

CITY OF
HAYWARD
HEART OF THE BAY

21st Century Library & Community Learning Center for Hayward

Sean Reinhart

Director of Library & Community Services
City of Hayward

July 16, 2013



Recommendation

That the Council:

1. Provide guidance to staff on next steps in the project's design and construction;
2. Provide direction to staff to bring back for Council authorization:
 - a) the completed schematic and construction design, incorporating input from the Hayward community;
 - b) a recommended plan for financing the new facility;
 - c) a recommended timeline to move forward with start of construction.



Background

Quick links to relevant project data and background information (approx. 700 total pages of material):

- [Community Needs Analysis](#) (2008)
- [Site Recommendation – Library Commission](#) (2008)
- [Building Program](#) (2010)
- [Preliminary Design – Staff Report](#) (2010)
- [Design Concepts – Presentation](#) (2010)
- [Survey – Bond Measure Feasibility](#) (2011)
- [Data – Bay Area Library Rankings by Size](#) (2012)



The Need for a 21st Century Library

The old Main Library was built in 1951

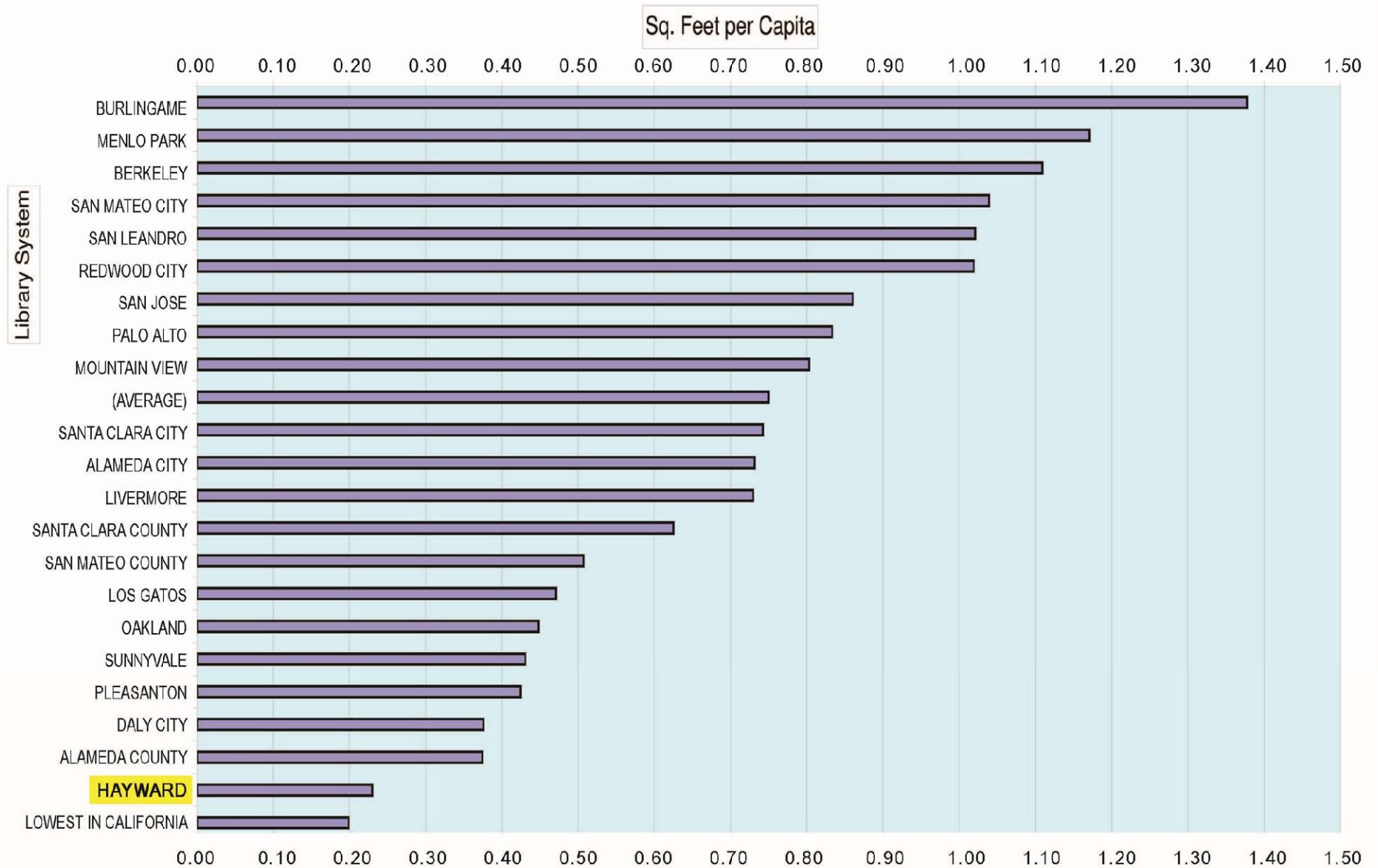
- Population of Hayward in 1951: 14,000
- Current population of Hayward: **146,000**

