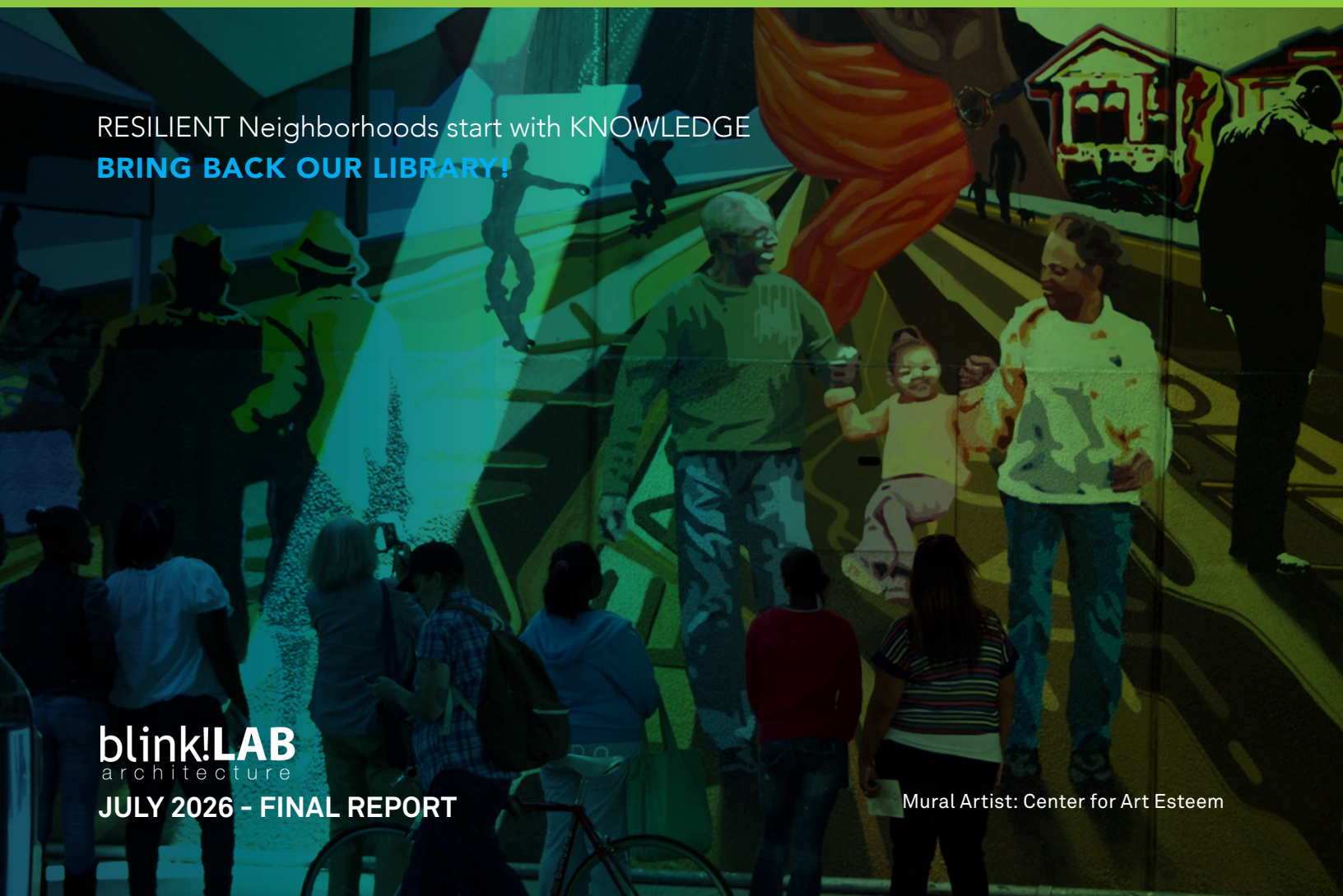




HOOVER BRANCH LIBRARY FEASIBILITY STUDY REPORT



RESILIENT Neighborhoods start with KNOWLEDGE
BRING BACK OUR LIBRARY!



blink!LAB
architecture

JULY 2026 - FINAL REPORT

Mural Artist: Center for Art Esteem

Contents

01. Executive Summary

02. Community Engagement Strategy

- 2.1 Stakeholder Engagement Process
- 2.2 Community Engagement Results
- 2.3 Demographics Shifts, 2010 to 2024
- 2.4 Potential Library Locations
- 2.5 Site Selection Criteria
- 2.6 Site Evaluation Matrix

03. Needs Assessment

- 3.1 Visioning
- 3.2 Four Branch Libraries - Site Analyses
- 3.3 Four Branch Libraries - Program, Operations and Space Utilization
- 3.5 Post-Pandemic Impact on Library Services
- 3.6 Design for Program and Experience

04. Technical Feasibility

- 4.1. Proposed Space Needs
- 4.2 Preferred Sites Analyses
- 4.3 Location 1 - Adaptive Reuse.
- 4.4 Location 2 - Public Land
- 4.5 Location 3 - Private Land
- 4.6 Operational Needs by Room Type

Appendix

- A. Cost Estimates
- B. Economic Analysis

01

Executive Summary

The feasibility Study aligns the opinions, definitions and economic actions which will support the RE-building of a new branch library in Hoover.

Historically, there were several libraries at various locations in the Hoover-Foster neighborhood of West Oakland. Today, no such library exists, and community members have been working diligently to restore a new branch library.

The primary objective of the Feasibility Study is to investigate appropriate locations for the new Hoover Branch Library, in accordance with the City of Oakland Public Library (OPL), Master Facilities Plan, 2006.

The main question explored is: What are the program elements, space-use strategies, cost implications and economic considerations in locating, building and operating a new branch library in the Hoover Faster catchment area.

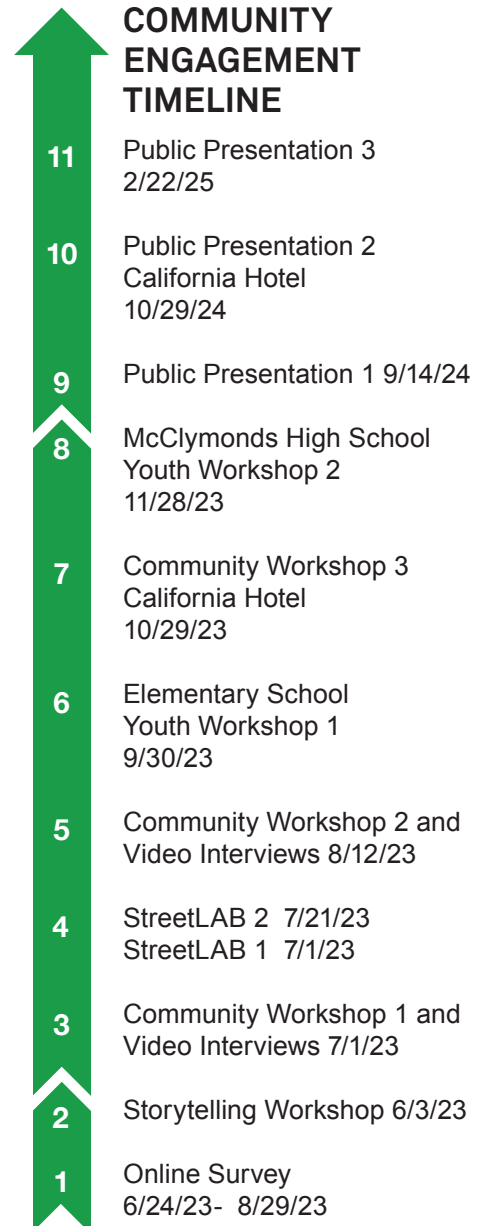
METHODOLOGY

The team led by blinkLAB architecture employed community workshops and surveys; as well as precedent analysis of three existing OPL branches, and international trends in community library design.

The recommendations and conclusions of the Hoover Branch Library Feasibility Study are the result of an extensive Community Engagement process which included:

- Community Input - Surveys - Paper, Online and In-person, StreetLABs, Community Group Workshops for Adults and Youth and Video-Interviews
- Data Sources - Review of Government Data, Social and Environmental Data, Library Data Sources and Global Library and Community space trends.
- Strengths, Weaknesses, Opportunities and Threats (SWOT) Analyses of 3 existing branch library - Rockridge, Cesar Chavez and 81st Street Branch Libraries.

