



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

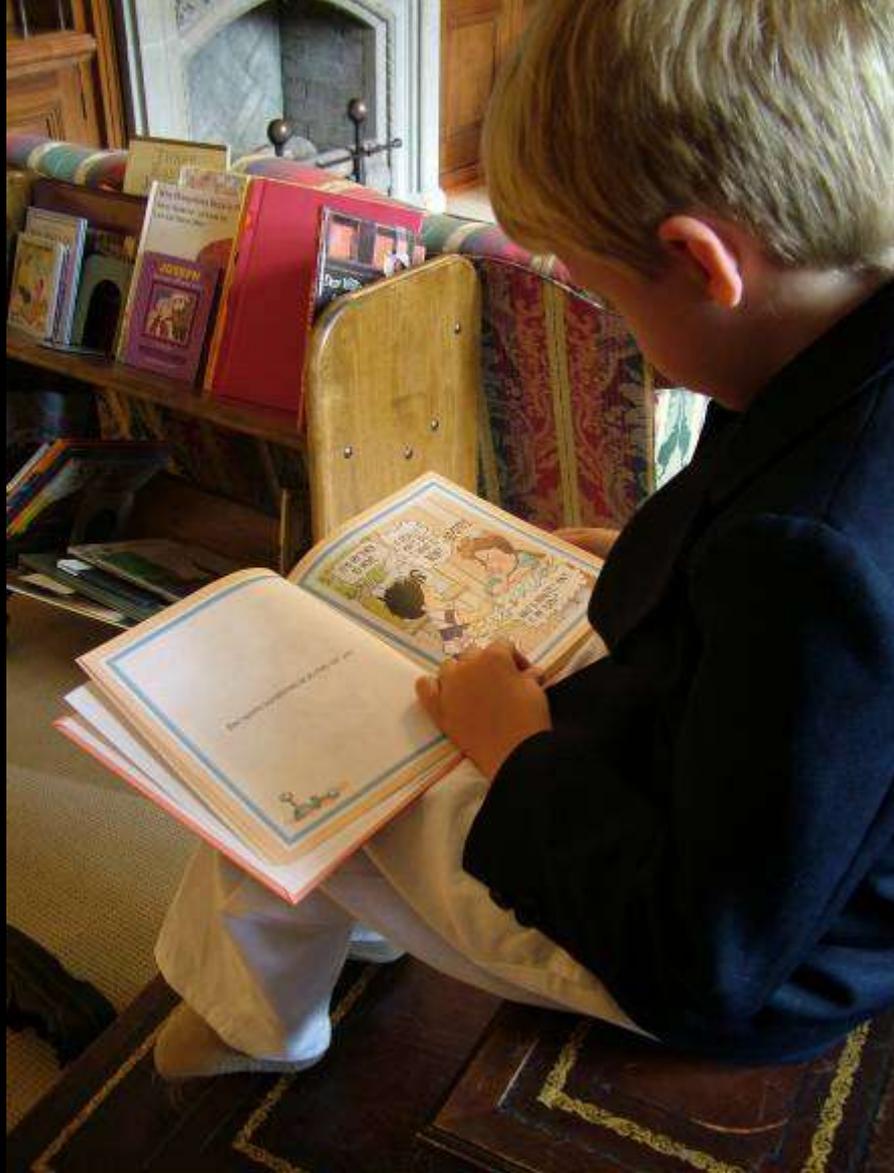
Chris Noll, AIA, LEED AP

Principal

Noll & Tam Architects



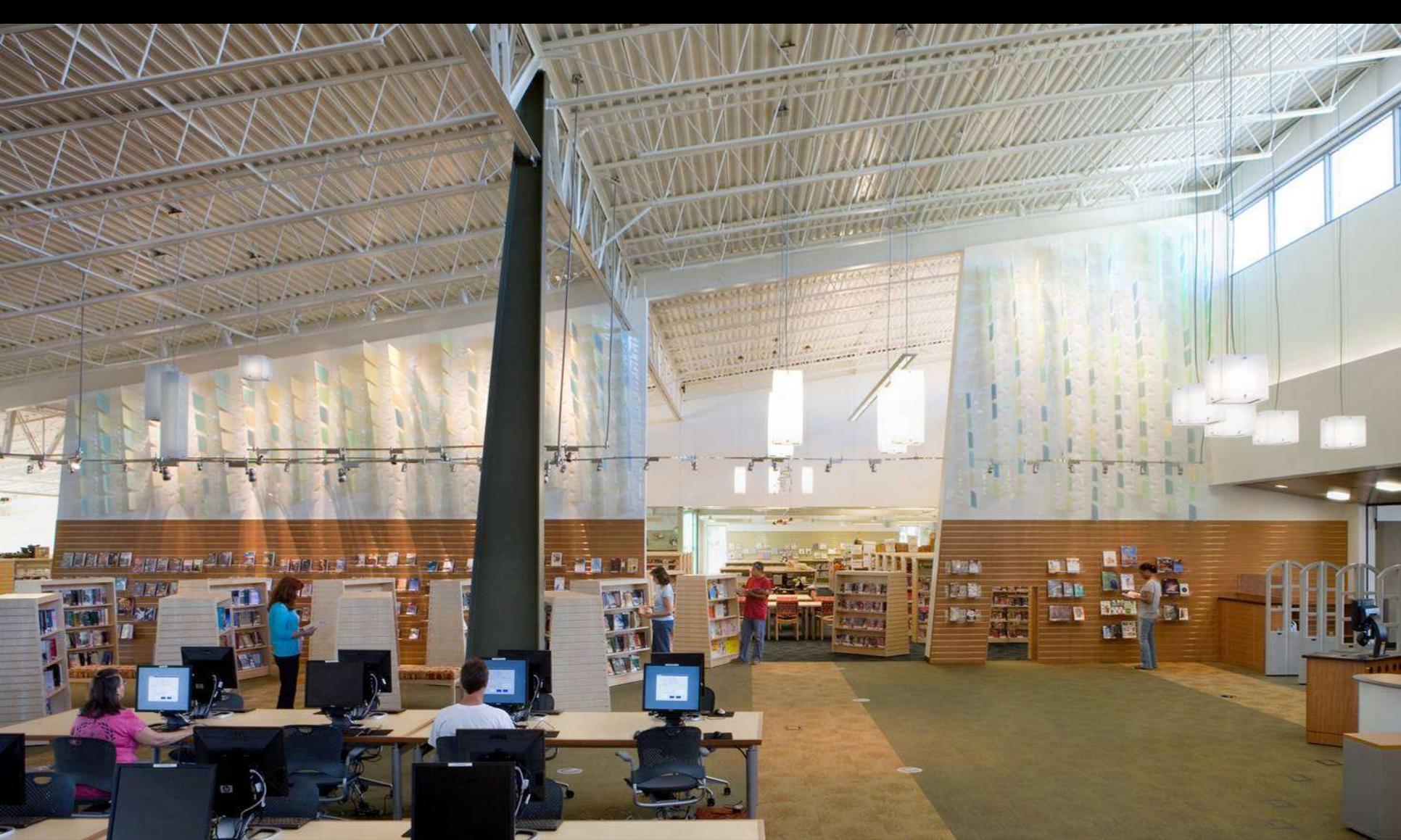
Design Principles



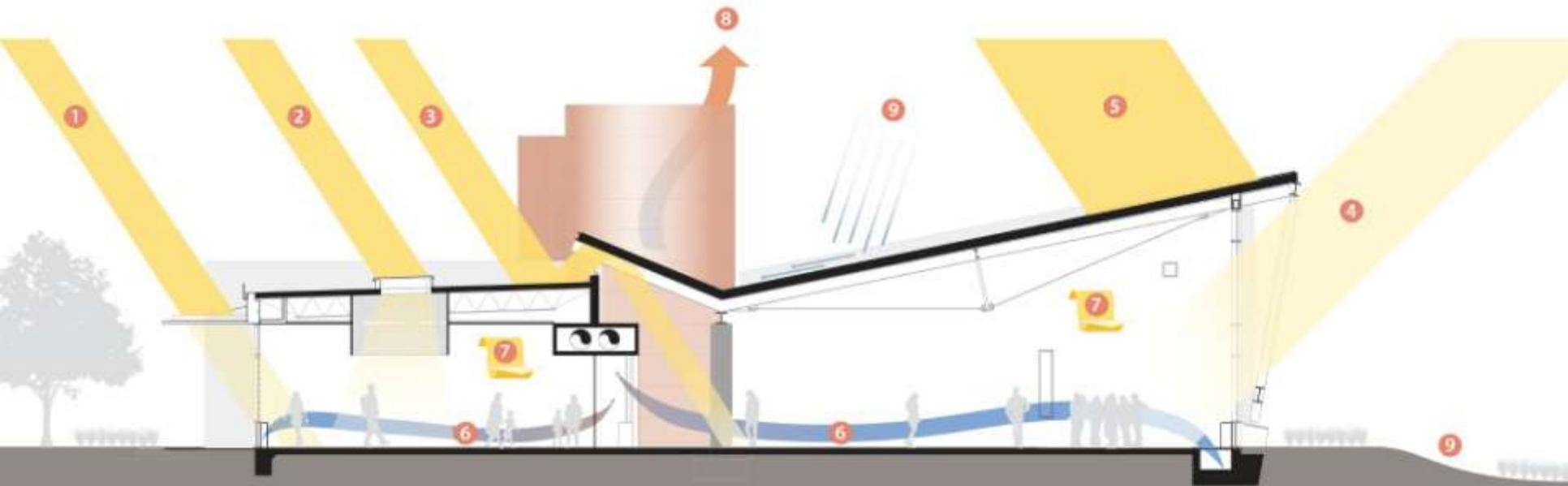
Inspiration



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 "coorth" 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 water conservation.



LEED SILVER
 Through the process of LEED, an accurate picture of building performance can be obtained.



DAYLIGHT
 Solar orientation is considered both, allowing for natural light and reducing energy use.



RECYCLED CONTENT
 Materials chosen with high levels of recycled content, reducing natural resource depletion.



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



BIOBASED
 A way to use the building's life cycle and reduce environmental impact using the triangular system.



GREENSOURCE
 The national market of sustainability certification, run 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.



ROOF PITCH
 A series of roof pitches of heating and cooling load, along with passive distribution.



GLAZING
 Light-colored glazing, double glazing, and low-e coatings reduce solar heat gain and subsequently HVAC cooling loads.



LANDSCAPING
 Native and drought tolerant plants reduce the water use required for irrigation.



ELECTRIC TRANSIT
 Public transit reduces greenhouse gas emissions.



