Channel Park



- new construction to east side
- views of park and lake
- children's and family center
- storytime
- educational support
- sustainable design





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Theater side - minimal work



Issues:

- maintain legal non-conforming uses
- determine adequacy of 1980's upgrades
- finishes, sound system upgrades





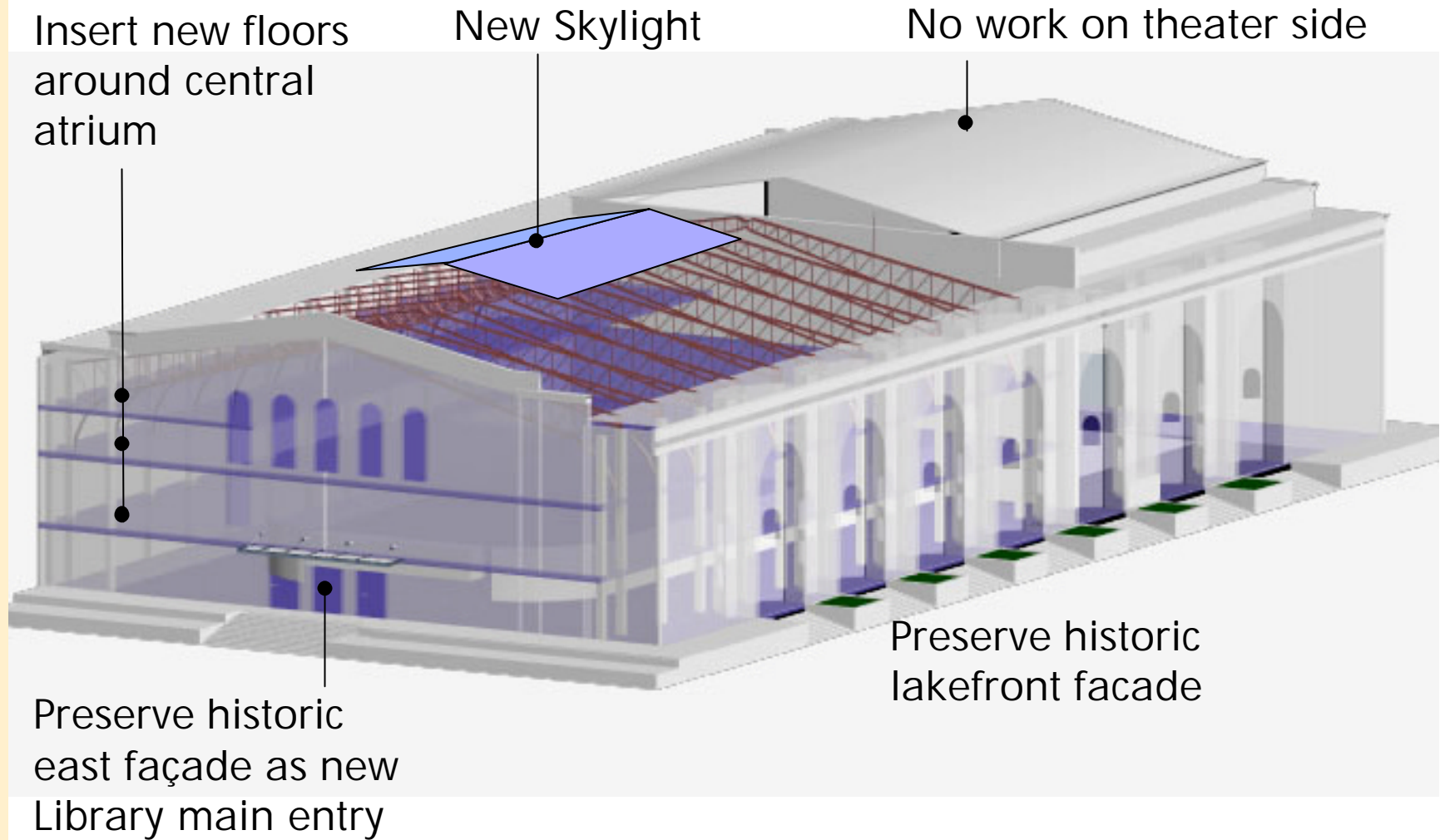
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New Library Construction - concept

