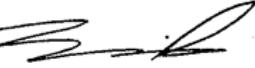


MEMORANDUM

DATE: May 22, 2015
TO: Mayor and Council
FROM: City Manager 
SUBJECT: 21st Century Library project updates and clarifications

As Council moves to take the momentous step of approving plans and specifications and issuing a call for bids on the 21st Century Library and Community Learning Center and Heritage Plaza Arboretum project, this memo is meant to highlight a few topics associated with the project that some advocates may still feel are unsettled despite the hours and hours of public comment and review for the project. It is also meant to assist those coming midway into the project development process to understand why certain decisions were made and to have any additional “working” discussion with staff in advance of the approval of plans and specifications and call for bids on May 26, 2015.

Summary of Public Input Process

This project is the result of extensive community engagement work involving thousands of Hayward residents and stakeholders, including Mayor and Council, and spanning eight continuous years of outreach and effort. The community input work began in earnest in 2007 and continued without interruption through 2015. It involved dozens of community focus groups; several community visioning workshops; multiple field surveys; a comprehensive community needs analysis; a dynamic and interactive project website; and dozens of public meetings including seven City Council sessions, twenty-four Library Commission sessions, multiple Budget and Finance Committee discussions, and sessions with the Planning Commission, Council Sustainability Committee, and Hayward Youth Commission, among others. All of the input received throughout this inclusive process was integrated into the design team’s considerations and substantively informed the final design of the 21st Century Library and Community Center and Heritage Plaza Arboretum project.

A summary of the community engagement and surveys undertaken for the project going back to 2007 can be found on the project website: www.haywardlibrary.org/tagged/data

Public Restrooms

During the design phases of the project, there was some discussion of the need for public restroom facilities in the downtown area, separate from those planned into the project building, most specifically as standalone public restrooms in the library plaza. Both staff and consultants recognize the position of the advocates and as such, have tried to build in additional capacity within the project building itself, so that the public would have access to restrooms, at least during Library & Community Center operating hours. Conversation with many different jurisdictions also assisted staff and the consultants in identifying the many problems associated with stand-alone, unattended public restrooms. And, adding permanent public restroom structures to Heritage Plaza was deemed intrusive and incongruous with the design and intended flexible use of the space.

Staff is intending to include consideration of this broader issue as part of the Downtown Specific Plan study. Rough, preliminary estimates indicate that a stand-alone public restroom facility is estimated to cost approximately \$600,000 to construct and another \$150,000 to \$200,000 annually to operate and maintain at the desired health and public safety level. By comparison, if library hours were simply expanded to include Sundays, the public restrooms being constructed in the new library (as well as the library itself) would be available in the vicinity of the plaza/arboretum seven days a week, at a lower cost than constructing and maintaining a separate standalone restroom on the same city block.

In the meantime, staff has assessed the existing, already constructed restroom facility in the Watkins Street garage and has opened that restroom as a pilot effort in this area: the restroom was constructed years ago and closed almost immediately due to unmanageable issues. The newly opened public restroom is located in the downtown parking structure across the street from City Hall, next to the elevator on the first floor.

While this new location is still somewhat redundant with the existing restrooms at City Hall and the library, it is by far the most cost effective option for providing additional public restroom access on a pilot basis since this restroom was already there. Staff will closely monitor the restroom in order to evaluate and assess its impacts to public safety, maintenance, and cost of operations.

The new restroom will be open and available to the public from 6:00 a.m. to 9:00 p.m. Monday through Friday. After an initial pilot study phase, a determination will be made regarding the possibility of continuing with these operating hours, or opening it additional hours such as weekends, or closing it should the safety and maintenance impacts prove too great.

Heritage Plaza Arboretum - Open Space and Performance Stage Area

The Heritage Plaza Arboretum is designed to be a flexible, multipurpose “civic green” outdoor plaza and open space. It is designed to accommodate open-air public activities such as community festivals, farmers markets, civic observances, musical and stage performances, cultural events, interpretive nature exhibits, historic exhibits, a children’s garden, walking tours, and other events and features appropriate to a civic green space.