Los Gatos Library
 Proposed Design, August 17th, 2009

noll & tam
 architects and planners

Sustainability



Multiple Duty

Maximize
Ceiling
Height



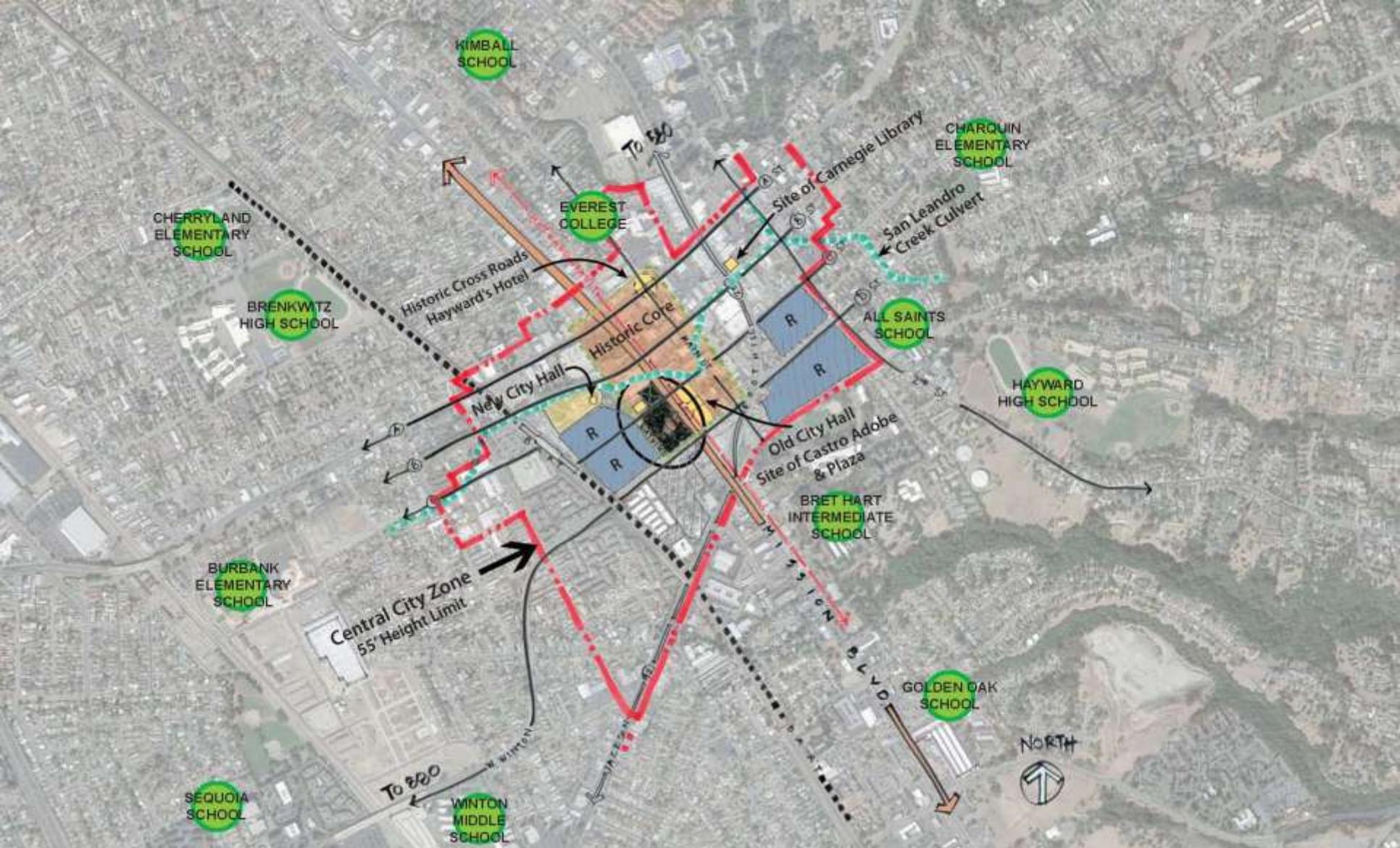
Incorporate Public Art



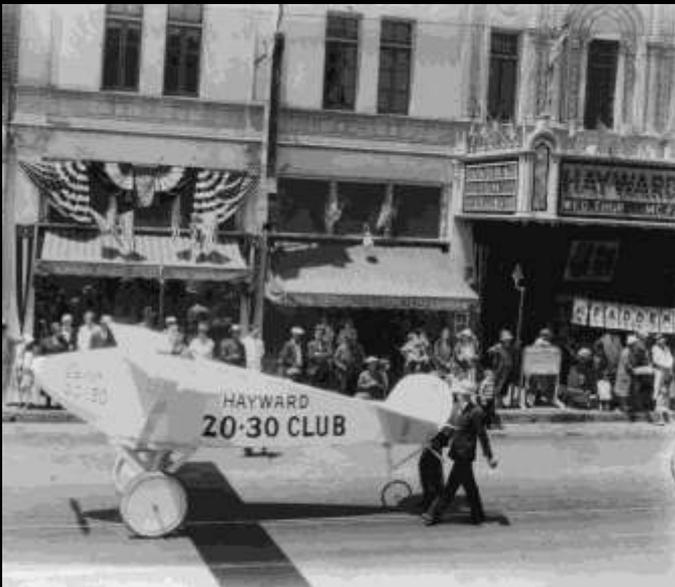
Wow
Factor



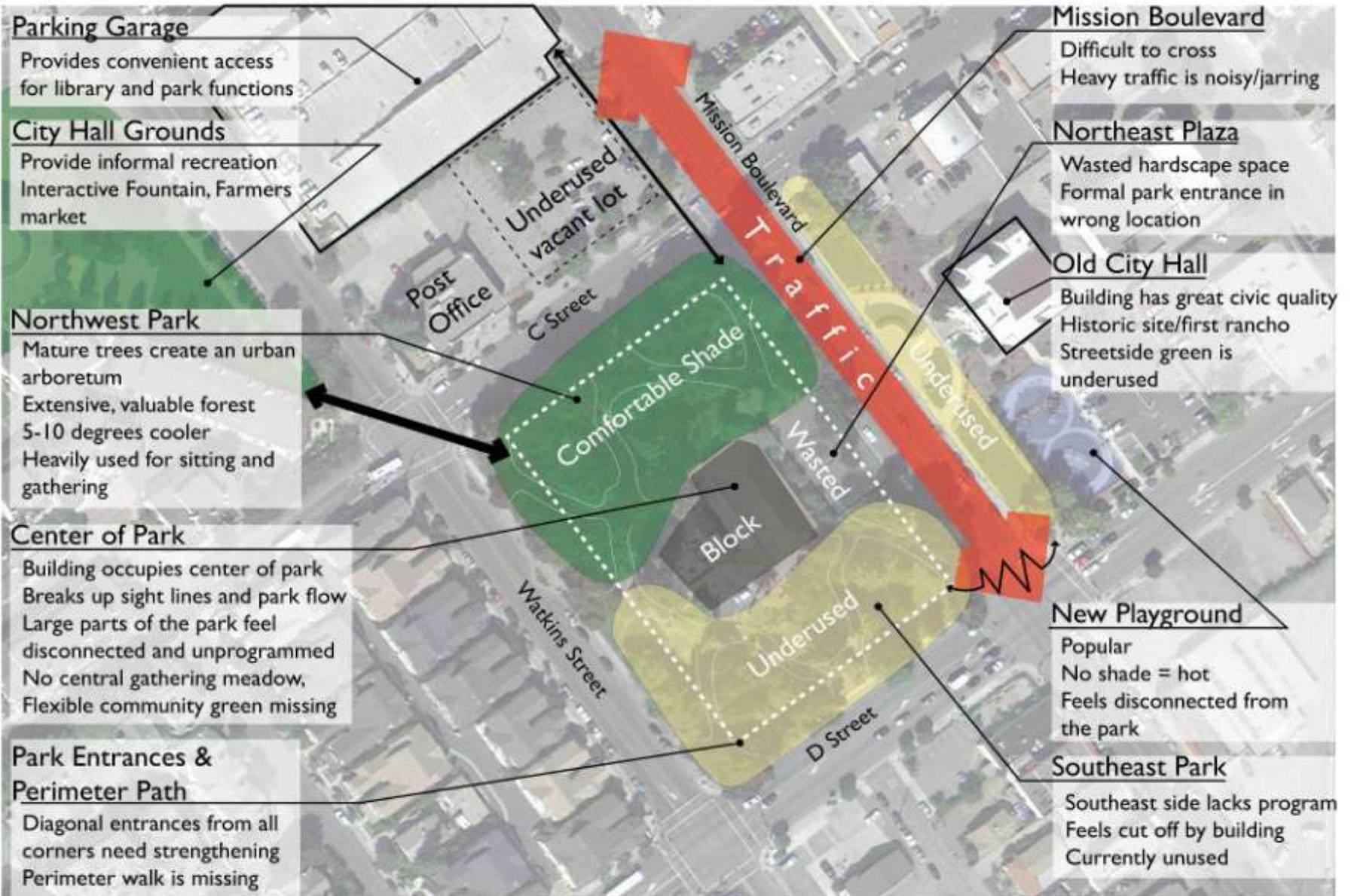
Context

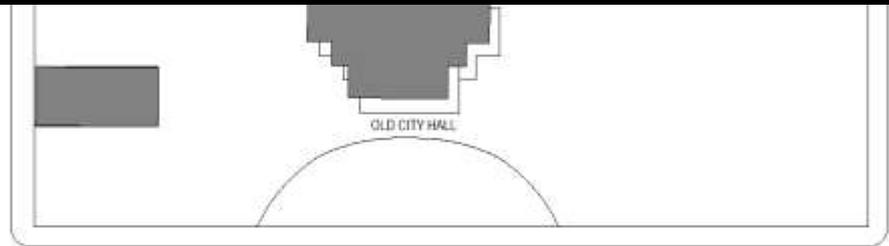
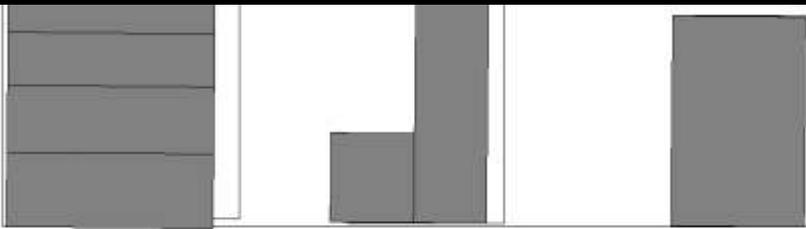