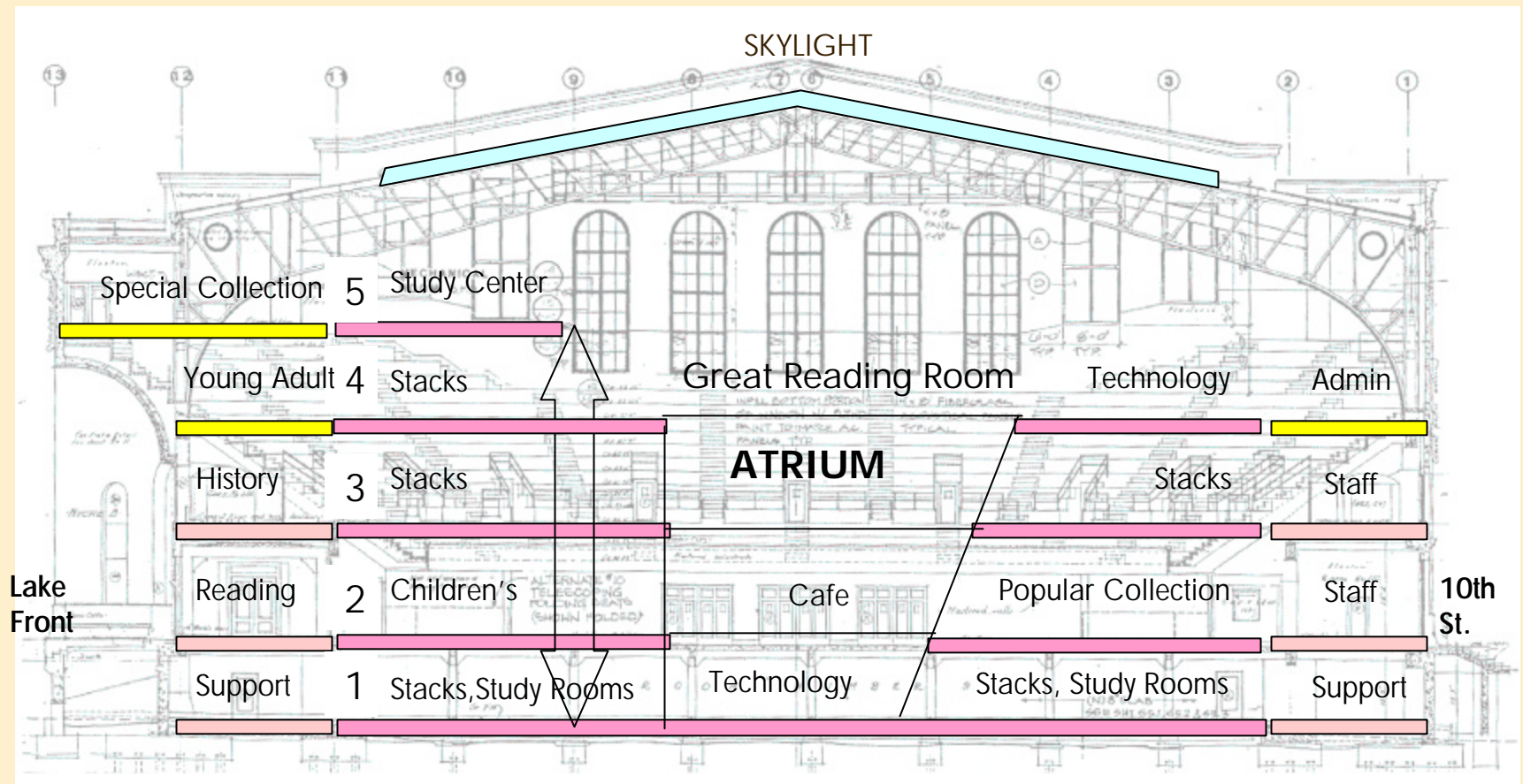




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New Library Construction - concept