The final design of the plaza takes into consideration extensive community input which indicated that a space for occasional community performances was desirable. The plaza design includes a low, permanent platform area at the western edge of the central open space. The platform will be constructed of concrete or composite material and will have access to electrical power capable of supporting temporary stage, sound, and lighting installations.

The central open space itself, which is also the location of the underground rainwater storage system, is designed to accommodate a standing-capacity audience of up to 4,000 people, and is engineered to handle vehicle traffic loads to accommodate food trucks, emergency equipment and maintenance vehicles to drive and park on it if needed or desired. The plaza design also takes into the consideration the need to occasionally bring in upscale or higher-end portable restrooms (e.g., similar to those used by St. Rose during their annual gala) when large-scale community events occur, for example the Russell City Blues Festival or the Downtown Street Parties.

Demolition of Existing Structure and Installation of Rainwater Catchment and Storage

During the community discussion, there was a serious look at the possibilities and value of retaining the existing library structure as a component of the new Historical Plaza and Arboretum. However, based on the poor condition of the structure and the significant cost to maintain it, the loss of flexibility in use of the Plaza for community festivals and events, the negative impacts to the sightlines and public safety associated with the current building and approaches to it, and the loss of the rainwater storage system, which would eliminate the ability to save 400,000 gallons of rainwater reuse per year and obtain LEED Platinum environmental certification, the vast majority of votes were in favor of moving forward with building deconstruction. This was consistently confirmed during each presentation to Council throughout the design process. Removal will provide for a sweeping view of the area creating a more open environment for users of the park, while accommodating a clear sight for the police patrols to better monitor the plaza.

The public involvement process confirmed the desire of the majority of the community to demolish the existing main library building in favor of an open space heritage plaza arboretum. Community input also indicated a strong desire to make use of the plaza open space to provide for a significant rainwater catchment and storage system. Final plans call for de-constructing the existing building down to the basement walls and floor, which will be saved and reused as an underground storage cistern for the rainwater catchment system. The storage system will have sufficient capacity to save 400,000 gallons of rainwater per year, which will be used to offset water consumption in the new library and plaza. In addition to being a creative and innovate way for the City to take strides forward in its water conservation efforts, the rainwater catchment and storage system is a critically important component of the project's ability to obtain the coveted LEED Platinum certification as Council has directed.

C Street crosswalk

Currently, the block of C Street bounded by Watkins Street and Mission Blvd has two very wide through traffic lanes as well as parallel parking on both sides of the street. At the approach to Mission Blvd there is a dedicated right turn lane onto Mission Blvd in addition to the two wide through traffic lanes. There

are two pedestrian crossings on this block of C Street; one at the intersection with Watkins Street and one at Mission Blvd.

The project vacates a portion of C Street and narrows the lanes to provide for library construction and diagonal parking in front of the USPS building. The narrowing maintains the two standard-width through lanes and the right turn lane at Mission, and it adds diagonal parking in front of the Post Office. It also maintains some parallel parking along the frontage of the heritage plaza. A third pedestrian crossing and bulb-outs will be added at the midpoint of the block between Watkins St and Mission Blvd to help facilitate safe pedestrian travel across C Street from the library to the plaza and vice versa.

In addition to enhancing pedestrian access between the library and plaza, the new crosswalk will help to calm traffic speeds on that block of C Street without being an undue hindrance to the flow of traffic. Narrowing the through traffic lanes will further contribute to the desired effect of slowing down speeding traffic while maintaining the desired traffic flow and capacity for the road. Bus routes will be minimally affected by the C Street narrowing. Buses can continue to travel eastward on C Street from the BART hub as they do currently.