City

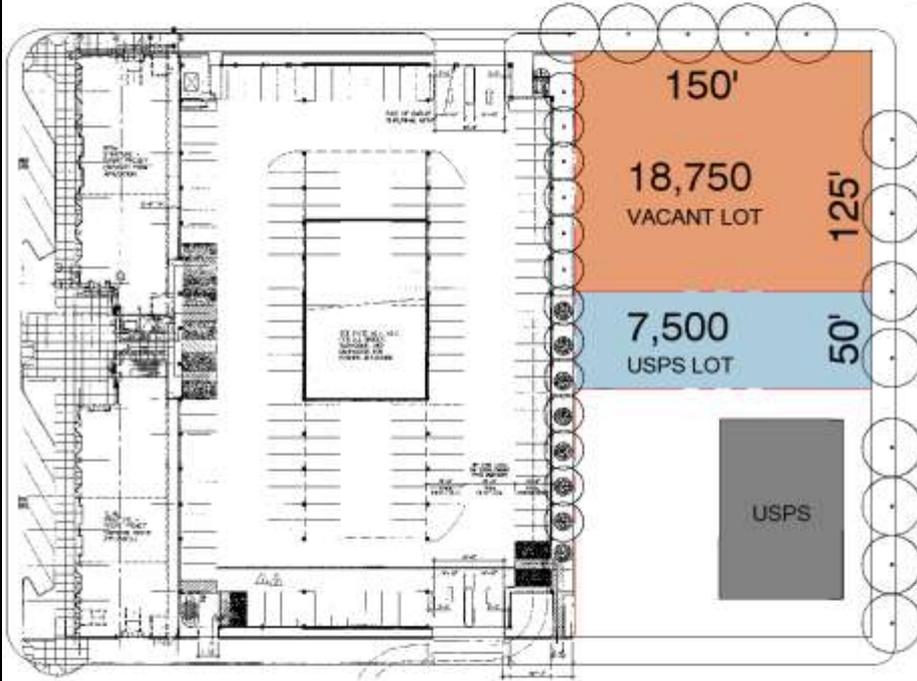


History

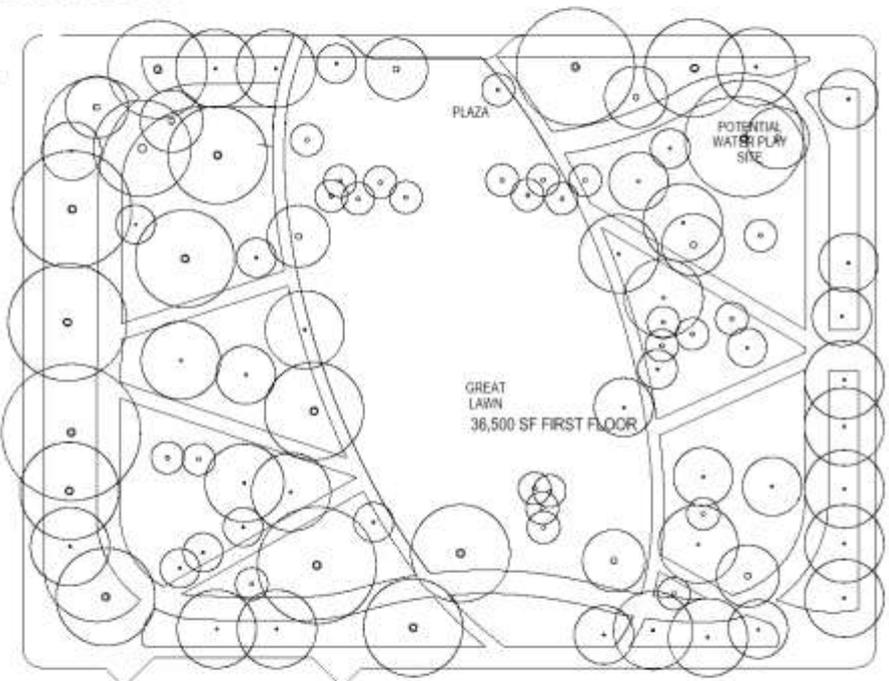




Mission Blvd



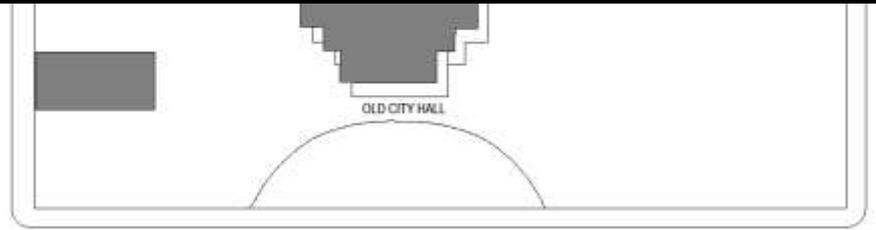
52'
C Street



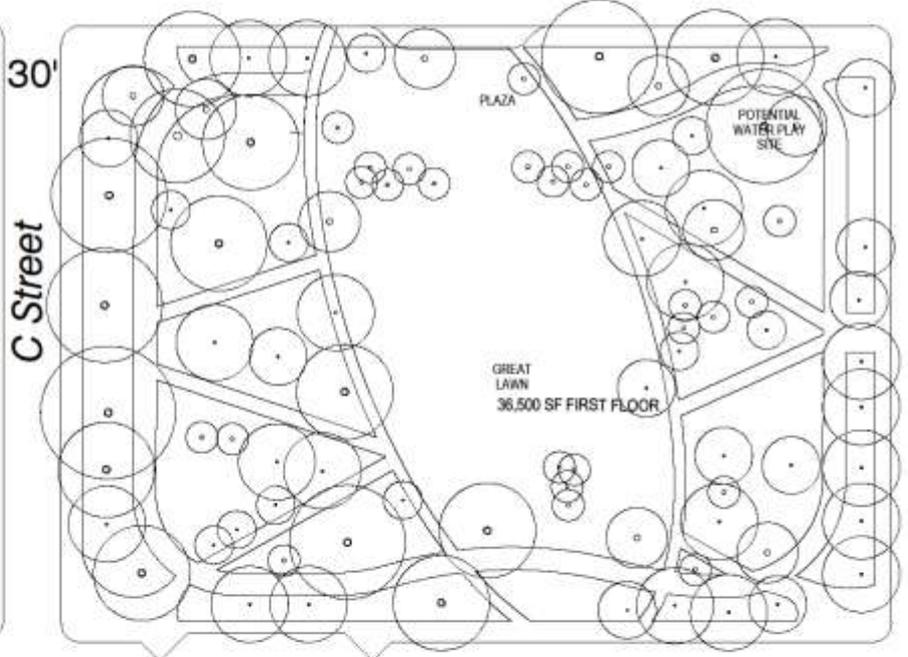
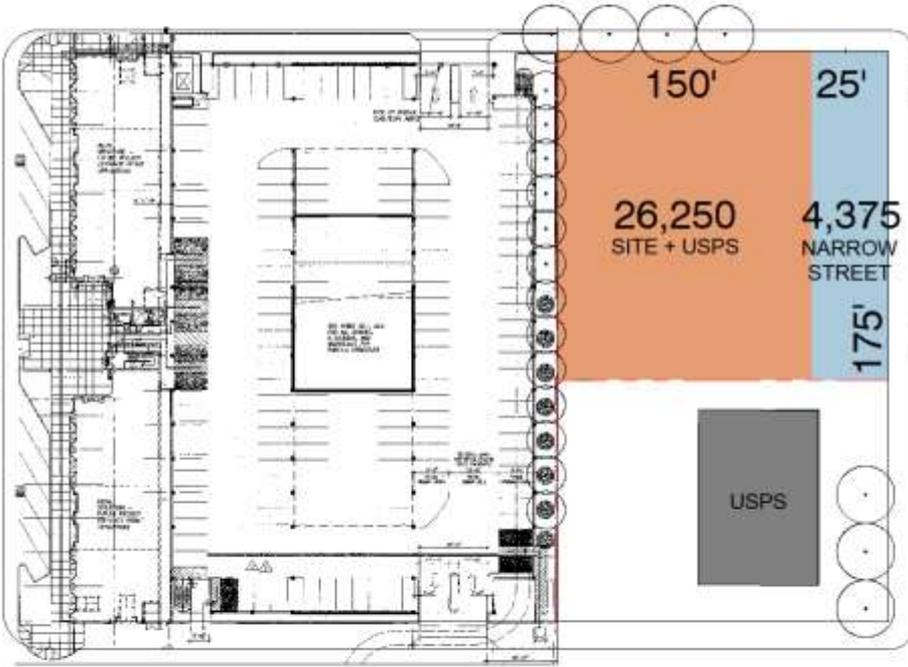
D Street

Watkins Street

Existing Lots



Mission Blvd

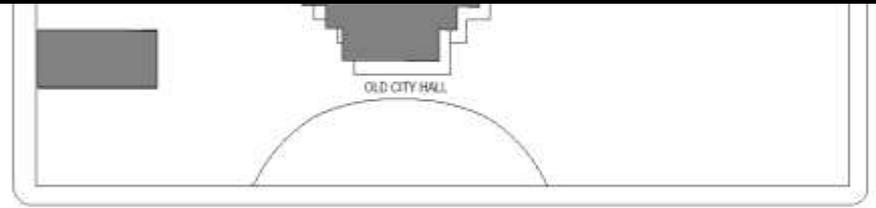
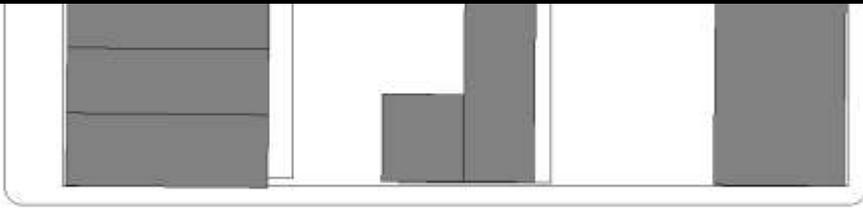


C Street

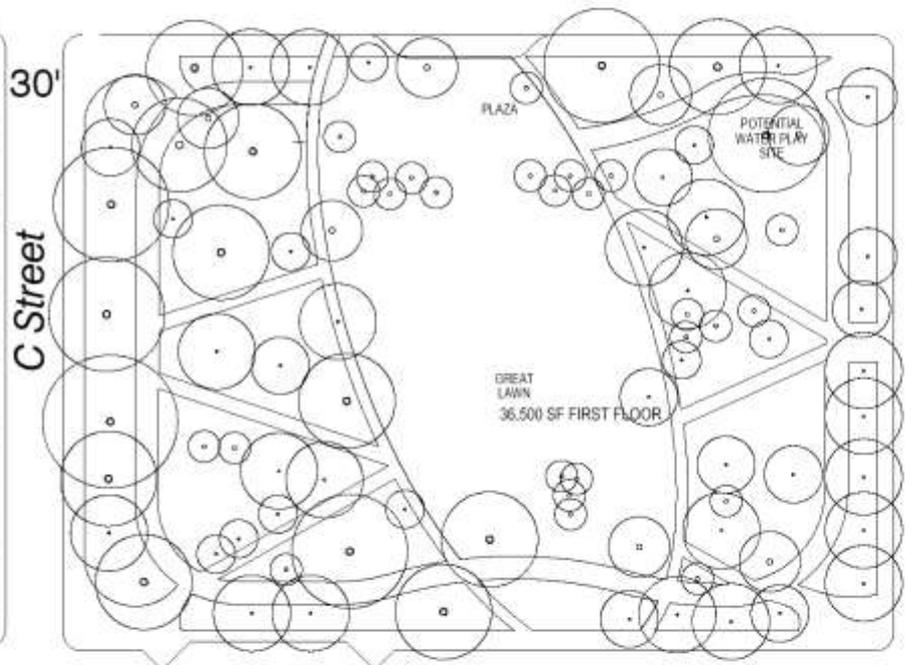
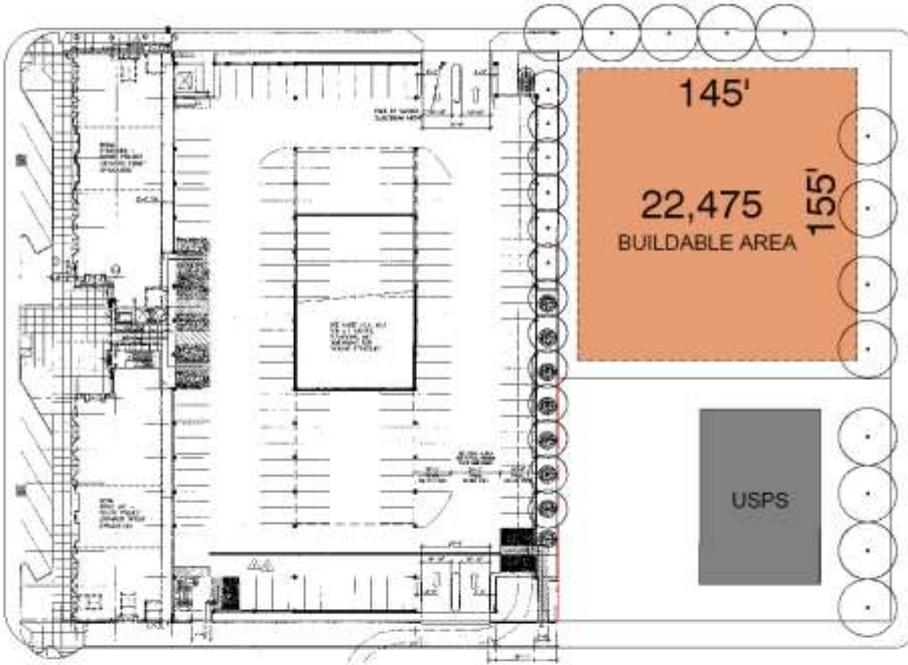
D Street