Hayward's libraries are the smallest in the Bay Area

- Size of Main Library: 24,500 sq. ft.
- Size of Weekes Branch: 9,000 sq. ft.
- Per capita size of Hayward's libraries: 0.23 sq. ft
- Average per capita Bay Area library size: **0.75 sq. ft.**



Public Library Space (in Square Feet per Capita) in Alameda, San Mateo, and Santa Clara Counties



Commonly Asked Questions

Where will the 21st Century Library for Hayward be located?

On the corner of C Street and Mission Blvd in downtown Hayward between the Post Office and the City parking garage, and across the street from Hayward's historic central park.

What is the proposed new building's size?

The design assumes a building size of 58,000 sq. ft. on three floors, as recommended in the *Community Needs Analysis* report.

Will there be parking available?

The design includes two public entrances on the ground floor: a main entrance on C Street, and a parking access entrance at the rear of the building from the adjacent multilevel City parking garage, which has ample available parking spaces.



Commonly Asked Questions

How will the 21st Century Library help improve education in Hayward?

- Flexible, collaborative community learning environment to meet Hayward's growing population and lifelong educational needs.
- Two Homework Tutoring Centers: one on the first floor next to the children's area and another on the second floor next to the teen center.
- More public internet computers, education technology, and wifi capacity to meet Hayward's increasing need for high speed internet access.
- Technology Training Lab for computer training classes.
- Digital Learning Center for youth digital media education.
- More community meeting/learning space – one large space with capacity for up to 200 people, plus several more medium and smaller rooms.
- Community Learning Center to provide collaborative lifelong learning opportunities for Hayward adults and seniors.
- Projected 1.2 million visits (foot traffic) to downtown Hayward per year.
- ...and much more.



Commonly Asked Questions

Why not simply expand the old Main Library?

- Expanding the old library would present significant and costly challenges to bring the old structure up to current building and seismic safety standards, and still would not provide the amount of space needed to accommodate Hayward's current and future needs.
- The old Main Library is situated in the center of Hayward's historic central park, which is densely filled with century-old trees dating back to the founding days of Hayward. To expand or build a large enough library on the historic park site would require the removal of numerous mature and historic trees.
- The old Main Library 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.