COMMUNITY ENGAGEMENT TIMELINE



HOOVER BRANCH FEASIBILITY STUDY

Analysis of these data resources revealed three thematic similarities:

1. **There is no single definition of what a library today should be.** However, the Carnegie model of distinct Children, Adult, Staff, Sorting and community gathering opportunities remain as the primary organizing core.
2. **Books, quiet zones+ social activation.** Libraries are being designed to accommodate noise-generating activities such as music performances, maker spaces, theatre rehearsal or simple group-based social relaxation. There is an emerging trend to design facilities that acknowledge the wider spectrum of autism affecting social skills, communication, and behavior patterns; as well as strong reactions to sensory input.
3. **Third-party Users/Partners.** Increasingly, libraries are providing indoor and outdoor spaces for the provision of social services, such as health and legal clinics; or, are in partnership with urban farming initiatives.

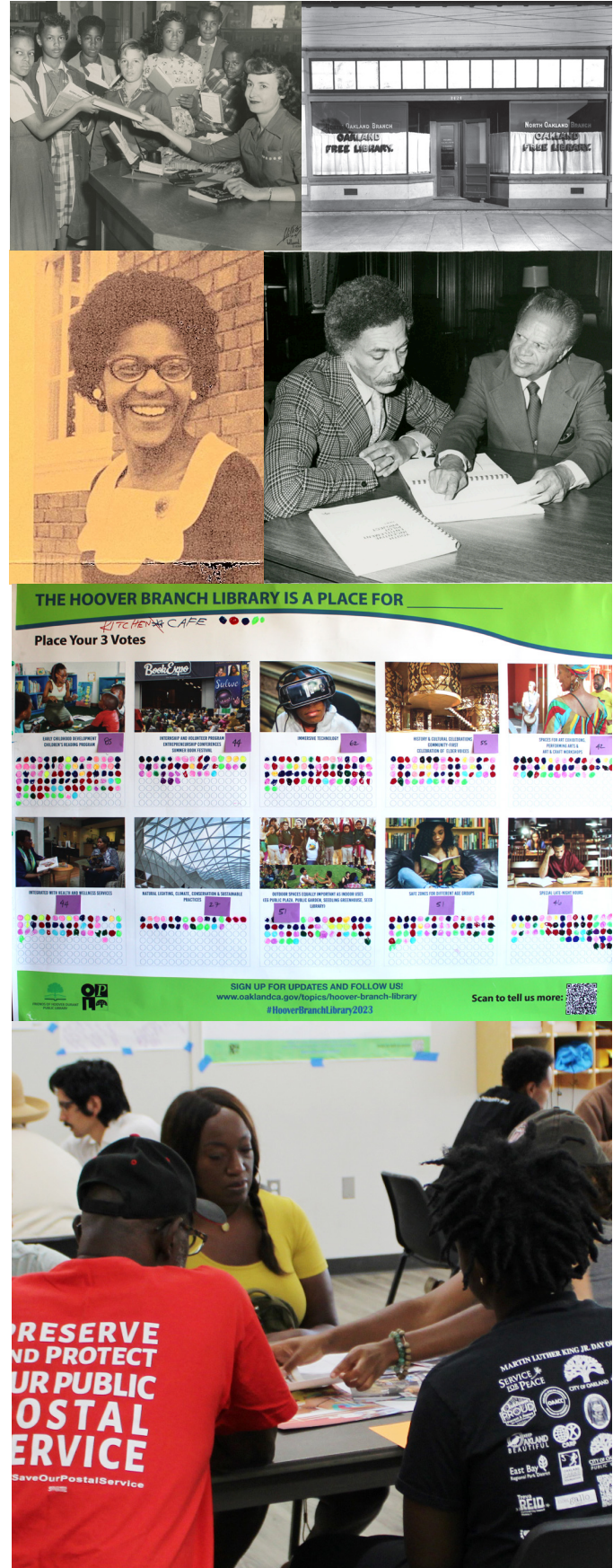
Accepting that funding for the design and construction of a new branch library is a long time-frame, **based on community input, site analyses, emerging trends, the need for spatial flexibility, desire for a timely and cost-effective solution to meeting the 2006 Master Plan, Location 1 - Adaptive Re-use of the Existing Community Market located on San Pablo Avenue is the most feasible approach.**

COST ESTIMATE: \$15M TO \$18M

Based on a three site acquisition scenarios – public land, private land, and public-private – the cost of a new branch library sized between 8,000 square feet and 12,000 square feet is estimated at \$15 million to \$18 million.

FUNDING: MEASURE 'U'

“Measure U funding will enable Oakland to complete design and construction of projects that have only partial funding, such as ... the new Hoover Branch Library.” Therefore, Measure U funds should be a primary source of City funding for construction of this new library. Members of the Hoover Foster community may wish to remind City staff and Council of the statement in the Measure U fact sheet that encouraged its passage.



02

Community Engagement Strategy

Requests for outdoor spaces at the library coincides with the growing commercialization of public space, the difficulty of access to a public park, and a general desire to have a civic space of their own. A space of belonging.

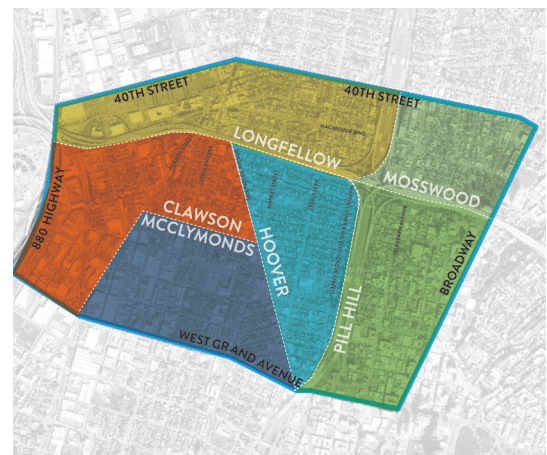
2.1. STAKEHOLDER ENGAGEMENT PROCESS

The Hoover Branch Library catchment area is physically varied - from light-industry and manufacturing to residential uses. The population is equally varied from high-wealth property-owners and low income rent homes. Education levels and access to technology vary.

Given the multiplicity of the population, different types of community engagement were necessary to foster inclusivity, build trust, and ensure that diverse perspectives were considered in decision-making processes. Between Summer 2023 and 2024, the following:

- Surveys - Paper, Online and In-person
- StreetLABs and Community Group Workshops for Adults and Youth
- Video-Interviews
- Site visits and staff interviews of three existing branch libraries - Rockridge, Cesar Chavez and 81st Street Branch Libraries
- Site Visit to the new Hayward and Newark Libraries

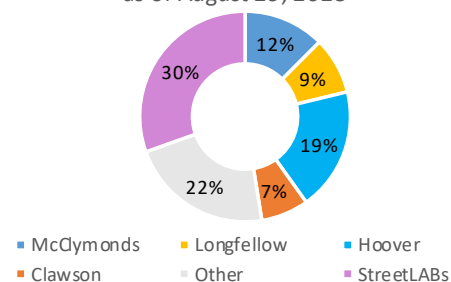
This multi-pronged approach had a goal towards more effective, sustainable, and community-supported outcomes.



Hoover branch library catchment area.

561 Survey Participants

as of August 29, 2023



Aggregated online and paper survey participation.

2.2 COMMUNITY ENGAGEMENT RESULTS

Libraries serve as not only depositories for books and archived material but as social gathering places for local communities. This transition and integration of social accommodation influences spatial layout and operational requirements, as confirmed by the Hoover catchment survey and interviews with OPL staff.

Key Take-Aways

- 1. The need for open spaces separate and apart from interior community spaces.** The Hoover community's request for public spaces was validated by visits to four Oakland libraries. Rockridge Children's staff described that outdoor events was accommodated by a make-shift remodel of staff parking spaces. A better solution would be to integrate outdoor public spaces as part of the library's design from inception; proven by the César Chávez library that opens to a roof garden shared with the Senior Living facility and High School.
- 2. A celebration of history and culture leads to a sense of belonging.** A spirit of joy permeates the César Chávez library which is evident by the ceiling paper-artwork. Early integration of a space for art display was a request expressed by both 81st Street and Rockridge libraries. Library as an art exhibition venue allows for new visitors to access and become regular library patrons.
- 3. Integration of Social Services within the library footprint.** During the COVID-19 pandemic, libraries served as critical resource centers. A role that it has continued to play in collaboration with other social service providers. Staff skillsets, library administration and dedicated space needs indicate both a psychological shift, administrative shift and expansion of the broader tasks and programs offered beyond the books. This points towards two considerations:
 - Spatial Impact. Dedicated space needed to accommodate a third-party users.
 - Financing. Potential co-financing partner opportunity associated with that space could be borne by the third-party.
- 4. Access to Technology.** Increased economic inequality is resulting in a widening gap of access to technology and therefore

knowledge. During the survey period, it quickly became apparent that the gap in cellphone types and plans meant some residents could not access the online survey. There was a gap in access to information and hence ability to participate. The future Hoover branch library will fill that gap by being the place for access to data and advanced technology needed by many in the catchment area.