Watkins Street

Reduce Width of C Street



Mission Blvd

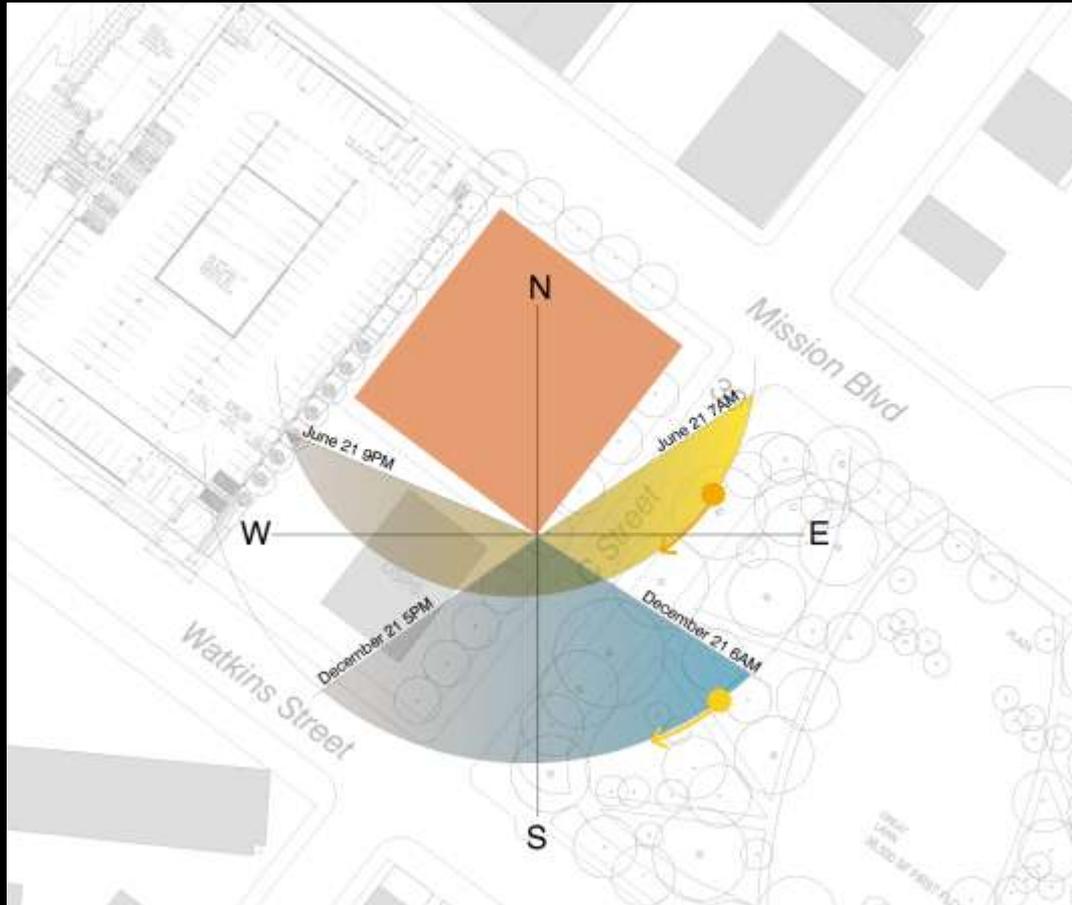


Watkins Street

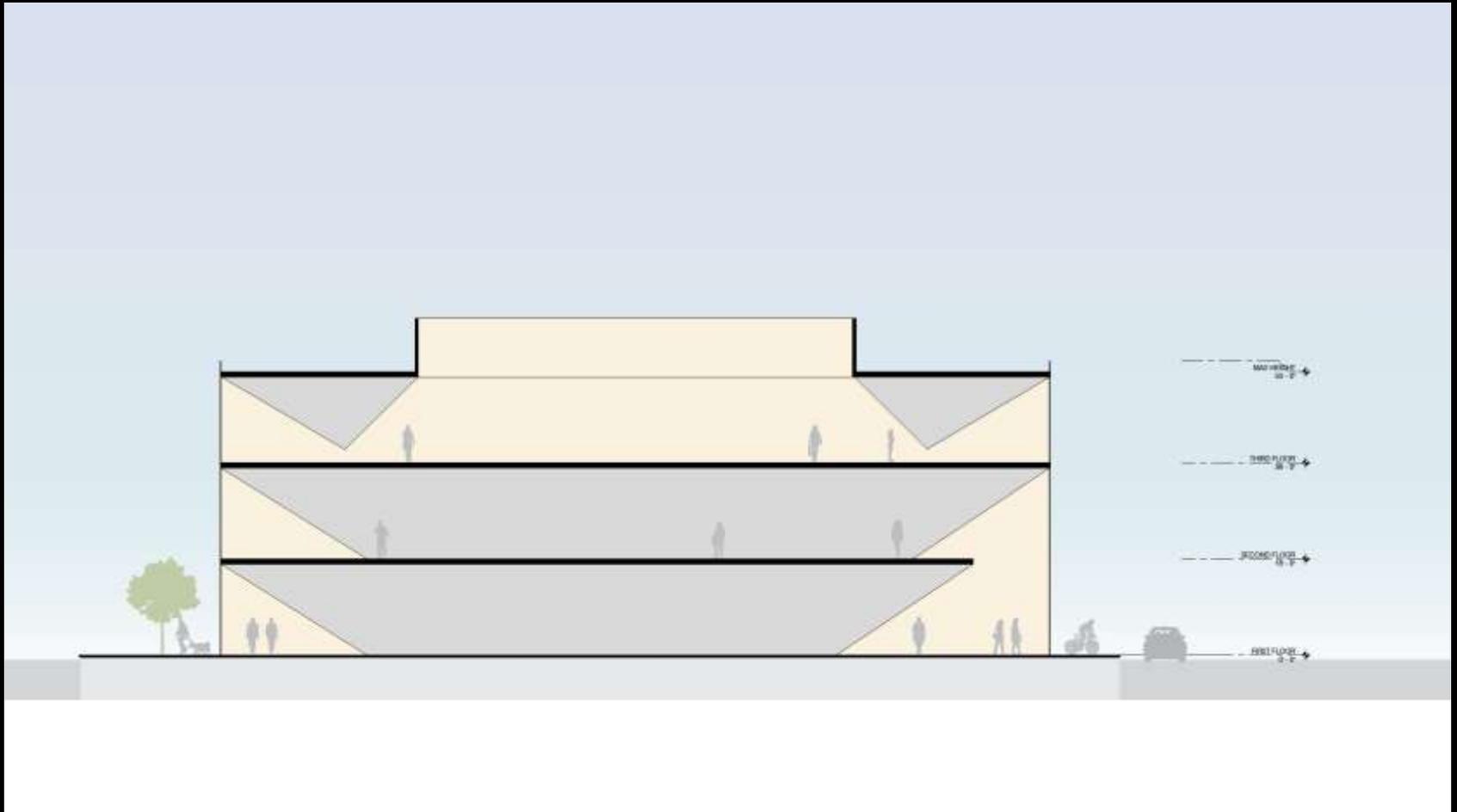
Maximum Buildable Area



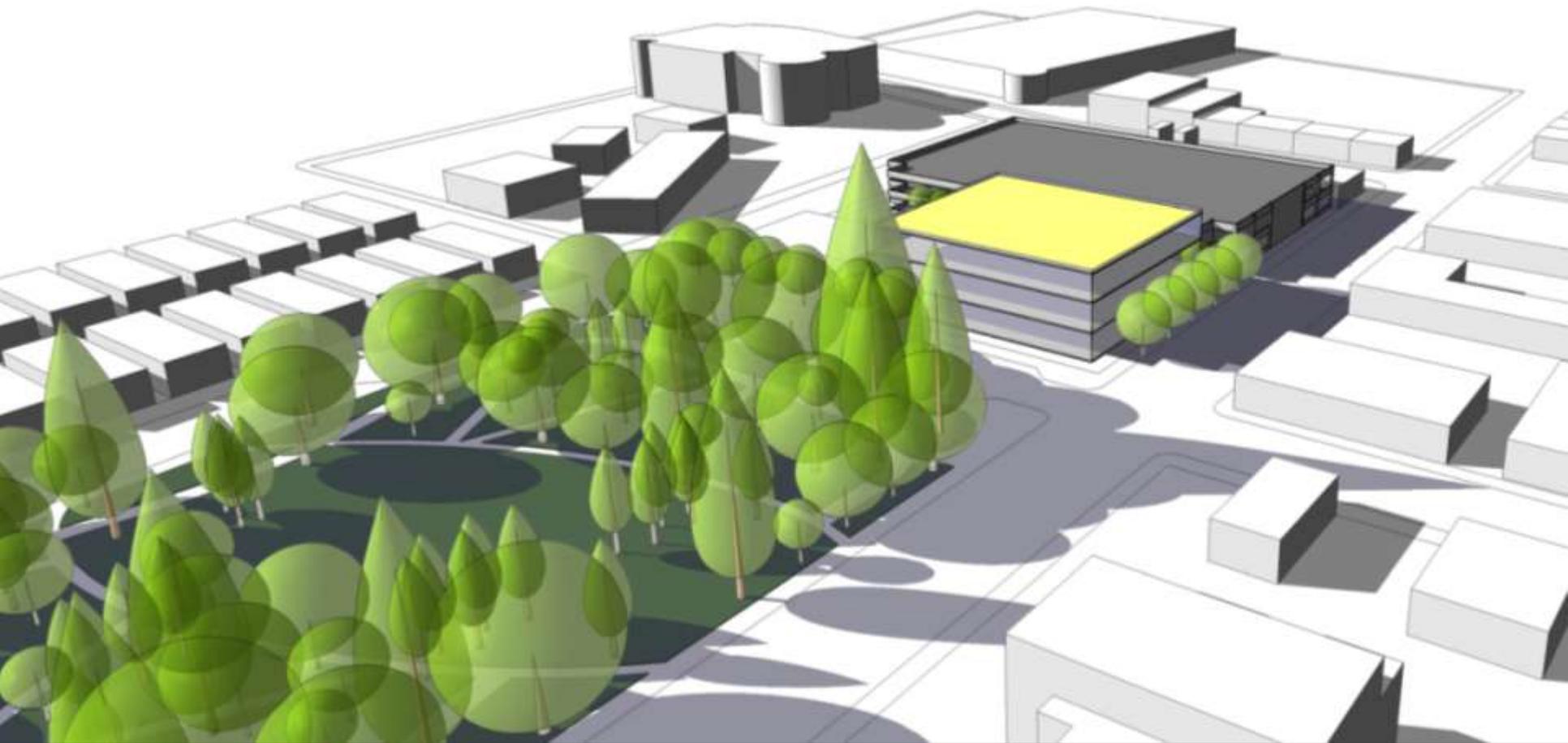
Maximum Buildable Area



Building Orientation



Daylighting



Building and Park



EXISTING
PARKING
STRUCTURE

EXISTING
POST
OFFICE

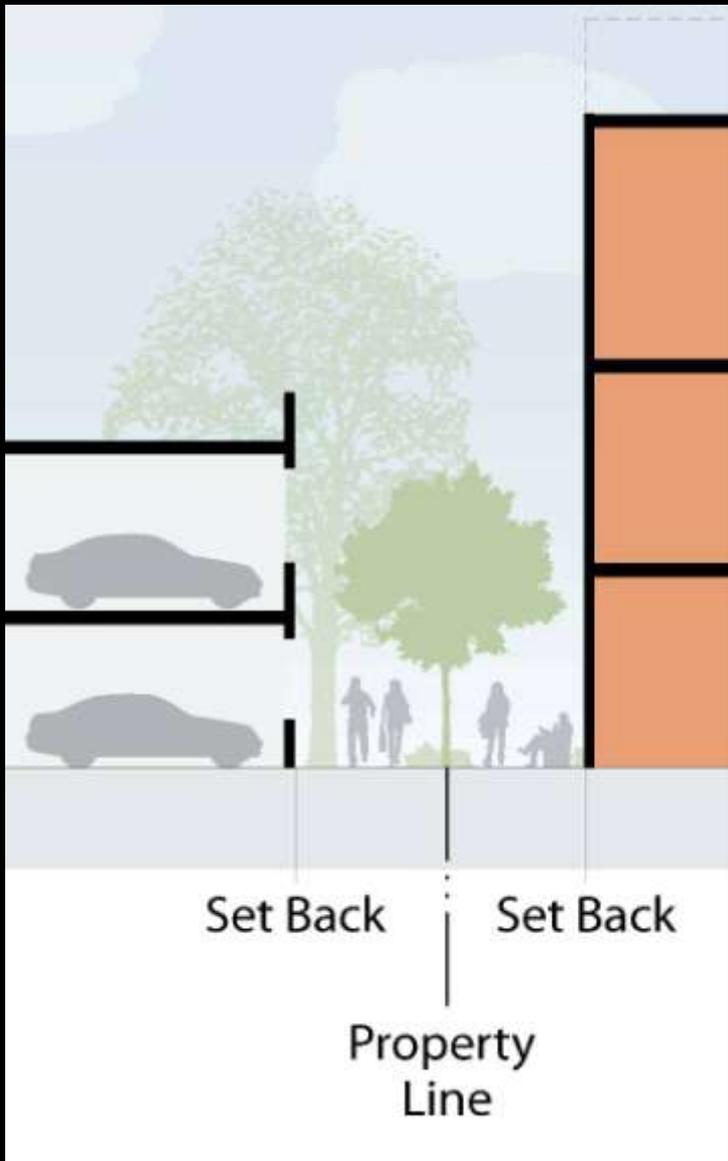
C STREET STREETSCAPE
Narrowing C Street to one lane transforms it into a pedestrian-friendly space that