Commonly Asked Questions

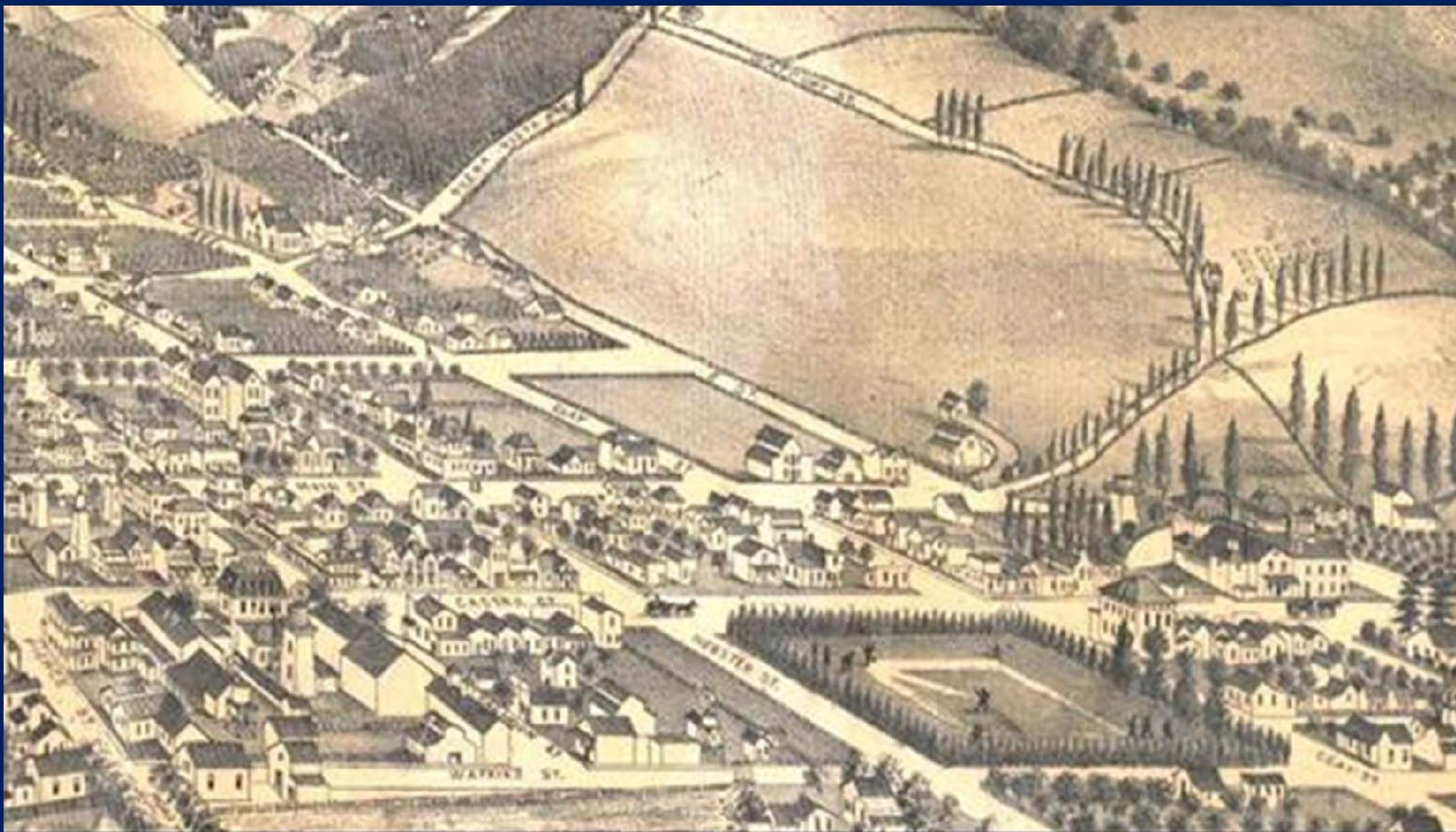
How will the new building relate to the park?

The design calls for slightly narrowing one block of C Street (between Watkins St. and Mission Blvd.) approximately thirty feet, and adding a new mid-block pedestrian crossing, new sidewalks, landscape and lighting along C Street to enhance pedestrian access from the new building to Hayward's historic central park. These modifications would also add up to 1,200 square feet to the site's buildable footprint.

What will happen to the old library structure and park?

The 21st Century Library project provides the unique opportunity to restore Hayward's historic central park and arboretum. The design calls for a central community meadow or plaza in the heart of the park in place of the old library structure. The open space could accommodate open-air community activities like concerts, farmers' markets, and interpretive outdoor exhibits.





Detail from “A Bird’s Eye View of Haywards”, circa 1889



Commonly Asked Questions

How much will the 21st Century Library cost to build?

Construction of the facility itself is estimated at \$41.4 million; plus approximately \$6.6 million in related project costs including a Net Zero Energy solar panel array, adding a new elevator to the parking garage, modifying C Street, and restoring the park. An additional \$11.8 million is estimated for project furnishings, fixtures, technology, and construction design. Total current project estimate: \$59.8M.

How would the new building be funded?

- The donation of \$10 million from Calpine to the City in 2011 to fund development and furnishing of new library has favorably positioned the City to pursue bond or alternate funding.
- In the spring of 2013, advocates for a new library approached Council to request that work on funding mechanisms for the new library project resume in earnest.
- On June 26, 2013, the Council Budget & Finance Committee asked staff to define next steps regarding a possible bond measure and bring back financing options for Council review at the earliest opportunity.



Commonly Asked Questions

What is the breakdown of the estimated project costs?