- 5. A maker/fit-it lab where a repairs and making can occur.** Initially, the maker-space trend started as a robotics learning center. Today, the community also recognizes the need for a space to make or repair products - a messier space attuned to accommodate both traditional and emerging crafts.

In summary, the advancement of digital technologies along with the commercialization of public spaces has resulted in a shift in the 'idea' of libraries - from a collection-centric institution to a people-centric service center, and the importance of cultural belonging through design and art integration is on the rise.



"I just want the children to have the opportunities. Their minds are ready to grow and learn."



"I went to the library because my friends went to the library and it was a way to connect."

2.3 DEMOGRAPHIC SHIFTS, 2010 TO 2024

Over 14 years, from 2010 to 2024 the population in the Hoover catchment area increased by 21 percent.

Age 0 - 9 Year

In 2020, for the first time, persons aged 60 or above in the Hoover catchment outnumbered children under nine years of age; in tandem with an aging global population.

Age 10 - 19 Years

The population trend for youth aged 10 to 19 in the Hoover catchment is steadily declining. This mirrors a broader city-wide, state, and national trend where the population under 18 years is shrinking as the local population ages and becomes increasingly dominated by working-age young professionals.

Age 60+ Years

The number of 60+ year old in the Hoover catchment area is expected to continue to rise. Notably, the shifting pattern in population composition reflects both an existing aging resident population; as well as planned and newly constructed high-density multi-unit affordable and senior housing along San Pablo Avenue.

Hoover Catchment Population

2010

17,129

2024

20,760

Each icon = 100 individuals in 2010 and 2024



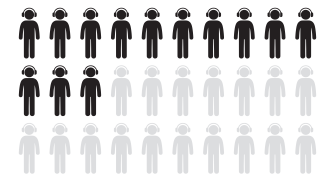
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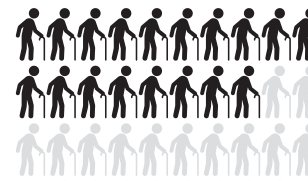
1,980



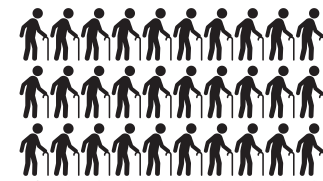
2,116



1,329



1,806



3,099

Census Tract Block Name & No. Census Year	Clawson 4015				Hoover 4014				Longfellow 4010			
	2010	2020	2024	% Change	2010	2020	2024	% Change	2010	2020	2024	% Change
Age / Population	1703	2816	2739	61%	3468	4895	4214	22%	6481	6057	6361	-2%
0 to 9	327	175	292	-11%	482	443	244	-49%	1154	422	932	-19%
10 to 19	135	155	95	-29%	482	376	395	-18%	836	419	390	-53%
20 to 59	1042	2100	1940	86%	2122	3504	2885	36%	4031	4483	4221	5%
60 to 80+	199	386	412	107%	381	572	690	81%	460	733	818	78%

Census Tract Block Name & No. Census Year	McClymonds 4016				Pillhill 4013				Total			
	2010	2020	2024	% Change	2010	2020	2024	% Change	2010	2020	2024	% Change
Age / Population	1913	2223	2668	39%	3564	3830	4778	34%	17,129	19,821	20,760	21%
0 to 9	218	172	276	27%	328	126	236	-28%	2,509	1,338	1,980	-21%
10 to 19	396	232	261	-34%	267	182	188	-30%	2,116	1,364	1,329	-37%
20 to 59	1129	1601	1823	62%	2374	2739	3483	47%	10,698	14,427	14,352	34%
60 to 80+	170	218	308	81%	595	783	871	46%	1,806	2,692	3,099	72%

2.4 POTENTIAL LIBRARY LOCATIONS

Clawson, Hoover, McClymonds, Longfellow, Mosswood and Pill Hill.

When asked where would they like the library to be located, the community voted overwhelmingly for the Community Food Market and 3000 Market Street addresses; as well as, tended to cluster in that general vicinity.

Votes for a site located in:

Hoover	125
McClymonds	124
Longfellow	51
Clawson	14

Votes for a particular building or specific location:

Community Foods Market	57
3000 Market Street	45
Vicinity of Brockhurst/Hoover	44
San Pablo and 32nd Street	43
Vicinity of McClymonds HS	38
McClymonds High School	31
Hoover Elementary School	26
OUSD Kitchen	22
Baker YMCA	22
West Oakland Youth Center	19
Willie Keyes Recreation Center	17
City Slicker Farm	16



Survey participants recommendations for the future branch library.

2.5 SITE SELECTION CRITERIA

The following criteria are recommended in identifying and evaluating potential sites for the new Hoover Branch Library. A new facility, characterized as a community hub should be located based on the greatest access, designed for efficient operation, and provide a significant benefit to the Hoover Foster community.

Adaptive Re-Use. Transformation of an existing building will benefit the community three-fold (a) fill gaps along commercial corridors (b) encourage further investment, (c) reduces development timeline.

Recommended structures have large, flexible, and open floor plates. Structures, such as the relatively newly built Community Market, are easily converted. Conversely, older buildings are likely to require upgrade for compliance with the Americans with Disabilities Act (ADA).

Affordability, Cost and Acquisition Ease. Hoover has been without a library for more than 50 years. Sites acquired through joint-use agreements with another public entity will improve the affordability of the project. OPL has a history of mixed-use sites shared with Oakland Unified School District (OUSD) facilities. This relationship is likely to continue in the future.

While the community requested a free-standing library, co-located facilities with educational institutions, recreation partners, other public service facilities are favourable. This success requires that shared sites and shared facilities have compatible operation requirements similar to OPL's.

Free-standing. While there was discussion of a library within an affordable housing structure, by far, the community-preference was for a free-standing facility.

Location. Selecting a site that is within close proximity to existing schools, and senior centers will maximize community awareness and access.

Site Capacity. While the programmatic area for the new library will be 8,000 square feet to 12,000 square feet, parking and other external services will double the need site size.

On smaller sites, the solution could be a two story facility. However, a single-story structure is

preferred for ease of operations and maintenance.

Soil Condition. There are several vacant sites within the catchment area. However, to be avoided are sites with a history of industrial use. Soil remediation and mitigation of existing conditions adds cost and time to projects. For example, poor soil quality may require more robust foundations or structural systems.

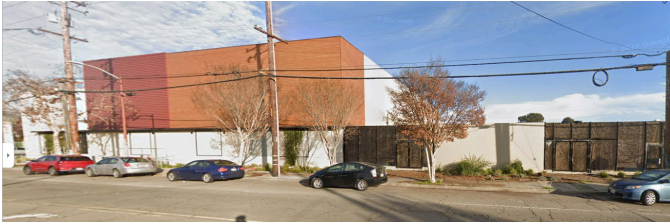
Timeline. There are several vacant buildings within the catchment area with a few strategically located along San Pablo Boulevard's bus transit lines. Adaptive re-use of an existing structure is preferred over all-new construction for its advantageous shortened timeline.

Transportation Access. Sites along bus lines provide easy and safe access for pedestrians, cyclists, transit users, and people with disabilities.

The main bus lines serving the Hoover Foster Catchment are the #72 which runs along San Pablo Avenue; #88 services Market Street; #18 Martin Luther King Jr Way.

Safe bike routes are provided on Market and West Streets and San Pablo Avenue as far as 32nd Street.

Based on the above criteria, the following six sites were selected for preliminary review from which three were selected for more detailed analysis.



1. OUSD CENTRAL KITCHEN

- Parcel Number: 009 069501500
- Address: 2850 West Street
- Lot Sq footage: 134,525
- Building Sq footage: 30,000
- Ownership : OUSD

Pros:

- Aligns with site use history.
- Largest lot sq footage of all options.
- Located on a minor arterial road.
- Owned by OUSD.
- On-site parking.

Cons:

- Minimal bus routes near site.