Public Art

While much of the aesthetic beauty of the new facility is inherent to the quality of the architectural design, and many of the building's interior and exterior design features will be beautiful works of art in their own right, the project also includes a program of fine artwork throughout the new library facility and plaza. The project art program places heavy emphasis on featuring the work of local artists. The artwork is grouped into four categories:

1. Medium- and small-scale artworks. This category forms the bulk of the project art program, and includes paintings, photographs, drawings, sculptures, assemblages, mosaics, mixed-media, and other small-to-medium scale artworks to be placed in numerous opportunity locations throughout the building interior. The vast majority if not all of these pieces will be selected from among the existing and developing work of established and emerging local artists. Staff will work with Council to determine the best process for selecting art pieces in this category. That process will take place during the FF&E (Furnishings, Fixtures, and Equipment) phase of the project commencing in late 2015 and concluding in mid-2016.
2. Community art gallery. This category is potentially the most interesting and engaging of all the categories because it will be continually refreshed with new local artwork. It includes two dedicated spaces inside the new building for curated exhibitions of local artwork, similar to the Galleria space in the first floor of City Hall. The vast majority if not all of the pieces displayed will be the work of local artists. The responsibility for curating this collection will be entrusted to a community partner agency (for example Hayward Arts Council, Sun Gallery, etc.) that will be selected through an RFP process. The process would be much like that used for the rotating art in the Rotunda/City Hall gallery.
3. Design and architectural art. This category includes artistic design features created by the project architects and installed by the construction contractor during building construction. Examples include the multiform ceiling treatments in the children's storytelling room; the living wall and sensory garden adjacent to the children's room; the intricate text designs on the windows of the

community meeting room facing Mission Blvd; and the historic timeline and interpretive signage in the heritage plaza and arboretum. This will be the first category of art installation to be completed due to their close integration with the construction of the building. The architectural and design art have been developed as part of the architectural design development process.

4. Structural art installations. This category includes commissioned artwork that is engineered and integrated into the structure of the building itself, and requires a high level of experience and expertise working with construction contractors and architects on the part of the artist. Examples include a large terrazzo inlay in the atrium floor and extending into the outdoor sidewalk and plaza; a hard surface application (not a painted mural) integrated into a three story interior concrete shear wall; and an engineered three dimensional piece to be affixed to the building structure from specific load-bearing points without interfering with the atrium's primary function of distributing natural light into the building. Because of the highly technical requirements of these pieces, they will be selected through a formally structured RFQ and commissioning in conjunction with the architectural design process.

Due to the highly technical engineering and construction requirements of the structural fine art installations, they will be selected through a formal Request for Qualifications and commissioning process. At the City's request, project architect Noll+Tam engaged the services of a well-known and respected professional consultant with expertise in this field to assist with the technical details of developing and releasing the structural art RFQ, as well as to assist Council, staff, and the community with evaluation and review of submittals and artist qualifications.

The project design team received over ninety responses to the RFQ. This large pool was initially narrowed down by qualifications to the forty-five artists who possessed successful experience in this kind of highly technical structural work. The design team conducted a thorough review and evaluation of each submittal in this "long list", and narrowed it down to the three to four most highly qualified artists for each of the four structural installations. This "short list" of thirteen artists, including one artist from Hayward, have been invited to prepare concept proposals, and will each receive a modest stipend to offset their costs. This group of finalists will present their proposals to the project design team at City Hall on Thursday, June 4, 11 am to 5pm, after which staff will prepare recommendations to Council, which recommendations will convey the submitted proposals along with staff recommendations for the commissioning of the four structural works.

Solar (PV) Panels

Only a portion of the parking structure's upper deck area is needed to provide a sufficient quantity of PV panels to achieve Net Zero Energy. There is additional room available on the parking structure to install more PV panels, if desired. While additional PV panels are not needed to meet the Net Zero Energy goal of the project, they could help reduce the on-going energy operational expenses of other public facilities such as the City Hall. Staff can include them as additional work, to the bid package, with an engineer's estimated cost of \$1.4M; and is exploring other sources of funding that might work based on reducing the overall energy use/footprint of all City facilities incase (1) Council directs staff to utilize the full capacity of the garage and (2) the library project budget can't accommodate it.