	Gross Floor Area	\$/SF	\$ x 1,000
1. CONSTRUCTION COSTS (MARCH 2015)			
1.1 New Building Construction (incl. library solar PV array)	58,000 SF	689.51	39,992
1.2 Sitework to Curbs	35,250 SF	40.08	1,413
1.3 Parking Garage Modifications (new elevator)			420
1.3 C Street Improvements			1,036
1.4 Park Improvements	132,000 SF	22.24	2,935
1.5 Garage Solar PV Array	53,000 SF		2,243
Subtotal			48,039
2. SOFT COSTS (MARCH 2015)			
2.1 Construction Design	10% of construction		3,999
2.2 Construction Administration	8% of construction		3,199
2.3 FF&E, Technology, and other soft costs			4,600
Subtotal			11,798
3. TOTAL PROJECT COST ESTIMATE			59,837
4. CALPINE LIBRARY DONATION FUND			
4.1 \$10 million donation toward new library project, received 10/12/2011			(10,000)
5. BALANCE TO BE FUNDED			49,837



Commonly Asked Questions

Will the new building be “green” and energy-efficient?

Per Council direction, the 21st Century Library for Hayward will be built to LEED Gold Certification standards at a minimum, and if possible, to LEED Platinum, the highest level of energy-efficient certification possible. With today's solar technology it is possible to power the entire building with free energy from the sun, reducing the City's carbon footprint while saving millions of dollars in energy costs.



Solar array at Hayward's water pollution control facility



Commonly Asked Questions

Have other nearby communities built new libraries recently?

Many nearby Bay Area communities have built significant new library facilities since the year 2000, including:

Castro Valley	San Leandro	Dublin
Livermore	Milpitas	Alameda
Berkeley	Oakland	Santa Clara
San Jose	San Francisco	Walnut Creek
Lafayette	Los Gatos	Palo Alto
Redwood City	San Mateo	and others

San Lorenzo (Alameda County Library) will begin construction of their new/expanded facility shortly.



Commonly Asked Questions

Going forward, how will the Hayward community be involved in the project?

Community input is unquestionably the 21st Century Library for Hayward project's most important consideration. The project has involved community input every step of the way, from its earliest phases in 2007, and the Hayward community will continue to be closely involved through the duration of the project to its completion.

If City Council directs staff to complete the project's schematic and construction design, the community and Council will continue to be integrally involved in the final design process through multiple public meetings, surveys, and workshops.

The community outreach and feedback effort for the final design would be similar to the extensive community input processes undertaken first in 2007 for the compilation of the *Community Needs Analysis* report, and again in 2010 for the development of the *Preliminary Design and Building Program*.

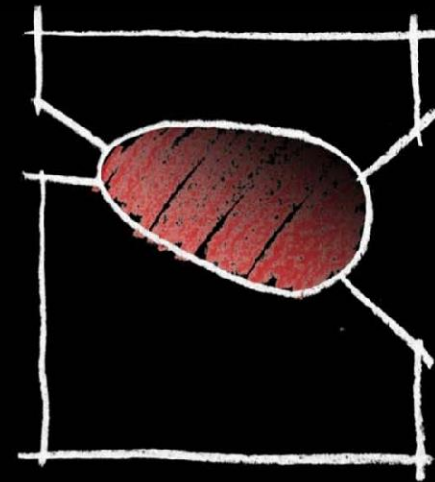
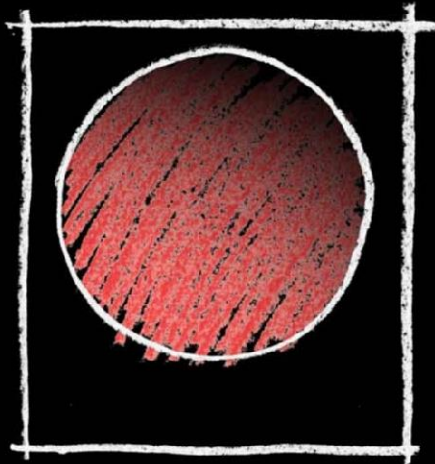
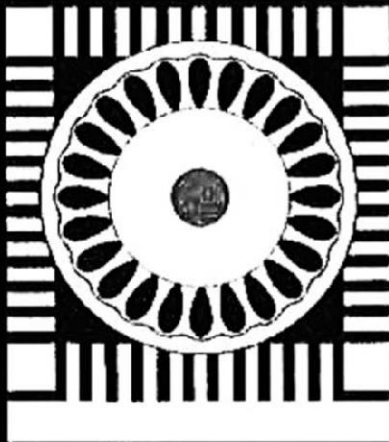