2. 3000 MARKET

- Parcel Number: 009 071002904
- Address: 3000 Market Street
- Lot Sq footage: 27,270
- Building Sq footage: 3,953
- Ownership : Private

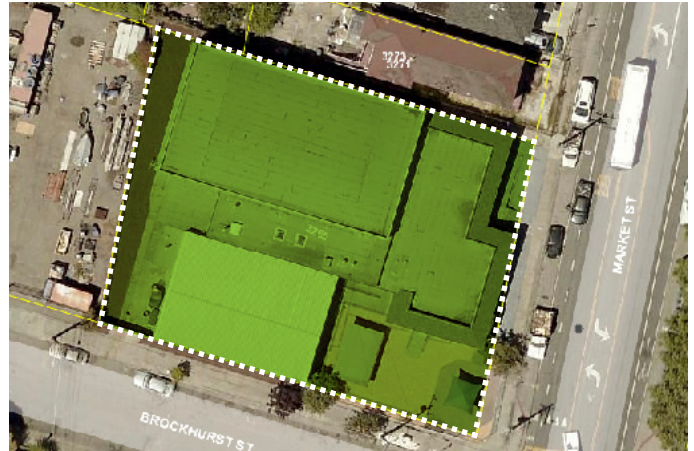
Pros:

- Supporting community votes.
- Aligns with site use history.
- Accessible bus routes near site.
- Safe. Located near a truck prohibited street.
- On-site parking.

Cons:

- Privately owned.

HOOVER BRANCH FEASIBILITY STUDY



3. COMMUNITY FOODS MARKET

- Parcel Number: 005 046700500
- Address: 3105 San Pablo Avenue
- Lot Sq footage: 16,150.00
- Building Sq footage: 13,180.00
- Ownership : Private

Pros:

- Supporting community votes.
- Aligns with site use history.
- Accessible bus routes near site.

Cons:

- Privately owned.
- On-site parking is Privately owned (but lease option available)

4. M. ROBINSON BAKER YMCA

- Parcel Number: 009 072200400
- Address: 3265 Market Street
- Lot Sq footage: 17,445.00
- Building Sq footage: 11,857
- Ownership : Private

Pros:

- Safe. Located on a minor arterial road.

Cons:

- Number of community survey responses.
- Privately owned.
- Minimal bus routes.
- No parking on-site.



5. HOOVER ELEMENTARY SCHOOL

- Parcel Number: 009 072000701
- Address: 890 Brockhurst Street
- Lot Sq footage: 155,387.00
- Building Sq footage: -

Pros:

- Aligns with site use history.
- Located on a minor arterial road.
- Owned by OUSD.

Cons:

- Low community survey responses.
- Minimal bus routes near site.
- No parking on-site.

6. WEST OAKLAND YOUTH CENTER

- Parcel Number: 009072100100
- Address: 3233 Market Street
- Lot Sq footage: 11,130
- Building Sq footage: 14,000

Pros:

- Located on a minor arterial road.
- Owned by the city.

Cons:

- Low community survey responses.
- Smallest Lot all options.
- Minimal bus routes.
- No parking on-site.

HOOVER BRANCH FEASIBILITY STUDY

2. 6 SITE EVALUATION MATRIX

	1. OUSD Central Kitchen (adjacent parcel)	2. 3000 Market Street	3. Community Foods Market	4. M. Robinson Baker YMCA	5. Hoover Elementary School	6. West Oakland Youth Center
Address	2212 West St.	3000 Market St.	3105 San Pablo Ave.	3265 Market Str.	890 Brockhurst St.	3233 Market St.
Parcel Number	9069103801	9071002904	5046700500	9072200400	9072000701	9072100100
Lot Square Footage	56,259.04	27,912	16,456.00	17,172.00	155,387.00	11,126
Building Square Footage	Vacant	3,953	13,180.00	11,857	32,300	14,000
Year of Construction	vacant	1951 approx.	2019	1926, 1996	vacant	2015
LandUse Discription:	Exempt Public Agency	Warehouse	Supermarket	Lodgehall / clubhouse	Exempt Public Agency	Exempt Public Agency
Ownership	OUSD	Private	Private	Private	OUSD	City of Oakland
SCORE	20	16.5	19	12	20	12
Site Criteria	5	2	2	0	3	0
footprint)	1	1	0	1	1	0
OUSD Owned (2pts)	2	0	0	0	2	0
Owned by other Public Agency	0	0	0	0	0	1
years old	1	0	1	0	1	0
Maximum 1 mile to Head Start locations *1	1	1	1	1	1	1
Construction would result in removal of existing community use. (-2 pts) *4	0	0	0	-2	-2	-2
Community and Culture	3	5	5	3	3	3
More than 30 survey votes	0	1	1	0	0	0
Historic value	1	1	1	0	0	0
Within half mile of school	1	1	1	1	1	1
Within half mile of Senior center (Satellite Senior Homes, 3250 San Pablo Ave, Oakland, CA 94608)	0	1	1	1	1	1
Within half mile of a Little Library (838 32nd St, Oakland, CA 94608)	1	1	1	1	1	1
Pedestrian Safety	4	3.5	5	4	3	4
On minor arterial road	1	0	0	1	0	1
Active street lighting	1	1	1	1	1	1
Active crosswalk light signal or signage (RFB) *3	1	0.5	1	1	1	1
Away from truck routes	0	1	1	0	0	0
Adjacent crosswalk	1	1	1	1	1	1
Parcel adjacent to Slow Streets network	0	0	1	0	0	0
Transportation & Safe Access	6	6	6	4	6	4
Minimum sidewalk width of 10 feet	1	1	1	1	1	1
Parcel contains curb cut	1	1	1	1	1	1
Within half a mile of a bus stop	1	1	1	1	1	1
Existing bike lane	1	1	0	1	1	1
Proposed bike lane (as of June 30, 2023)	0	0	1	0	0	0
Existing On-site or Constructible Accessible Parking *2	1	1	1	0	1	0
Existing or Easy Delivery Van Access	1	1	1	0	1	0
Environment and Health Conditions	1	0	0	1	1	0
Tree canopies adjacent to lot	1	0	0	1	1	0
No public history of hazardous material	unknown	possible	unknown	unknown	unknown	unknown
Other Funding Opportunities	1	0	1	0	4	1
Planned Pedestrian and Crosswalk Improvements	0	0	0	0	1	0
Highway Safety Improvement Program	0	0	0	0	1	0
Safe Routes to Schools (Alameda CTC)	0	0	0	0	1	0
Measure KK	1	0	0	0	1	1
Measure U	unknown	unknown	unknown	unknown	unknown	unknown
Measure BB	unknown	unknown	unknown	unknown	unknown	unknown
San Pablo Avenue Corridor Project	0	0	1	0	0	0

Notes

*1 West Grad Head Start, 1058 West Grand Avenue. Depending on route, all sites are 1 mile travel by car.

*2 3000 Market Street - (.5) Active crosswalk signs in the area

*3 3265 Market Street - (.5) On site parking available on private lease, Truck Route (1) - Furthest away from

*4 The Community Garden is currently located on the eastern portion of the Hoover Elementary School parcel. The YMCA and Youth Centers both service K-12 residents.