better links the park to the Library and Post Office. Widened sidewalks, planted bulb-outs, and special paving create a unified streetscape that can accommodate events like farmers' markets and street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







Promenade

Design History

6 Concepts



“Heart of the City - A”



“Heart of the City - B”



“Park Connection”



“Future Tense”

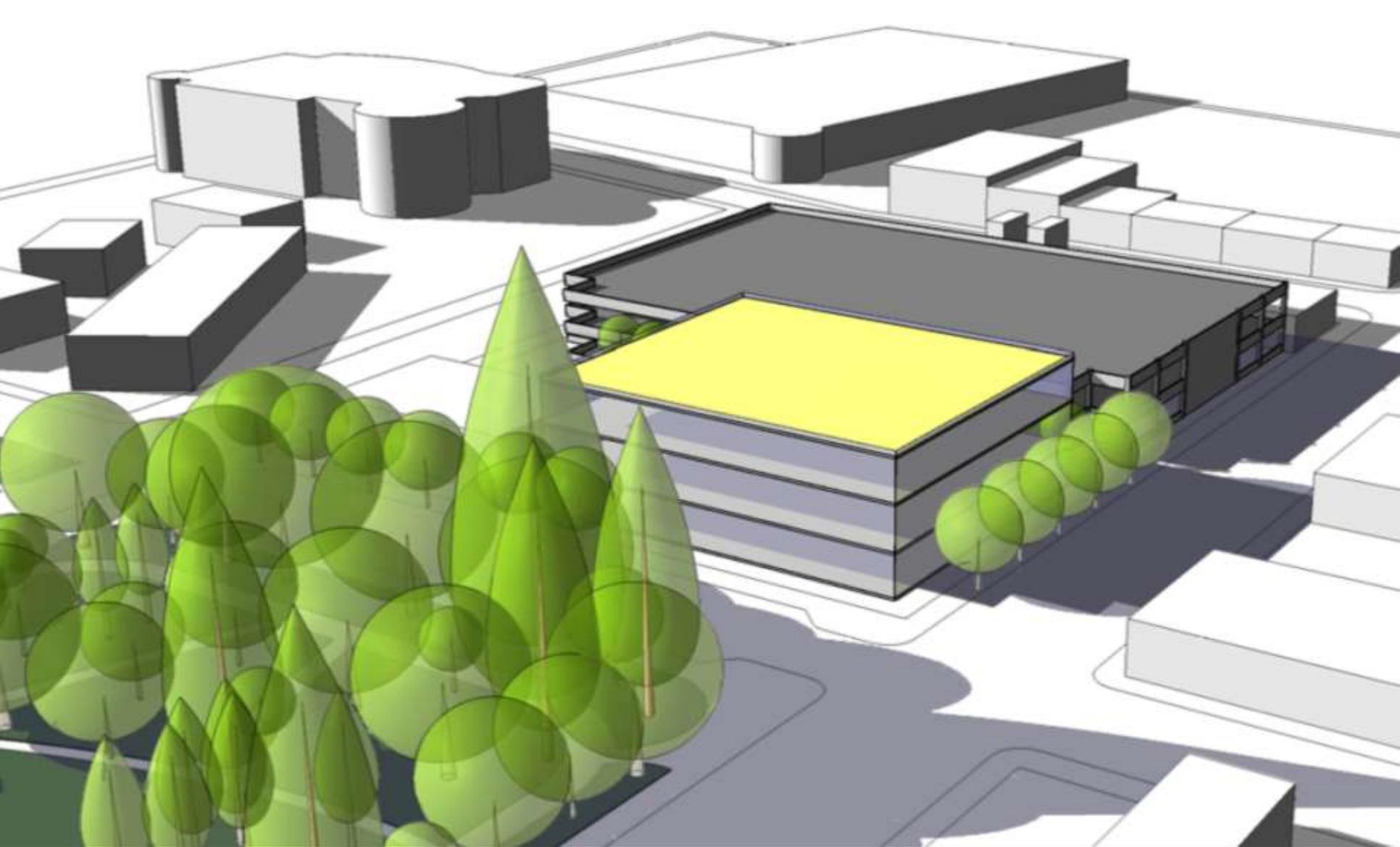


“Diversity”

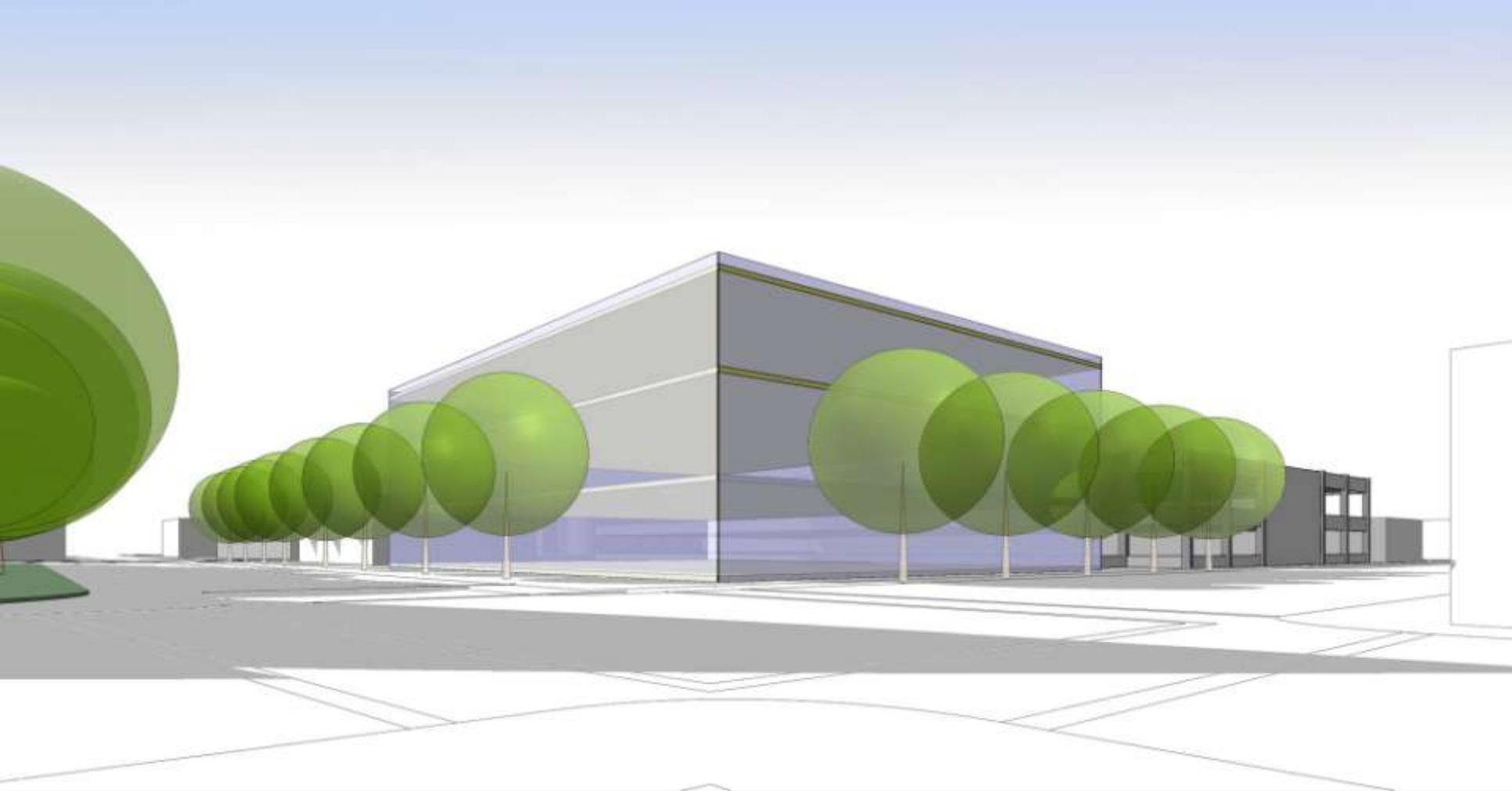


“Bay Window”