120,000-160,000 square feet
provided on 4-5 levels and possible new exterior pavilion



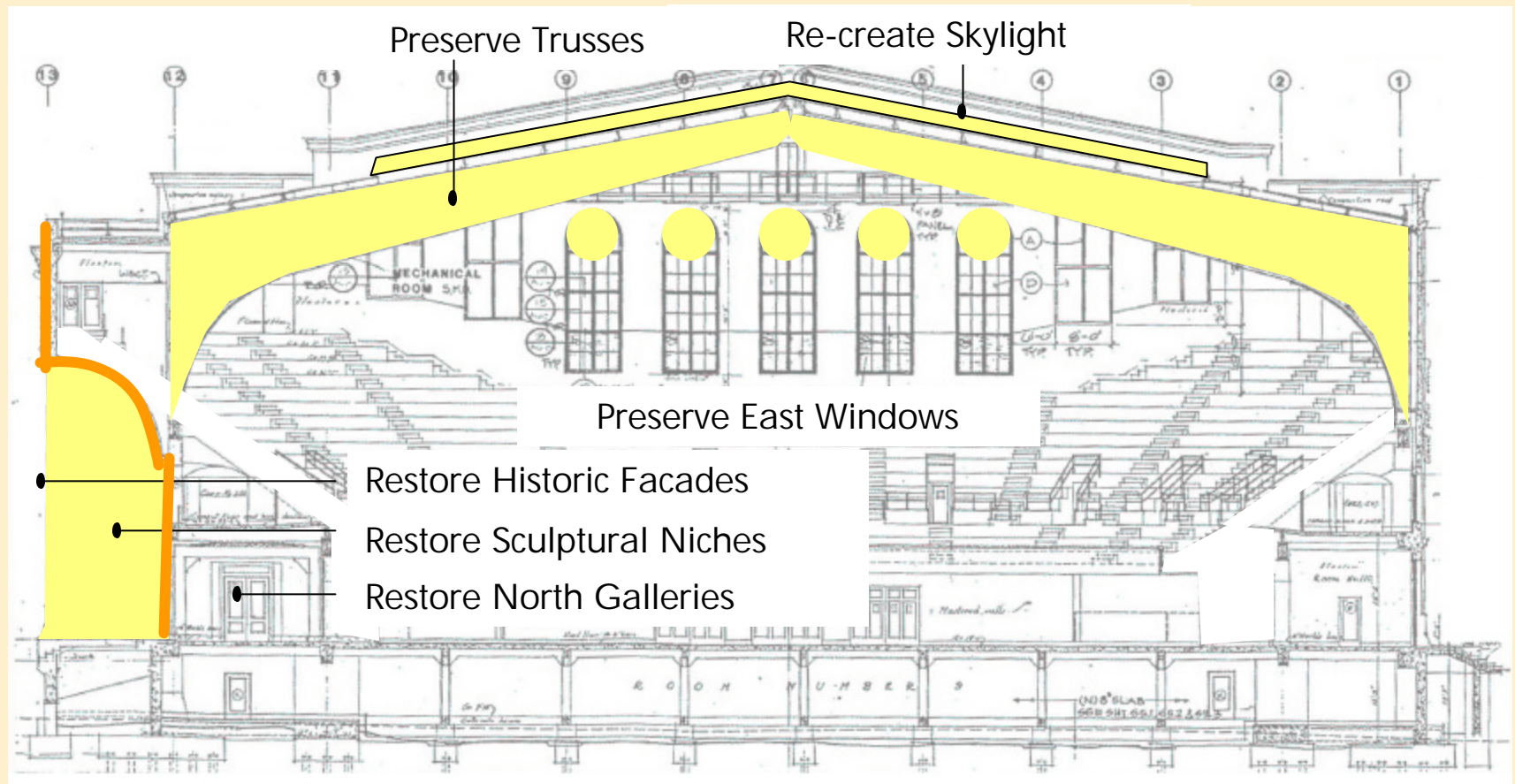
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New Library Construction - preservation