Noll & Tam Architects

21st Century Library &
Community Learning Center
For Hayward

Conceptual Visualizations

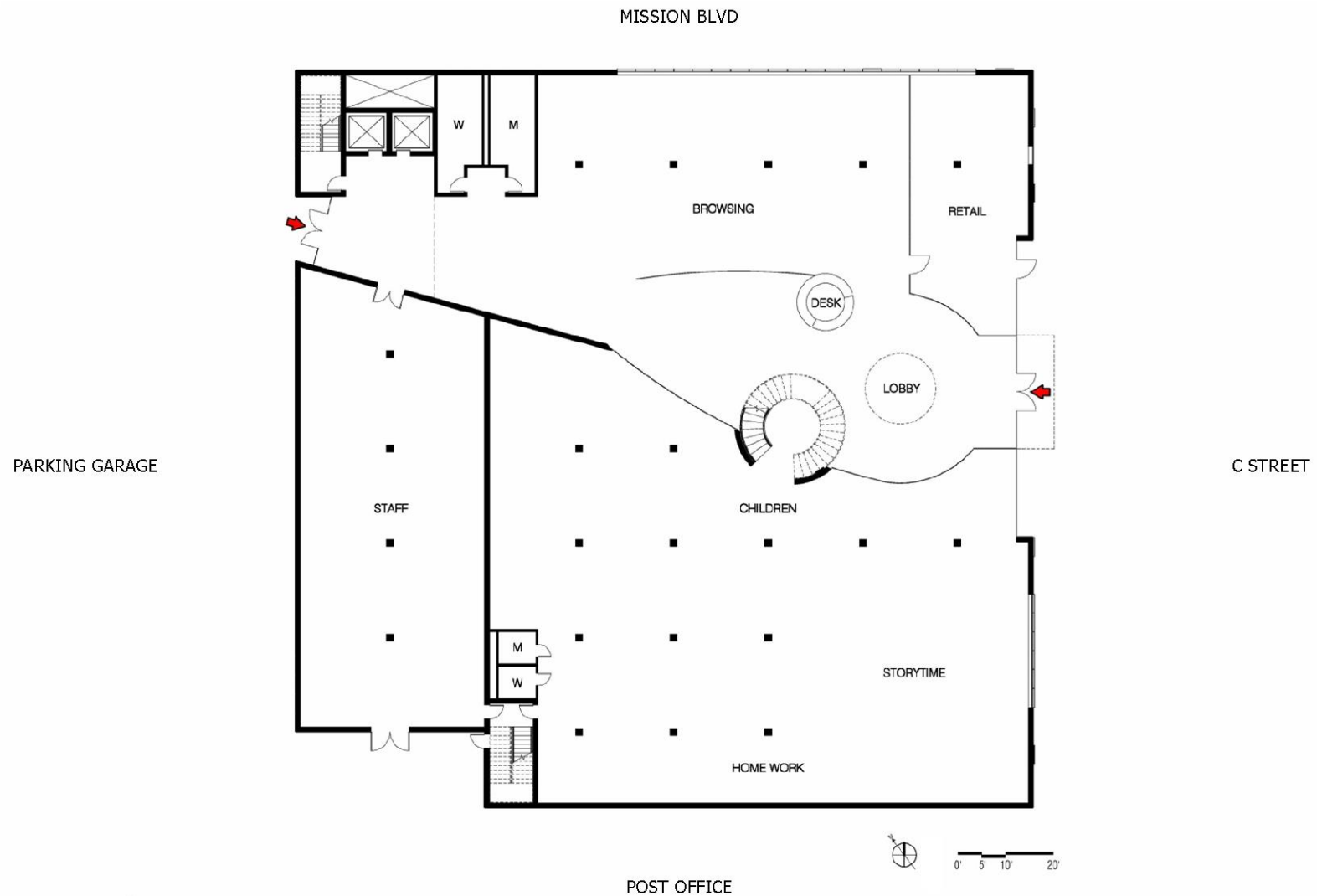
"Heart of the City"