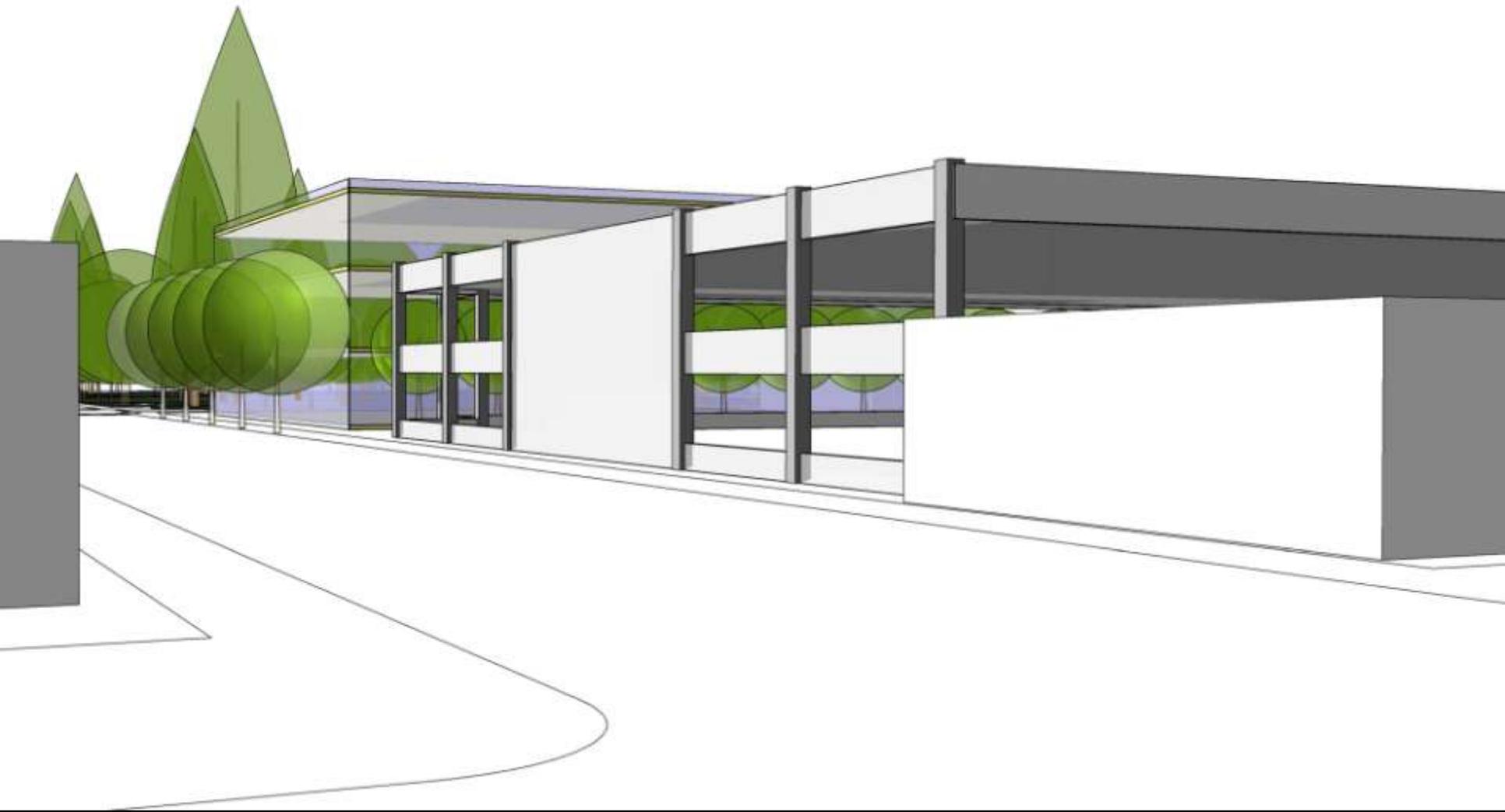
Conceptual Design Alternatives



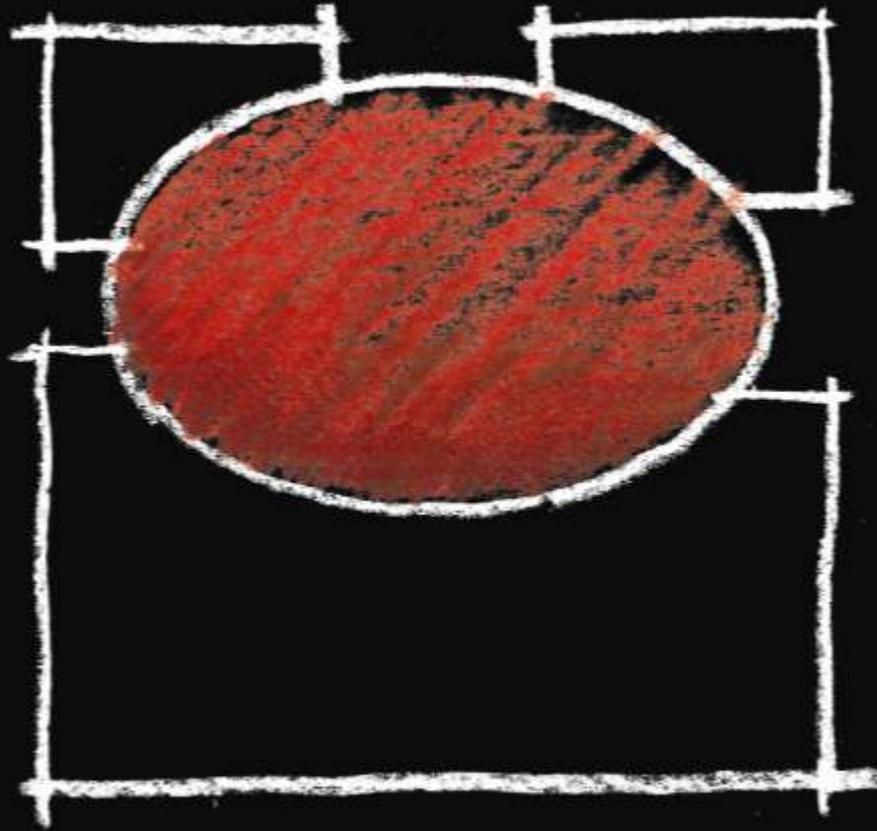
Building Block – Aerial View



Building Block – Corner View



Building Block – Mission Blvd. View



“Heart of the City”



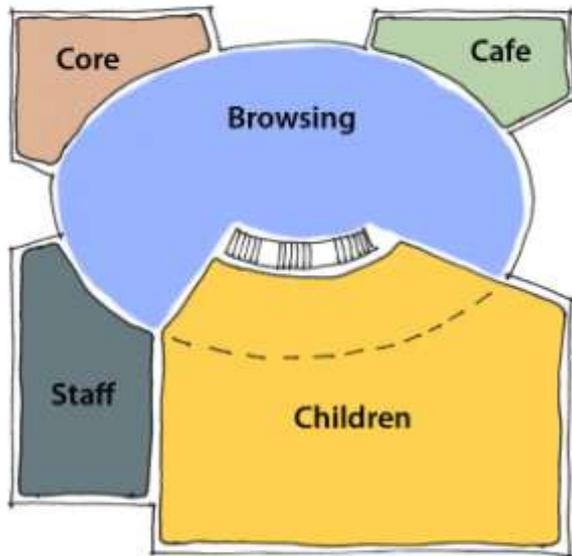
“Heart of the City”



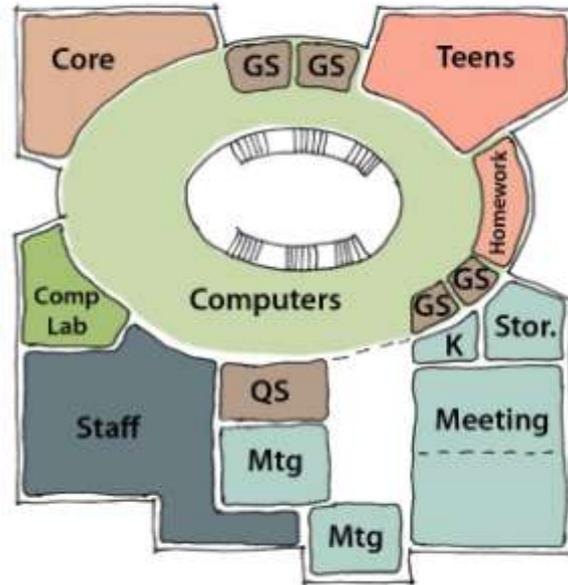
“Heart of the City”



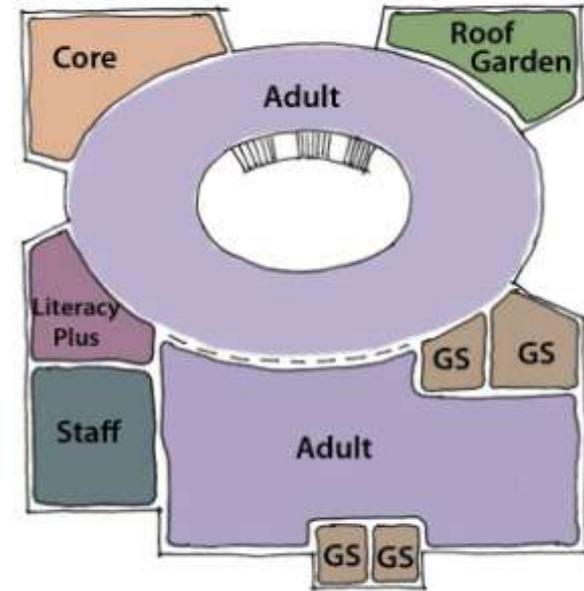
“Heart of the City”



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”



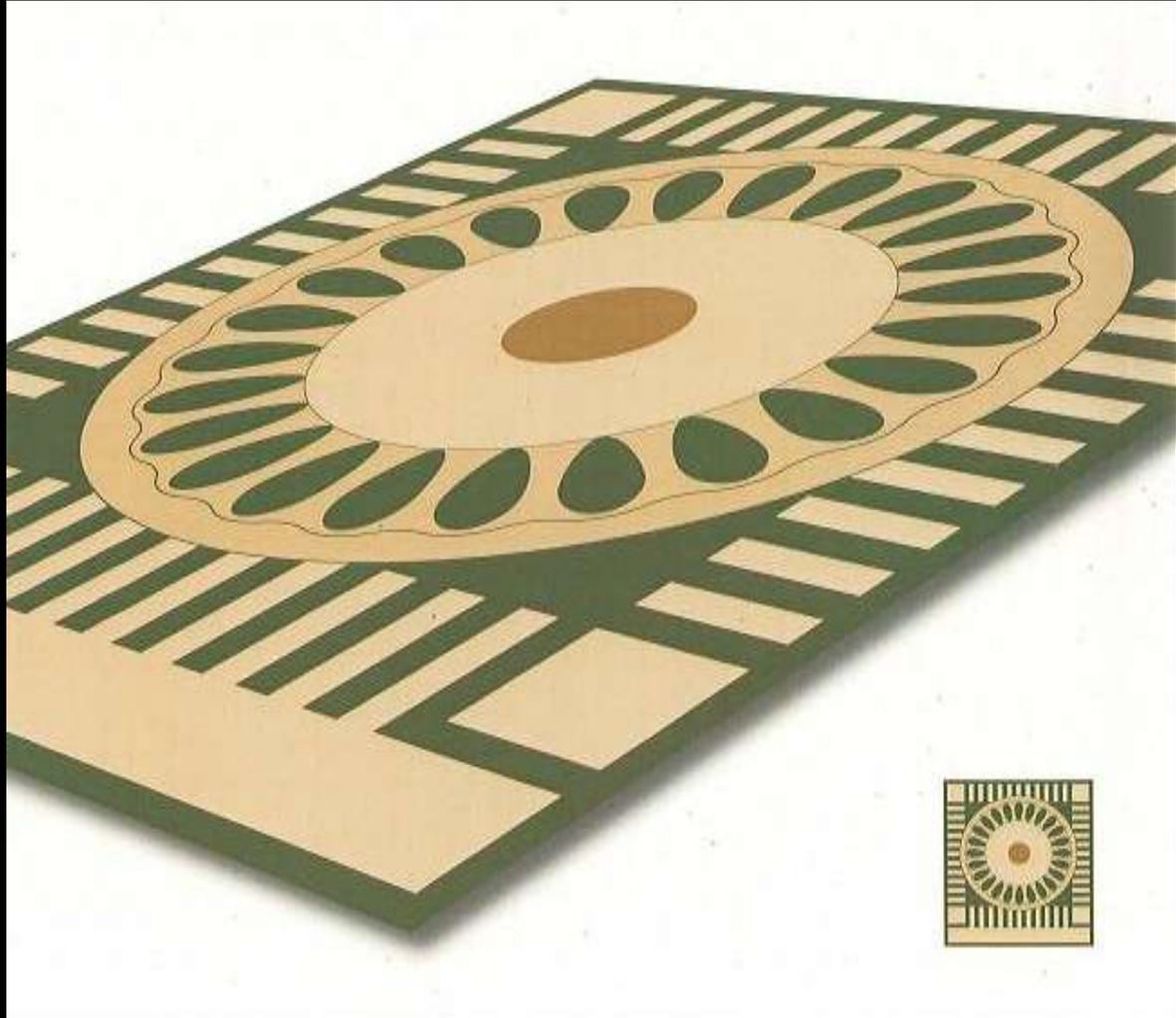
“Heart of the City”