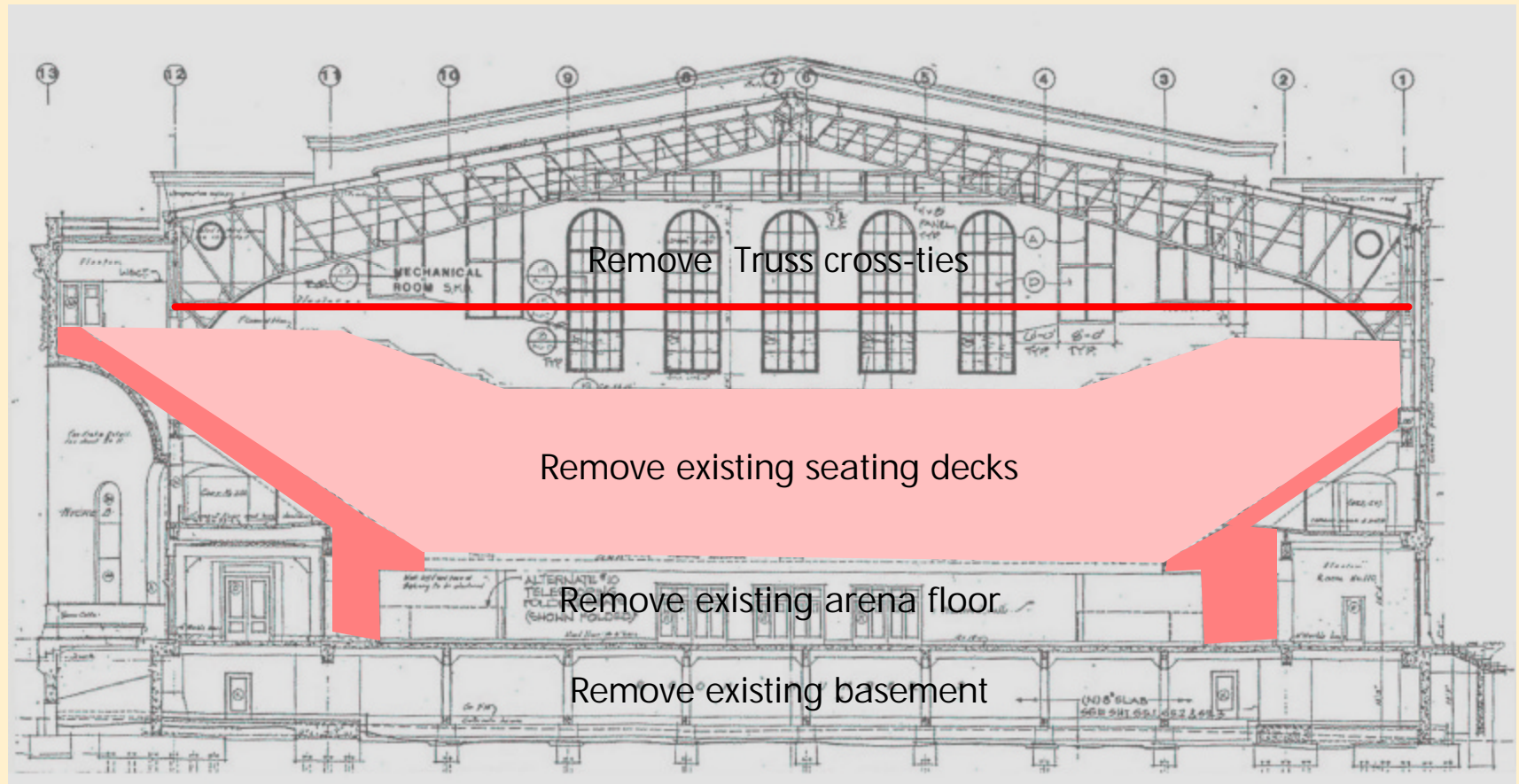
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New Library Construction - demolition