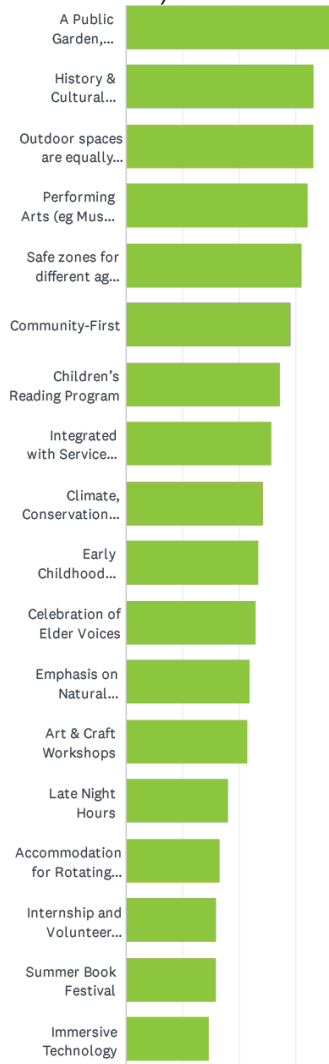
03

Needs Assessment

3.1 VISIONING

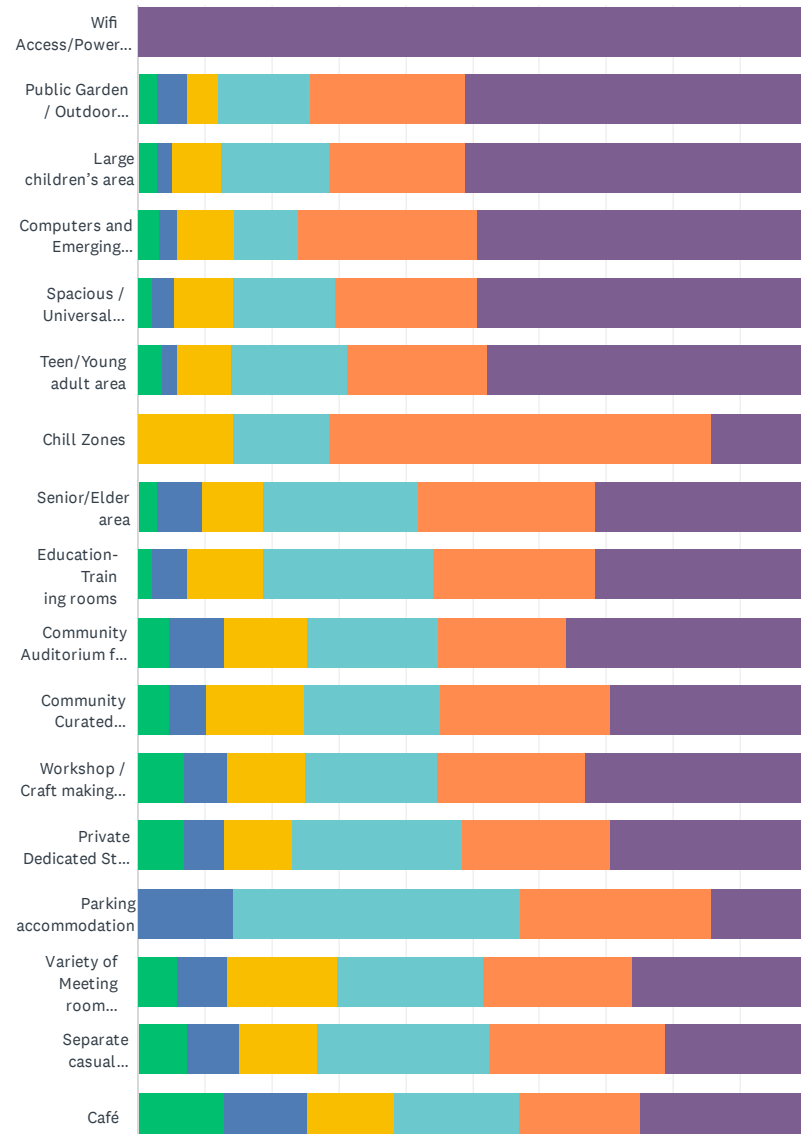
What should the new Hoover Branch library be known for, that differentiates it from all other?

(Select 5 total)



What Types Of Spaces Would You Like To Have A The New Hoover Branch Library?

(Rate 0 to 5. 5 being greatest desired)



3.2 FOUR BRANCH LIBRARIES - SITE ANALYSES

81ST AVENUE BRANCH LIBRARY

East Oakland

Building: 22,300 SF

- Population. 34,911; Children (Under 18): 28%
- Race & Ethnicity. 57% Hispanic, 29% Black
- Median Age: 32. Median Household Income: \$53,509
- Location. Low density housing on three sides.
- Adjacent to two Elementary Schools
- Brand Feature. Bike-repair clinic is organized by OPL staff.

Space Analysis - Exterior

- S** Street Approach - Beautiful, mature tree-lined sidewalk.
- S** Sense of Openness -The library is not fenced. "We are not a target."
- S** Adequate out-door stroller parking space.
- W** Vulnerable to theft.
- W** Front Door Visibility - Hidden depending on point of arrival.
- W** Bike Parking - Insufficient
- W** Trash Management - Insufficient containers leads to trash pile-up.
- W** Transit Access - The library is serviced by two bus lines. However, it is not located by frequent transit ways such as International Blvd.
- W** Onsite parking available only after school staff has departed.

Space Analysis - Interior

- S** Circulation - Separate 2nd floor Access Route.
- S** Amenities - Large gathering spaces are adequately separated from other public spaces. Restrooms on both floors.
- W** Way-finding - Difficult to quickly decipher primary spatial organization.
- W** Indoor Air Quality & Temperature - Difficult to control. Summer indoor temperatures often approach and exceed 80 degrees.
- W** Difficulty in updating Technology, AV and Power.
- W** Daylight & Lighting - Opaque glass obscure natural lighting.
- W** Maintenance. High-bay fixtures repair requires a mechanical lift. Overall - Library is dark and the tone is 'dull' in comparison to Cesar Chavez and Rockridge.

CÉSAR E. CHÁVEZ BRANCH LIBRARY

Central Oakland

Library: 15,000 SF

- Population - 52,102 Children (Under 18): 23%
- Race & Ethnicity - 48% Hispanic, 19% Asian, 16% Black
- Median Age - 35.2. Median Household Income: \$62,825
- Location. Surrounded by low and high-density and senior housing, a high-school, light industry and overhead BART line.
- Brand Feature: The Spanish language collection.

Space Analysis - Exterior

- S** Parking. No designated parking. Metered parking and all-day rates at Fruitvale Bart Station Parking Lot. Limited free street parking available.
- S** Transit. Located next to Fruitvale Bart station and multiple bus lines.
- S** Outdoor roof garden entry is sufficiently large for gathering.
- W** Access. No visible street presence as the door faces away from primary public pathways.
- W** Environment lacks natural features, and experiences high exposure to air pollutants from existing high traffic roadways.
- W** Public Safety. Security guards are not present on Sundays and between 10 til noon.

Space Analysis - Interior

- S** Way-finding. Clear direct sightlines to primary space types – children, teen and community room.
- S** Blue chairs add 'freshness' and continue the vibrancy of existing art and crafts.
- S** Daylight. Naturally bright as windows face the street and roof garden.
- S** Amenities. Roof garden direct access by Senior residents and High-School teens.
- W** Restrooms are located in the children's zone but lack a lactation room.
- W** The ground floor entry lobby is sufficiently large for gatherings but lacks seating.
- W** Self-Check is under-utilized. Patrons prefer to interact with the desk personnel which allows on-going patron feedback about library operations.

ROCKRIDGE BRANCH LIBRARY

North Oakland

Library: 26,500 SF

- Population. 17,285 Children (Under 18): 19%
- Race & Ethnicity. 67% White, 12% Asian, 8% Hispanic
- Median Age: 43.4. Median Household Income: \$202,297
- Location: Along neighborhood commercial corridor
- Brand Feature: An academic-like environment for those interested in reading materials.

Space Analysis - Exterior

- S** Direct Street Visibility
- S** Streetlights provide adequate night lighting.
- S** Natural Beauty. Aged tree, mature ivy.
- S** Parking. On-site **w** but is metered by the City. Limited free street parking available.
- S** Transit. Less than half a mile from Rockridge Bart station and four bus lines.
- w** Proximity of street crossing, sidewalk landing and door placement creates an un-safe situation - small children are able to run out of the building and directly into the street
- w** Inadequate space for public assembly at crosswalk.

Space Analysis - Interior

- S** Layout – Carnegie model, anchored by a central circulation desk.
- S** Daylight. Brilliant hue due to full ceiling-height windows, continuous skylight atrium and white walls.
- S** Security. Constant presence reduces number of incident threats.
- S** Self-Check. Used frequently.
- w** The security guard is exposed to the changing weather/environment;
- w** Staff has no visibility of the 2nd floor which has resulted in the restroom no longer available to the public.
- w** Noise. Sound travels from the 2nd floor to the 1st.
- w** Indoor Temperature. Cooling System has never worked properly. Community Room requires solar-gain mitigation.

MCCLYMONDS HIGH SCHOOL LIT CENTER

West Oakland

Library: 7,200 SF

- Population, 27,019. Children (Under 18): 15%
- Race & Ethnicity. 28% Black, 26% White, 24% Asian
- Median Age: 36. Median Household Income: \$77,701
- 200 students. Primary language is English.
- Brand Feature: Designed by students in 2015, and opened June 2020. McClymonds is the last historically Black high school in Oakland that still primarily serves Black students.

Space Analysis - Exterior

- S** Direct Street Visibility
- S** Streetlights provide adequate night lighting.
- S** Natural Beauty. Aged tree, mature ivy.
- S** Parking. On-site **w** but is metered by the City. Limited free street parking available.
- S** Transit. Less than half a mile from Rockridge Bart station and four bus lines.
- w** Proximity of street crossing, sidewalk landing and door placement creates an un-safe situation - small children are able to run out of the building and directly into the street
- w** Inadequate space for public assembly at crosswalk.

Space Analysis - Interior

- S** 4 Distinct zones – Center Library, Makerspace, Café, Africana Center and future Yoga studiobar-height seating.
- S** Clear signage sets the tone , “*There is no shushing here*”.
- S** Daylight and Lighting. Even north light coupled with interesting geometric light fixtures creates a welcoming space.
- S** Technology. Functioning and wall-hung tied to a wifi and blue-tooth system.
- S** Electrical Power. Multiple, functioning floor outlets permit student with laptops to work wherever.
- S** Book stacks line the walls reserves the center for furniture and circulation.