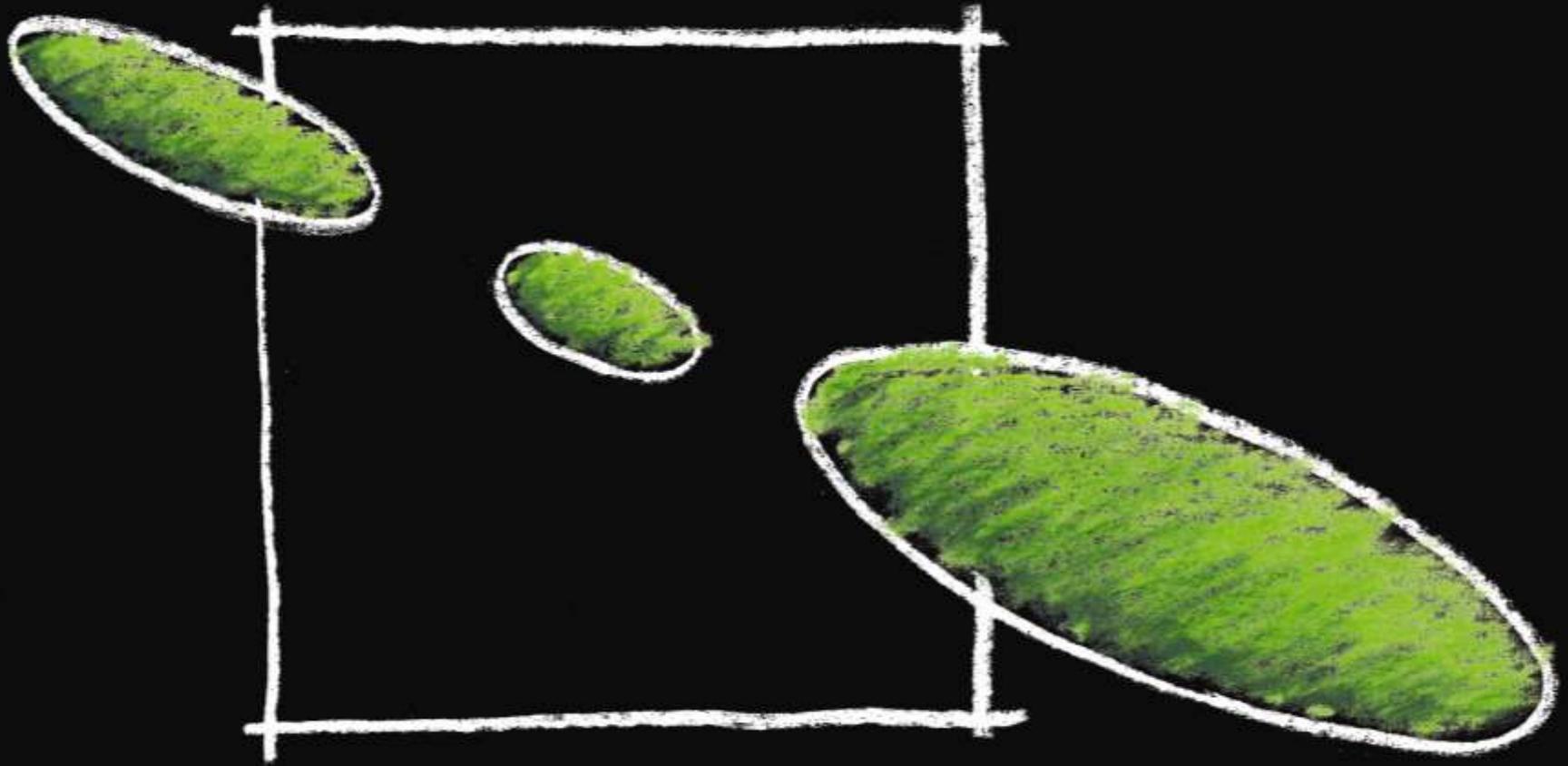
“Heart of
the City”





“Heart of the City”





“Park Connection”



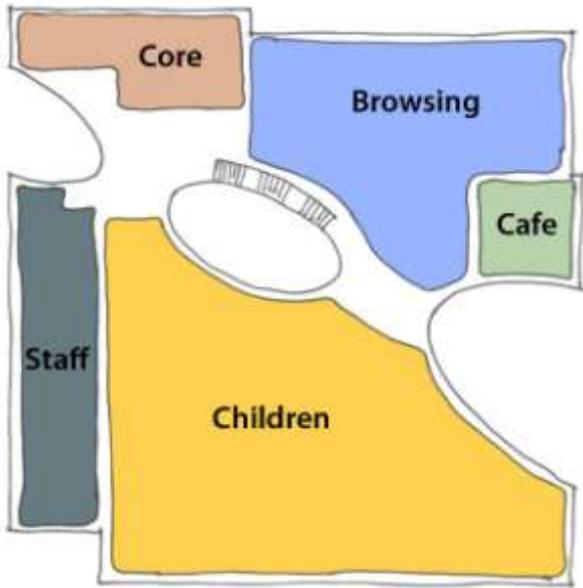
“Park Connection”



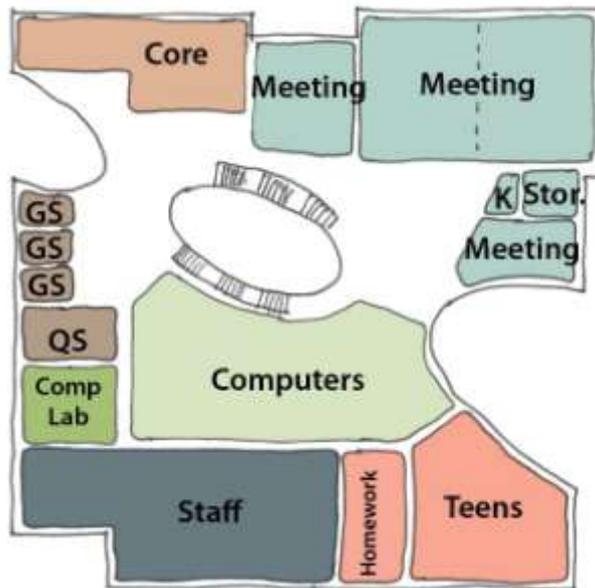
“Park Connection”



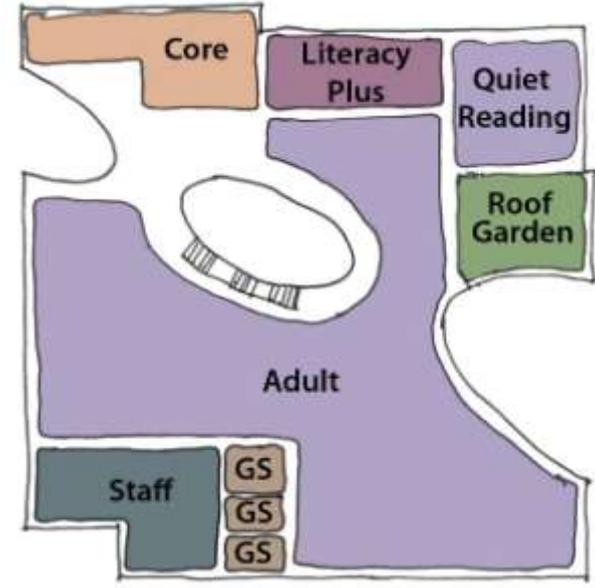
“Park Connection”



First Floor



Second Floor



Third Floor

“Park Connection”



“Park Connection”

“Park Connection”



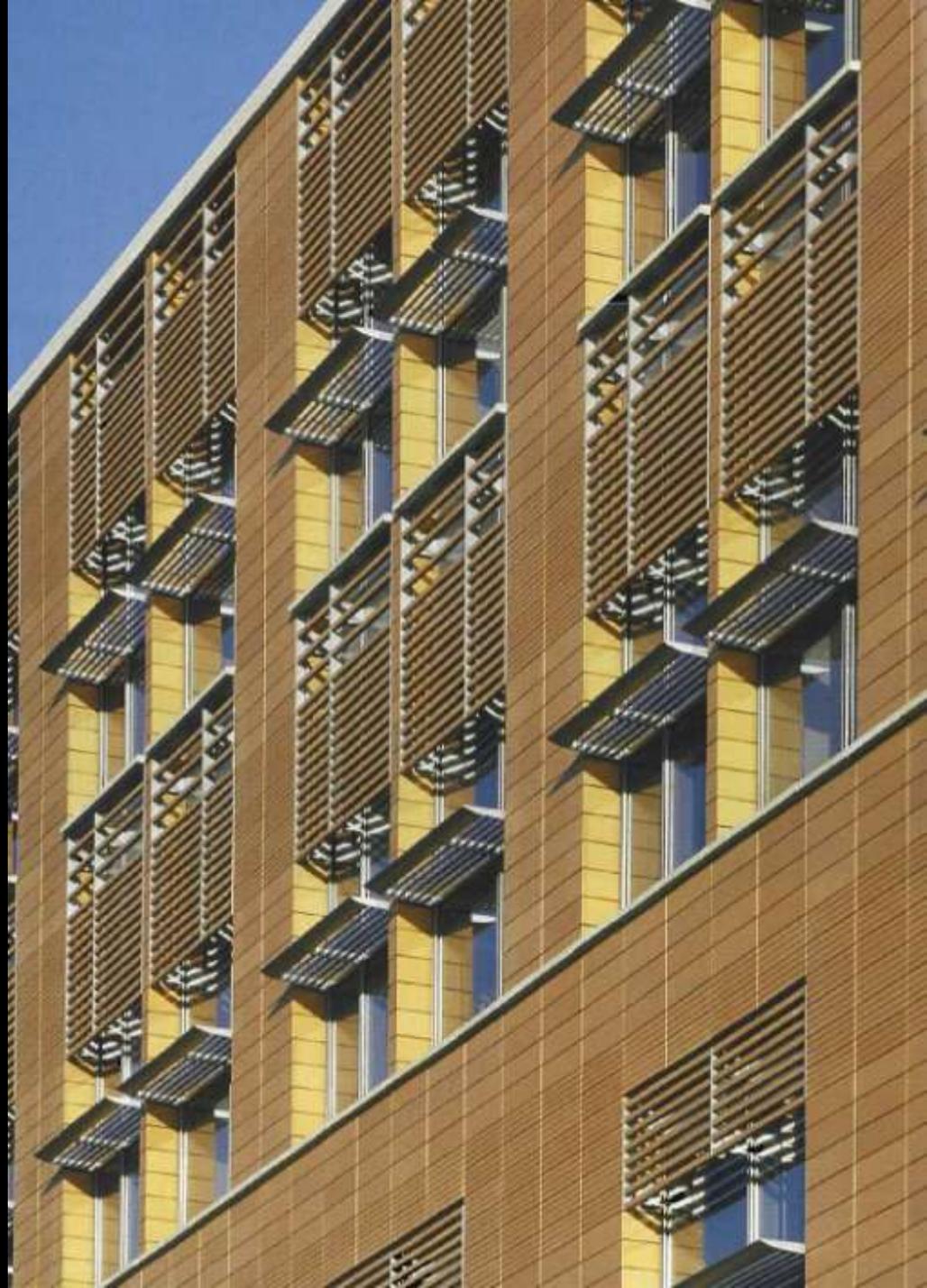
“Park Connection”