Abandon Existing Central Piles



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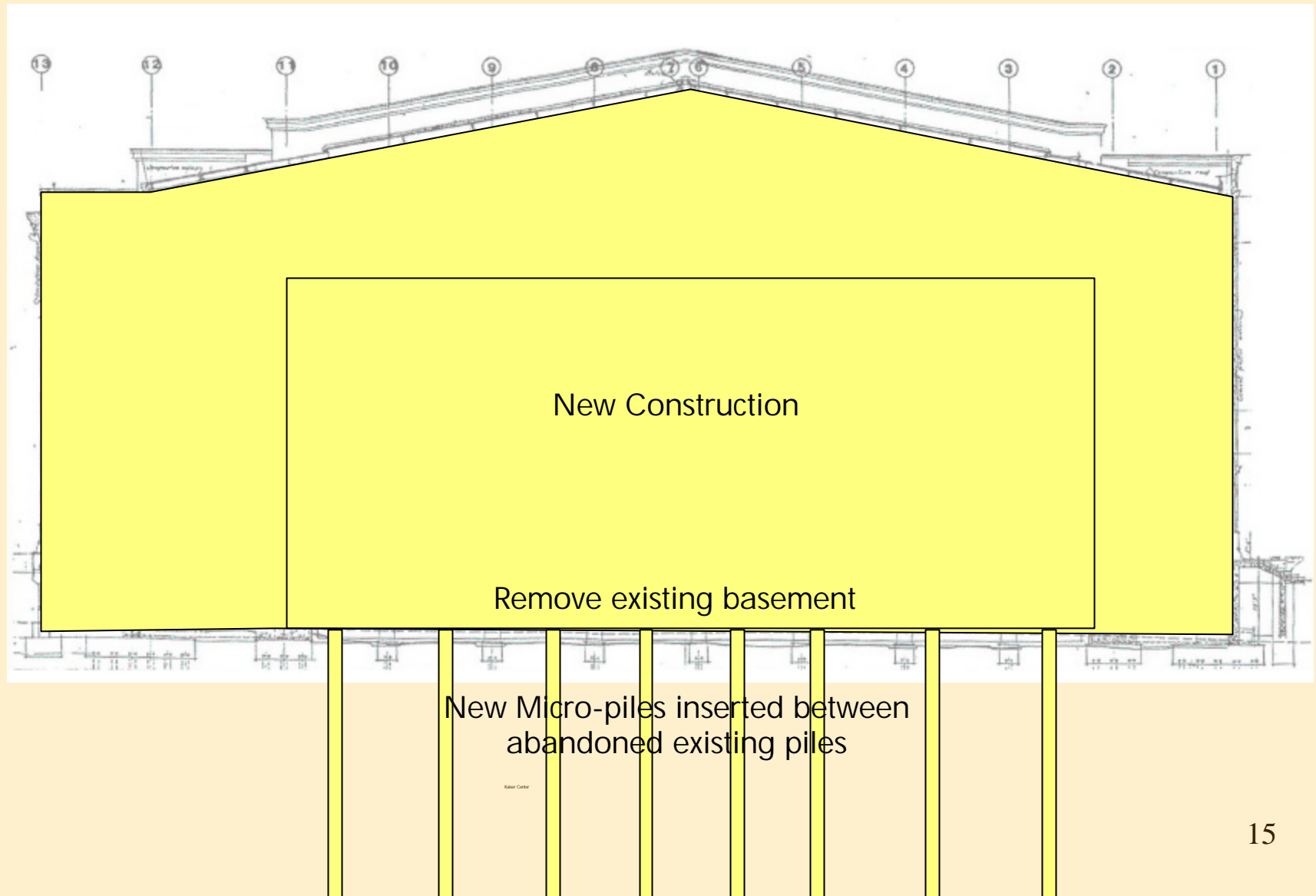
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New Library Construction - Infill





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Strengthen and
Supplement
Existing Structure