3.3 FOUR BRANCH LIBRARIES - PROGRAM, OPERATIONS AND INTERIOR SPACE UTILIZATION

81ST AVENUE BRANCH LIBRARY

East Oakland

Building: 22,300 SF

Core Library Functions

- S** Children Zone. An enclosed space adjacent to a parent / adults zones. **W** Security blind-spots at two locations.
- S** Printing Room has sufficient space.
- S** Growing Spanish and Arabic language sections.
- W** Teen Zone. Under-utilized. Cushioned seating and nook are not visible from the circulation desk.
- W** Adult Quiet Zone. Somber. Plain.
- W** Computer Lab. Under-utilized. Outdated.

Community Needs

- S** Community Meeting Room (Use). Max 100 people. 30-40 kids, is comfortable and well used.
- W** Community Meeting Room Room dividers are difficult to move.
- S** Community Table at entry is visible and easily accessed.
- S** Bike repair program highly supported
- O** Makerspace – none. 3D printer available at circulation desk.

Art & Culture

- S** The population is shifting with increased residents of North African and Guatemalan heritage. These patrons prefer to interact with the desk personnel instead of using the exterior book drop or self-check machine.
- W** Friends of the 81st Avenue Library. **T** No longer in operation.

Other

- W** Property Owners. Oakland Unified School District and responsible for repair and replacement.
- W** Late night hours are hampered due to staffing shortage system-wide.

CÉSAR E. CHÁVEZ BRANCH LIBRARY

Central Oakland

Library: 15,000 SF

Core Library Functions

- S** Children Zone. Clearly identifiable and highly supported. **W** Story-time zone is under-sized and lacks accommodation for close adult supervision.
- S** Teen Zone. High-usage. Several seating options allow for varying body postures. Teen Program includes Wednesday, gaming night.
- S** Adult Zone. Staff added outlets to tables.
- S** The Teen Zone is visible from the Adult Zone, but not the Children Zone.
- S** Computer stations in every zone.

Community Needs

- S** Flex Space. Extra space available for events which are too large for the Community Room or children's story corner.
- S** Staff Room has two fridges. During summer free lunch events, the 2nd is physically moved by staff to the community room.

Art & Culture

- S** Culture. The Library holds space for seasonal decorations and display cases that reflect culturally relevant holidays and events picked by staff.
- S** Culture. First floor lobby accommodates notifications from OPL Library systems and community organizations and rotating cultural displays.
- S** Culture. Greater than 50% of patrons are first-generation Spanish residents. The collection includes a large Spanish language reference section; as well as growing Chinese and Arabic. Magazines play a critical role in building language skills.

Other

- S** Staff is “home-grown”. Most of the staff are from the neighborhood and have been with the branch consistently.
- S** Inter-generational ages are equally accommodated.
- S** The Teen Advisory Board (TAB) meets monthly.
- W** Saturdays, and particularly Sundays are hard to staff and will need Spanish speakers.

ROCKRIDGE BRANCH LIBRARY

North Oakland

Library: 26,500 SF**Core Library Functions**

- S** Children Zone. 60% circulation. **W** No computers.
- W** Insufficient space for programming and outdoor play. **W** Needs 10% more shelf space.
- S** Adult Zone. Comfortably lit. **W** Insufficient space with comfortable armchairs.
- S** Teen Zone. Furniture does not meet the needs of teen body posture preferences. **W** The linear layout prevents quiet-zones/separation.
- W** Private Rooms seating 2 to 4. None. Lacks room for tutoring especially for home schooled students.

Community Needs

- W** Community Room event space. “White-box” aesthetics requires decoration for each use. Functional but complex room divider.
- W** Culture. Teens of ethnic groups have expressed a feeling of not “belonging” (we note the library is devoid of any cultural reference except the historic Carnegie library aesthetic).
- W** Insufficient space for strollers. Located by the elevators results in a safety hazard.

Art & Culture

- W** Computer Zone is within sight of the circulation desk but along high-noise / high traffic flow. There is a need for computers in the Children zone as they currently use those in the adult or teen zones.
- W** Computer Zone Space is limited and becomes over-crowded, leading to tension among the users; and limits staff’s ability to assist patrons.
- S** Friends of Rockridge is heavily involved as evidences by the funders’ tiles.

Other

- S** Property Owners. The City of Oakland.
- S** “Rockridge is the only community in the nation to finance and drive to completion the building of a local library.” — Kevin Starr, California State Librarian (September 1996). The Friends of Rockridge funds programs which are outside of the City’s capacity; eg cleaning, dusting, furniture re-finishing. Neither 81st nor Chavez catchment zone populations are able to provide similar funding.
- W** Staff. Dispersed across the East Bay, due to the cost of living.

MCCLYMONDS HIGH SCHOOL LIT CENTER

West Oakland

Library: 7,200 SF**Core Library Functions**

- S** The Lit Center is organized around 4 zones – Center Library, Makerspace, Café, Africana Center and future Yoga studio.
- S** Furniture aligns with Program and Users. Selected around the varying modes of teen: private nooks, low-back sofas, mobile, irregular polygon hard-wood tables and chairs that students freely reassemble to their needs.
- S** Makerspace. Fully functional and equipped with CNC, laser-cutting and 3d printing machines. Sound isolated.
- S** Music Station. Sits within the library space equipped with a turntable, speakers, and a collection of vinyl records. Headphones provide necessary sound isolation without walls.

Art & Culture

- O** Africana Center aligned with Program. Not a freely accessible space. This room is aligned with the curriculum and dual enrollment classes with Merritt Community College.
- O** Mac Makerspace. Freely accessible through the library. Adequate space provided and visible from the quieter library. This promotes tactile exploration.

Other

- S** Friends of the Lit Center. Members include Book Club of students and one staff member.
- S** Book Club regularly decides and implement projects that support the goals of “literacy” and “center” (eg projects include sampling a variety of healthy food options, new tech space, and future yoga room)
- T** Property Owners. Oakland Unified School District has had a significant financial deficit for several years. Continuous operation will require, uninterrupted financial support and/or a dedicated, third-party patron.

3.4 POST-PANDEMIC IMPACT ON LIBRARY SERVICES - THREATS AND TRENDS

The feasibility report efforts occurred within the immediate aftermath of the COVID-19 pandemic. As a result, the world has experienced and continues to experience several paradigm shifts. It was critical to understand the future of libraries within this new context.

Interviewed were Oakland Public Library staff at the 81st Avenue, Cesar Chavez and Rockridge Branch Libraries; as well as staff at Seattle, Washington - the Main Library, the Douglas Trust Branch library in the historically African American community of the Central District; and the Ballard Branch Library. The below trends, threats and technologies existed prior to the pandemic but now without question, require critical attention and planning.

THREAT - Increased Presence of an In-Need Population at Public Libraries Requires Careful Resolution.

Across all six libraries, there has been an increased presence of the unhoused or populations in need of mental assistance. This has elevated the requirement for on-site security strategies at libraries.

At the three OPL branches visited, security guards were placed at the entry. While the need for security personnel is acknowledged, their presence is not a welcoming first sight. Conversely, Seattle Main Library's security desk is positioned approximate 10 to 15 feet away from the entrance. This allows patrons to comfortably enter without the 'obvious' threat of surveillance.

Controlling the message is critical if community inclusion is the desire.

TREND - Integration of Social Services Resources in the Library Footprint is an Opportunity for Third-Party Funding Sources

To meet the needs of this population, librarians' responsibilities have expanded to integrate social services training. However, several interviews revealed an undercurrent of despair, and staff concern at several branches.

Is this why I became a librarian? This is not a question to avoid, but rather necessitates an honest examination as it is a threat to hiring prospective staff, and staff retention. Seattle Main Library has created a dedicated, integrated community resource team within the library staff as their solution.

One solution is to formalize social services as a clear and present resource and that staff has the ability to steer patrons to that direction. A convincing example is the Ballard branch library which is adjoined by, but separate from, the Community Resource Center.

This example strengthens the argument that the Hoover Branch library could be supplementarily funded by Social Services Administration if a space specifically dedicated for that use is provided.

WHAT IS THE IMPACT OF ARTIFICIAL INTELLIGENCE ON LIBRARY COLLECTIONS?

The isolation experienced by the COVID-19 pandemic created an opportunity for distance-learning tools to meet immediate global communication technology needs.

We have only begun to scratch the surface of the other primary pandemic impact - global information resource, specifically, Artificial Intelligence - on libraries.

One foreseeable affect is the comparative low cost of AI narration is likely to increase the number of audio books published annually, with the consequential benefit of improved collection accessibility universally.

Increased digital use means increased operating costs from subscriptions. This is a radical change from purchasing books which is a one-time expense.