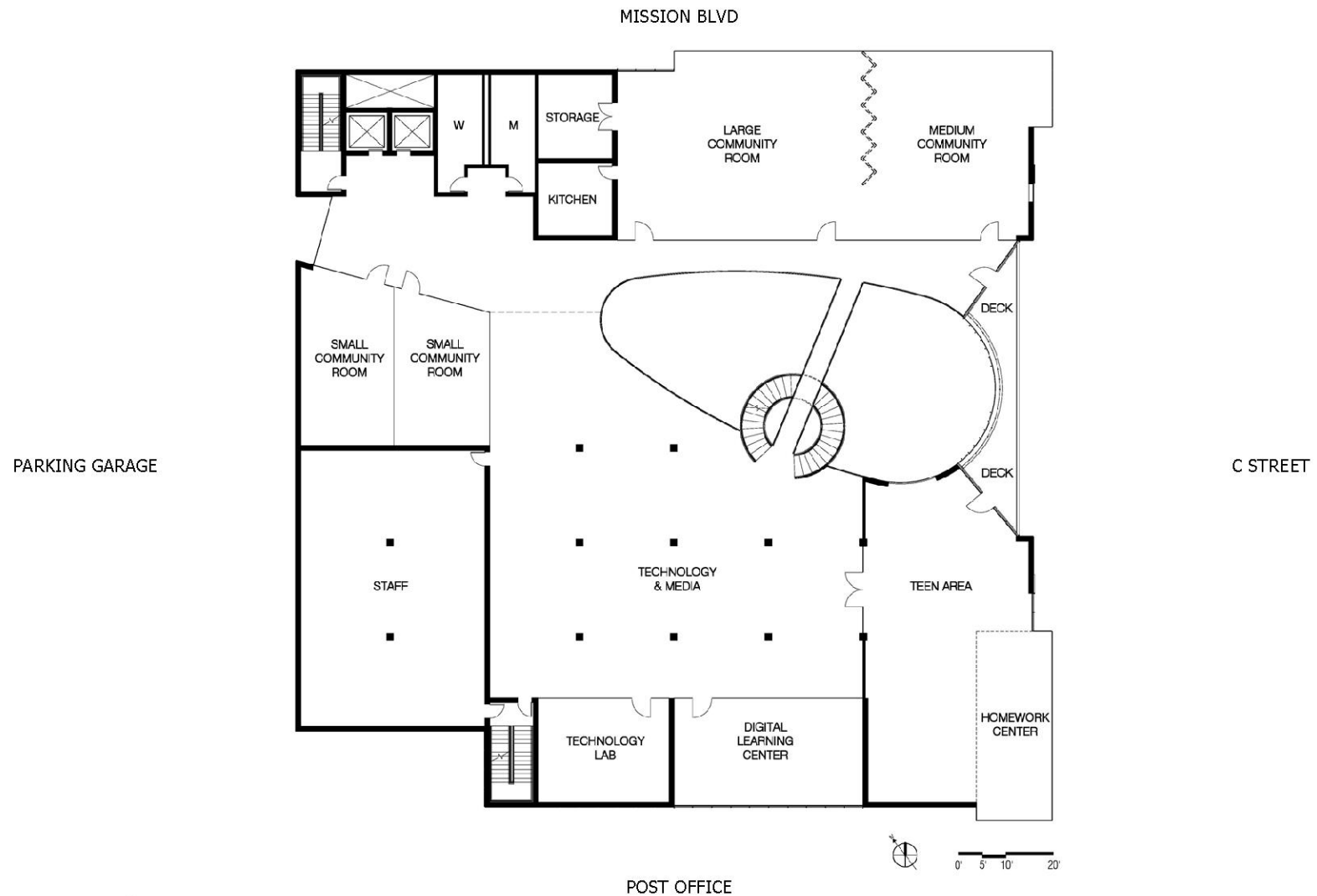
Site Plan



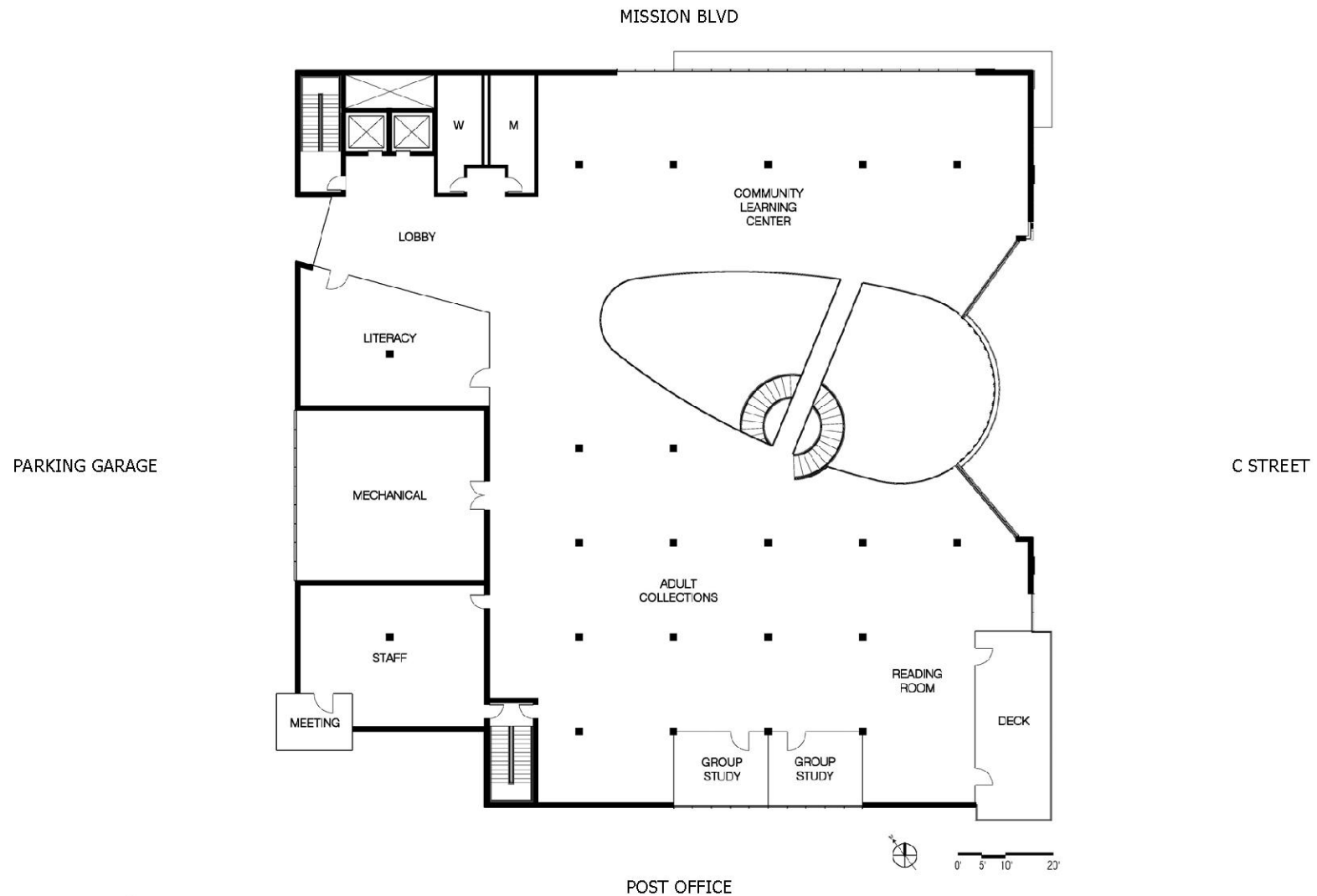
First Floor



Second Floor



Third Floor



2010 Design



View from Park



Atrium View



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Teen Area View



Children's Area



Noll & Tam Architects

Bay Area Libraries



Valley Hi North Laguna Library Exterior



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Valley Hi North Laguna Library Interior

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Portola Branch Library Exterior



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Portola Branch Library Interior



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Castro Valley Library Exterior



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Castro Valley Library Interior



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Los Gatos Library Exterior



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Los Gatos Library Interior



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Thank you



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Next Steps

With Council's comments and concurrence, staff will proceed to:

1. Complete the schematic and construction design phases of the project;
2. Develop and bring back for Council authorization a proposed plan for financing the new facility;
3. Establish and bring back for Council authorization a recommended timeline for start of construction.