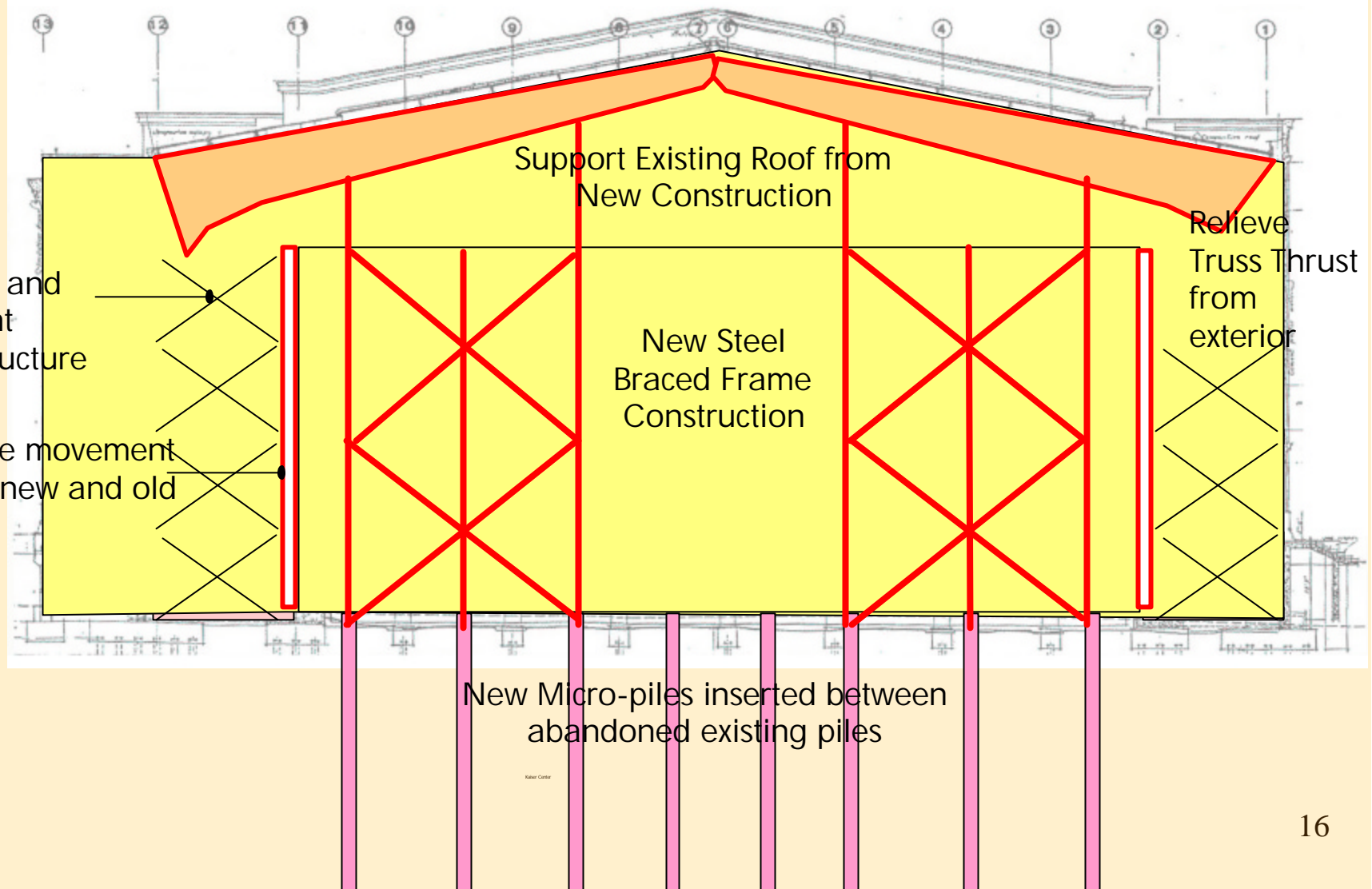
Isolate movement
of new and old



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New Library Construction - structure

New Structure meets current codes, and strengthen existing





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New Library Construction - cost factors

A new main library at the Kaiser Arena is a combination of new library construction inside the Arena, new construction outside the Arena, and rehabilitation of the existing Arena construction:

- **New Construction inside the Arena** \$\$\$
 - Conventional construction costs for new library
 - Premiums for demolition, foundations, construction within existing shell and atrium construction
 - Savings for no new exterior
- **New Construction outside the Arena** \$\$
 - Conventional construction costs for new library
- **Rehabilitation of existing Kaiser Center areas** \$\$
 - Any conversion of arena will carry costs of upgrades
 - Premiums for temporary construction, structural & building system upgrades, and exterior restoration
 - Savings for limited benefit from past structural upgrades