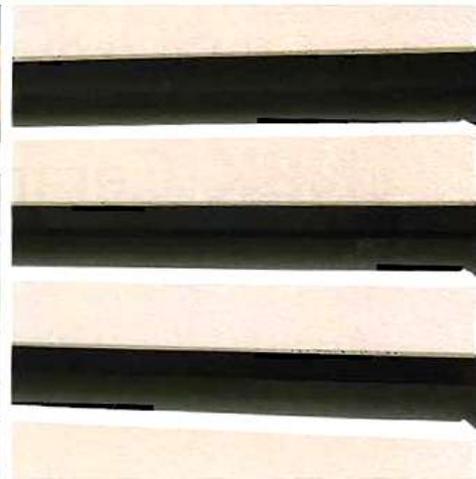
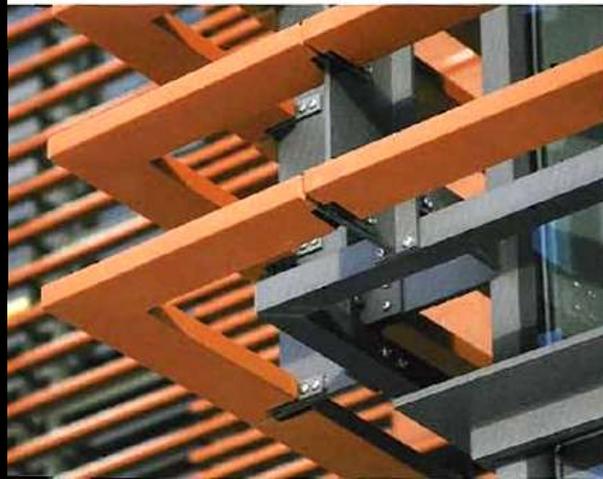
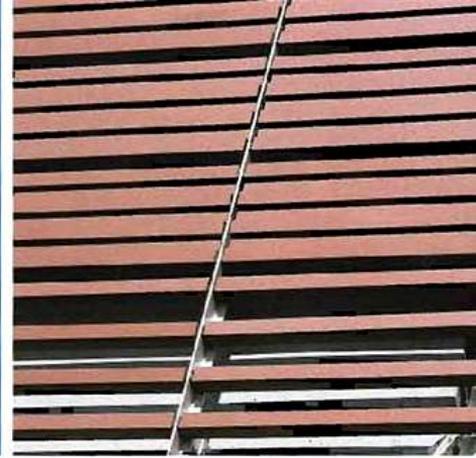
“Park Connection”



“Park Connection”



“Park
Connection”

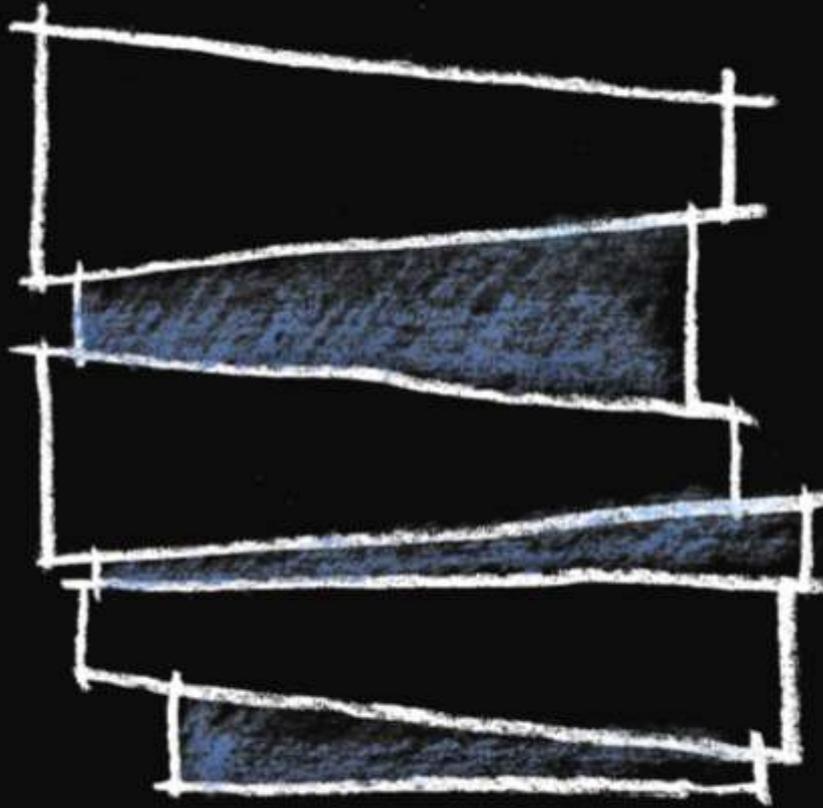


“Park
Connection”





“Park Connection”



“Common Ground”



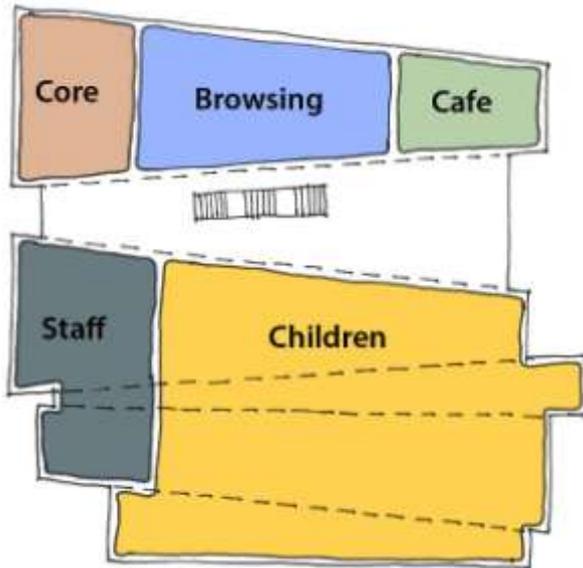
“Common Ground”



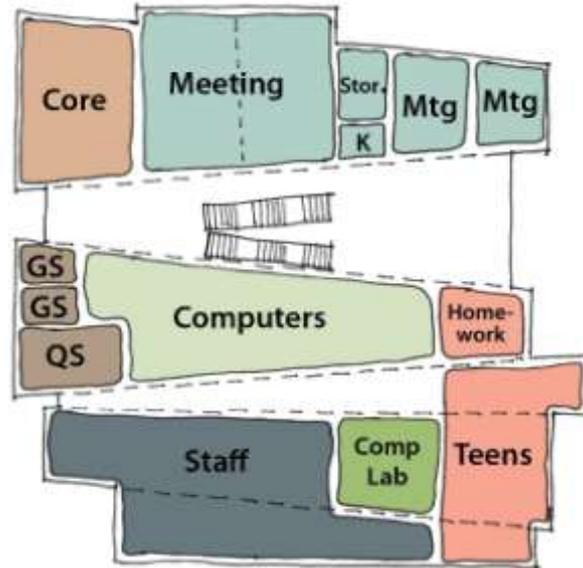
“Common Ground”



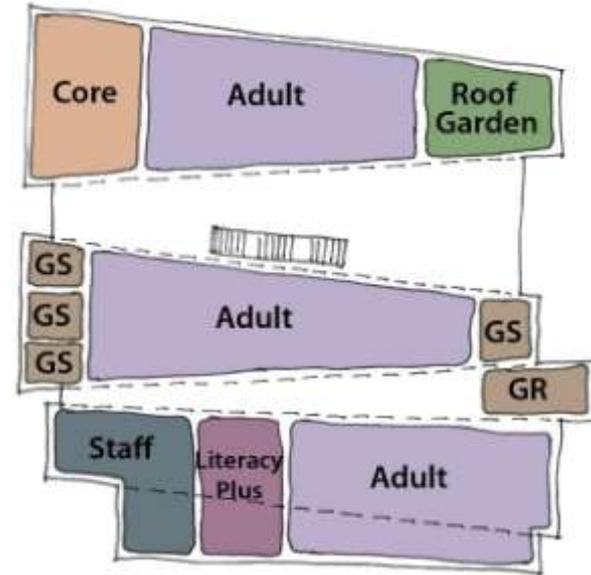
“Common Ground”



First Floor



Second Floor



Third Floor

“Common Ground”



“Common Ground”

“Common Ground”



“Common Ground”



“Common
Ground”



“Common
Ground”



“Common
Ground”



“Common
Ground”



“Common
Ground”

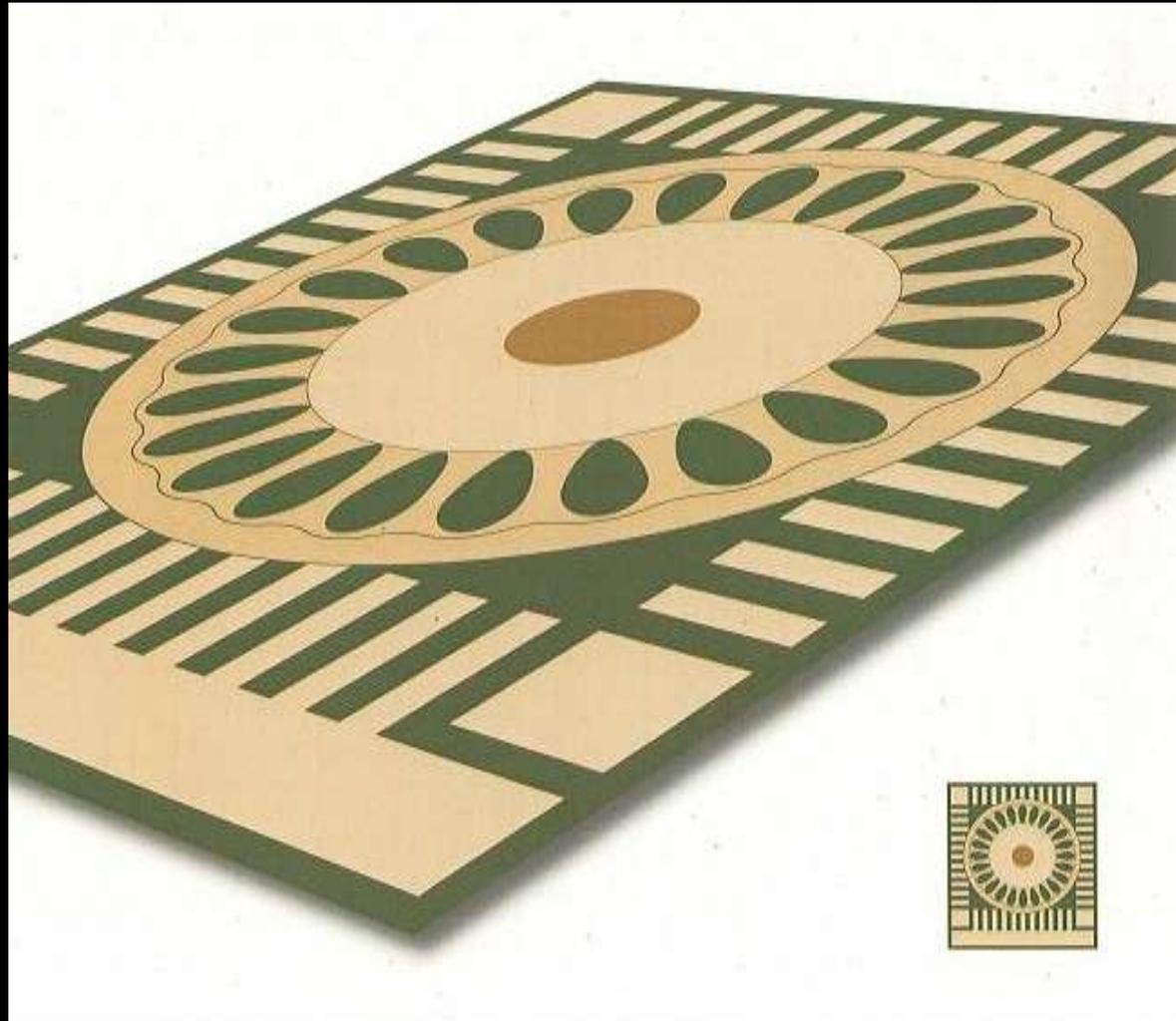


“Common
Ground”





“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
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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.