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New Library Construction - funding

- State Grants

Up to \$20M from next bond program (June 06 state ballot)

Similar to \$7M grant received for 81st Avenue Branch

- Sale of Existing Main Library

Up to \$15M

County or other buyer - reuse and convert to office, housing or other uses

- Private Fundraising

- New Bond funding

How most Oakland library facilities have traditionally been funded, including current main



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Feasibility Study Process - next steps

- Technical

 - Determine Building Systems Strategy

 - Determine Parking Strategy

 - Confirm Code Strategy

 - Develop Cost Model

- Participation

 - City Staff Reviews: planning, building official, other

 - Public Review: Council, Commissions, Community Action Team, other

- Master Facility Plan Implementation - (funding)

 - Phasing strategy

 - Funding Strategy



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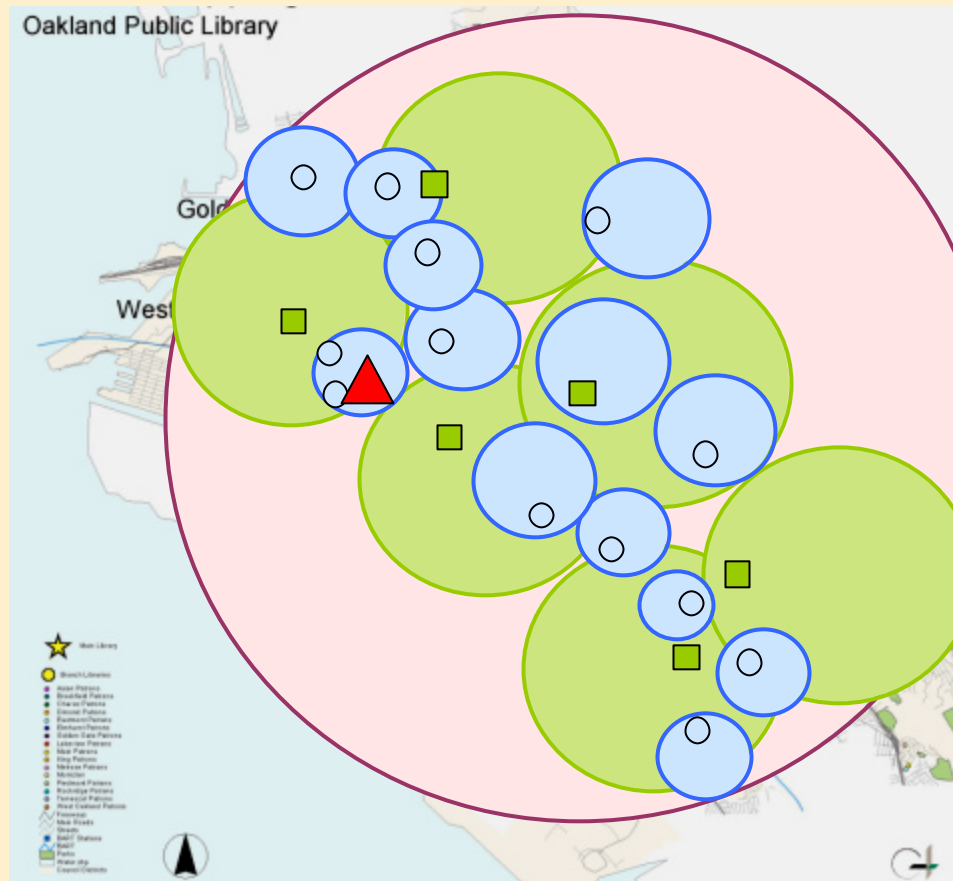
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Feasibility Study Process - next steps

- City Wide Master Facility Plan Implementation

Phasing strategy

Funding Strategy



- improve all existing branch facilities to better and more efficiently serve community
- supplement system with new branches to meet unfilled needs
- revitalize main by converting Kaiser Arena



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