Subscriptions provide access but not ownership. This translates to more careful curation of books based on popularity and budget.

Digital text and digital subscriptions points to the need for smaller physical structures; but also raises the question how to accommodate always-available "reference" material.

Post-Pandemic Case Study

GILROY LIBRARY, CALIFORNIA

No more shushing: Bay Area libraries have a new strategy for attracting visitors — and it's working

In the South Bay, a remodeled Gilroy Library is in the midst of an especially big resurgence

Kyle Martin and Nollyanne Delacruz, Bay Area News Group, August 18, 2025



Parents supervise their children at the “Earthen Excursion” play space which opened in May at the Gilroy Library in Gilroy, Calif., on Thursday, Aug. 7, 2025. The Santa Clara County Library District (SCCLD) is introducing several interactive play spaces across their libraries to support and encourage early literacy skills.

“We really had to reassess how people access the library,” said Gilroy’s Community Librarian Cassandra Wong of the dramatic increases. “The pandemic really encouraged us to make these changes.”

Post-Pandemic Shifts

- Addition of a new 548-square-foot indoor Storybook play space called the Earthen Excursion, modeled after the library’s official mascot, MoleBot.
- Designed devices that promote learning through obstacles to climb on and flashy buttons to press. But it also includes learning devices, such as words splattered throughout the play space in both English and Spanish, to better serve the prominent bilingual community in Gilroy.
- New interactive play spaces have resulted in a surge in patronage and new users.
- Newly hired outreach specialist, who connects people experiencing homelessness to housing, employment and health care resources.
- Full-day summer program - “an interactive storytime at 10:30 a.m., play for a short while and continue to

keep their mind active in the play space, refuel their learning with a meal at 1 p.m. and finish the day with some extra reading and play through the afternoon.”

- digital material circulation, such as e-books, audio books and movies, has “far exceeded” pre-pandemic levels, she said.
- Growing need for additional senior and social services at the library.

“During the pandemic, we shifted our service model to one with an equity focus, and ramped up our efforts to bring services to communities that face barriers getting to our brick-and-mortar libraries,” Reyes said. “We expanded our mobile and outreach services, and now provide library collections at social service and community centers, day cares and shelters.”

3.5 DESIGN FOR PROGRAMMING AND EXPERIENCE

The McClymonds High-School Lit-Center is an example of contextual listening and designing for proximity. The result is a variety of spaces and experiences, comfortably accommodated in only 7,000 square feet, with a new programming prototype for culturally-integrated learning. Its successful space use and experiential program is based on the assemblage of (a) community concerns, (b) cultural interests and (c) emerging trends.

Openness As A Flexible Strategy. McClymonds students value ‘transparency’, ‘openness’ and being ‘welcoming’. These beliefs determined the open floor plan which, consequently, provided the greatest spatial flexibility while yet allowing barrier-free access to books. Mobile furniture systems allow for easy reconfiguration for varying spatial needs.

A Community Room Is Not The Same As Cultural Inclusion. Seasonal decorations are present, in varying degrees, at the three OPL branch libraries. However, it is permanent features, such as the mural at Ce’sar Cha’vez and the detailed Africana Center, that indicate cultural difference is valued enough to be invested in with permanence.

Emerging Trends Require Dedicated Staff. Qualified staff or long-term partnerships are necessary to promote exploration of non-traditional library uses. This is evidenced in the success of the highly used McClymonds and Hayward library makerspaces when compared to the new and under-utilized Newark library makerspace.

Program	Description	81st Avenue	Cesar Chavez	Rockridge	McClymonds
Layout		Book Stacks Centered, Rooms on Periphery	Carnegie Model (Hub & Spoke)	Carnegie Model (Hub & Spoke)	Books on Periphery, Centered Seating
PRIMARY	ADULT - BOOKS & MAGAZINES	1,243	867	4,566	
	ADULT SEATING - OPEN	311	195	1,194	1,164
	SEATING - PRIVATE INDIV				226
	CHILDREN	1,839	1,945	2,284	
	CHILDREN - STORY CORNER	279	218	463	
	PARENTS	386			
	CIRC. DESK	138	834	1,056	
	TEEN	1,170	780	1,211	
	COMPUTER ROOM / TRAINING ROOM	1,136			
	COMPUTER STATIONS		140	150	
	COMPUTER ZONE			260	
	SORTING	579	440	814	266
	STAFF	1,519	568	2,421	385
	PRIMARY LIBRARY SPACES	8,600	5,987	14,419	2,041
AMENITIES	FLEXIBLE SPACE - CHILDREN		1,934		
	FLEXIBLE SPACE - ADULT		362		
	INTERIOR AMENITIES	0	2,296	0	0
	SUBTOTAL - LIBRARY SPACE TYPES	8,600	8,283	14,419	2,041
COMMUNITY INT	CAFÉ: PREP KITCHEN				245
	CAFÉ - STO.				184
	CAFÉ: SEATING				438
	COMMUNITY ANNOUNCEMENTS	85	20	22	
	COMMUNITY ROOM	2,111	860	2,606	908
	COMMUNITY SPACES	2,196	880	2,628	1,775
CULTURE EXP	CULTURE - HISTORY (AFRICANA EDUCATION) CENTER				683
	CULTURE - LANGUAGES	777	116		
	CULTURE - MURAL		14		
	CULTURE - MUSIC				386
	CULTURAL SPACES	777	130	0	1,069
EMERGING TR	MAKER SPACE				845
	OPEN SEATING - CHILL ZONE	1,612			192
	GROUP / BUSINESS MEETING ROOM				537
	STUDY / SOUND-PROOF LISTENING ROOMS*	596			
	EMERGING TRENDS	2,208	0	0	1,574
	SUBTOTAL - CULTURAL COMMUNITY INTEGRATION	5,181	1,010	2,628	4,418
SUPPORT	ENTRY - VESTIBULE / LOBBY	179	635	489	
	COPY	136	85	55	
	RESTROOM - Staff	290	59	125	
	RESTROOMS - Floor A	771	535	742	
	RESTROOMS - Floor B	688		752	
	STORAGE	1,311	286	209	128
	INTERIOR SUPPORT SPACES	3,375	1,600	2,372	128
	TOTAL PROGRAM - INTERIOR	17,156	10,893	19,419	6,587
	Circulation and Utilities	5,131	4,174	7,104	635
	TOTAL - BUILDING FOOTPRINT (SF)	22,287	15,067	26,523	7,222
EXTERIOR					
OUTDOOR AMENITIES	BIKE RACK	102			
	BIKE STO.	537		338	
	CHILDREN - OUTDOOR			496	
	GREEN SPACE	3,612	7,657	0	
	TOTAL PROGRAM - EXTERIOR	4,251	7,657	834	0

LIBRARY ENVIRONMENTS



Oakland: Rockridge branch library.



Seattle: Douglas-Trust branch library.



Oakland: McClymonds High School Lit Center.



Seattle: Ballard branch library.



Oakland: Cesar Chavez branch library.



Seattle: Main library, children's section.

04

Technical Feasibility

The vision for the Hoover Branch Library is to Promote Growth. The recommendation for the space types and layout of three sites represents the synthesis of two years of community input, interviews of library staff, visits to libraries within and external to the Oakland Public Library system; as well as research into social and economic trends.

Given the wide variety of analog, digital, educational, and social, needs, the program for the FUTURE HOOVER BRANCH LIBRARY is comprised of key components which:

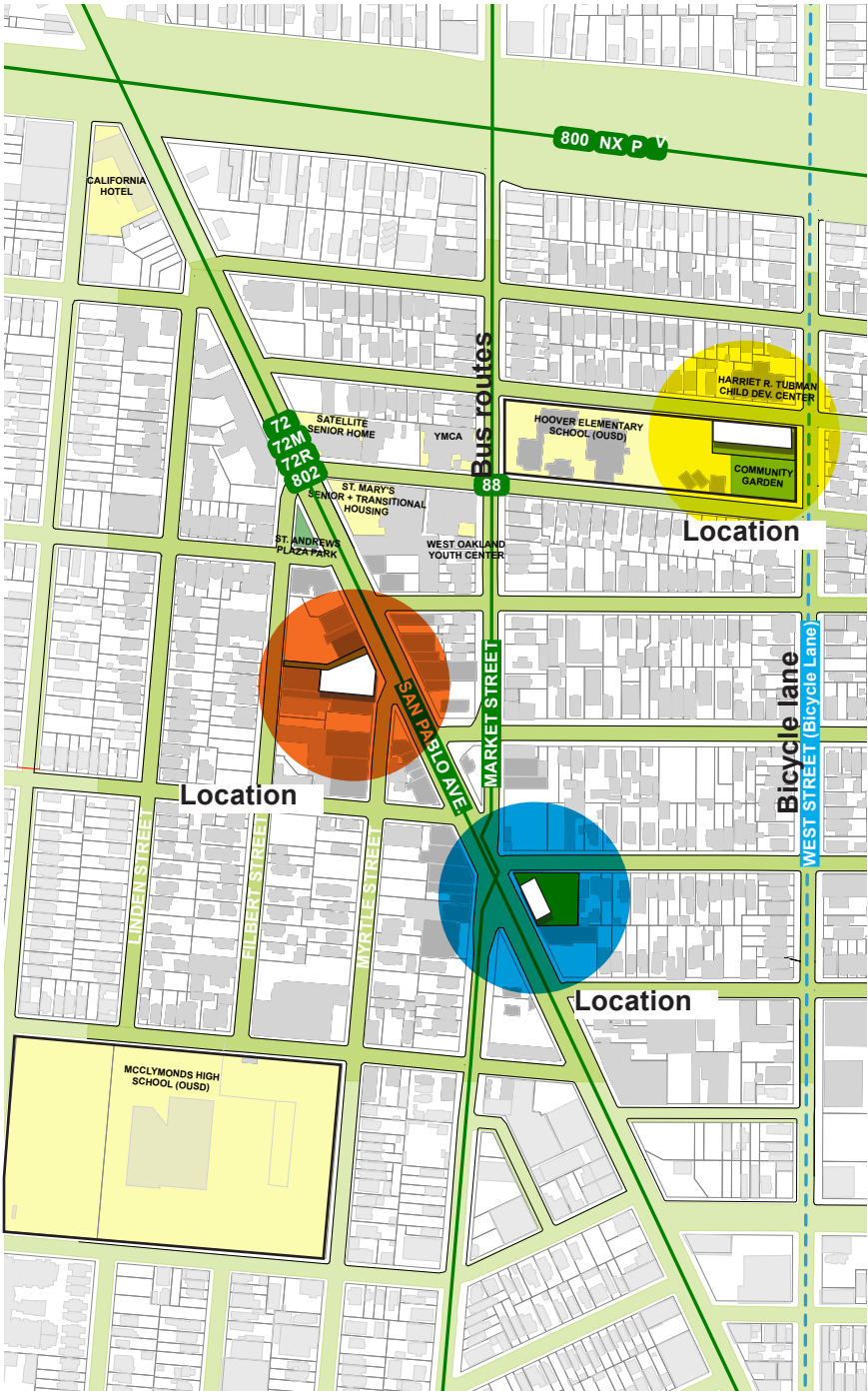
- Provide greatest visibility at locations central to residents' daily lives
- Integrate cultural references as a way of promoting belonging
- Acknowledge that patrons vary and require a variety of learning opportunities through both physical and digital resources
- Provide a variety of space and seating types that encourage interaction, collaboration, and patron-directed activities
- Encourage community use through shared-space programming
- Empower patrons through a welcoming environment
- Integrates environmentally sound and sustainable materials
- Enhances the patron experience by providing both daylight access, spatial accommodation and access to the latest technologies.

4.1 PROPOSED SPACE TYPES - BASED ON COMMUNITY INPUT

Program	Description	HOOVER (8,000 SF)	HOOVER (10, 000 SF)	HOOVER (12,000 SF)	Growth Strategy based on Population Trends and Existing Surrounding Amenities.
		Open Floor Plan with Zones of Uses	Traditional Model of Discrete Space Types	Hybrid	
PRIMARY	ADULT - BOOKS & MAGAZINES	700	800	1,000	Population. The number of children under 18 in the catchment area has not shown significant increase. This group currently benefits from a community-supported West Oakland Youth Center. Therefore, dedicated space to children under 18 is not prioritized in these scenarios.
	ADULT SEATING - OPEN	150	150	200	
	SEATING - PRIVATE INDIV	50	300	300	
	CHILDREN	800	1,000	1,000	Increased accommodation for adults is recommended in acknowledgement of growth in the re-entry resident population who will require library and social services.
	CHILDREN - STORY CORNER	500	500	500	
	PARENTS	Accommodated in Children Zone			
	CIRC. DESK	300	800	800	Emerging Technologies. Computer rooms adequately outfitted will accommodate emerging VR technology.
	TEEN	400	600	800	
	COMPUTER ROOM / TRAINING ROOM			500	
	COMPUTER STATIONS	50	150		
	COMPUTER ZONE				
SORTING	250	400	400	<u>Other Activities and Experiences:</u> Safe zones for different age groups, Children’s Reading Program, Early Childhood Development, Internship and Volunteer Program	
STAFF	500	700	700		
	PRIMARY LIBRARY SPACES	3,700	5,400	6,200	
AMENITIES	FLEXIBLE SPACE - CHILDREN	-	-	-	Flexibility can be planned by implementing an open space plan layout in specific zones supported by the correct furniture systems.
	FLEXIBLE SPACE - ADULT	-	-	-	
	INTERIOR AMENITIES	0	0	0	
	SUBTOTAL - LIBRARY SPACE TYPES	3,700	5,400	6,200	
COMMUNITY INTEGRATION	CAFÉ: PREP KITCHEN	200		200	Café. Although the community has asked for a café’, we note that both 81st and McClymond’s are not currently functioning as cafés. MackCafe is a warming kitchen, a similar facility is recommended for Hoover as a low-risk/high value amenity investment.
	CAFÉ - STO.	100		100	
	CAFÉ: SEATING	400		400	
	COMMUNITY ANNOUNCEMENTS				Health & Wellness. A community room designed with the correct flooring and storage of exercise mats, can accommodate yoga classes or other health related activities.
	COMMUNITY ROOM	900	700	900	
	COMMUNITY SPACES	1,600	700	1,600	<u>Other Activities and Experiences:</u> Community Meetings, Performances, Yoga Community-First, Climate, Conservation & Sustainable Practices, Celebration of Elder Voices, Summer Book Festival, Health and Wellness, Education & Entrepreneurship Conferences.
CULTURE EXPRESSION	CULTURE - HISTORY (AFRICANA EDUCATION) CE	500	200	700	Art & Culture. We recommend investing in and curating the experience of a dedicated room that celebrates the community’s history within an on-going external curriculum, similar to McClymond’s Africana Center. This investment is validated by Hoover being the cradle for the registration of the Great Migration settlement patterns, music, and political activism that makes this geographic area a significant contributor to Oakland’s history.
	CULTURE - LANGUAGES	Dedicated shelf space			
	CULTURE - MURAL	Community art integrated in building design.			
	CULTURE - MUSIC	Accommodated in sound-proof rooms			
	CULTURAL SPACES	500	200	700	
EMERGING TRENDS	MAKER SPACE	400	600	600	Emerging Trends. Alongside the decline of repair shops is a growing interest in tools and making. A room with more electrical capacity and allows for ‘mess-making’ is a space which allows for exploration of future knowledge-access technologies.
	OPEN SEATING - CHILL ZONE	200	200	200	
	GROUP / BUSINESS MEETING ROOM	200	300	300	
	STUDY / SOUND-PROOF LISTENING ROOMS*		200	200	
		EMERGING TRENDS	800	1,300	1,300
	SUBTOTAL - CULTURAL COMMUNITY INTEGRATION	2,900	2,200	3,600	
SUPPORT	ENTRY - VESTIBULE / LOBBY	200	250	300	
	COPY	70	90	70	
	RESTROOM - Staff	80	100	125	
	RESTROOMS - Floor A	700	800	900	
	RESTROOMS - Floor B				
	STORAGE	250	350	500	
	INTERIOR SUPPORT SPACES	1,300	1,590	1,895	
	TOTAL PROGRAM - INTERIOR	7,900	9,190	11,695	
	Circulation and Utilities	800	1,000	1,200	
	TOTAL - BUILDING FOOTPRINT (SF)	8,700	10,190	12,895	
EXTERIOR					
OUTDOOR AMENITIES	BIKE RACK	100	100	100	Secondary Trends. Outdoor spaces are equally important as indoor uses, Public Plaza.
	BIKE STO.	350	350	350	
	CHILDREN - OUTDOOR	500	500	700	<u>Other Activities & Experiences:</u> A Public Garden, Seedling Greenhouse, Seed library.
	GREEN SPACE	7,050	9,050	10,850	
	TOTAL PROGRAM - EXTERIOR	8,000	10,000	12,000	
LIBRARY STRUCTURE					
	Floor 1 (Entry)	8,700	10,190	12,895	
	Floor 2 (Mezzanine)				
	Total Building (SF)	8,700	10,190	12,895	

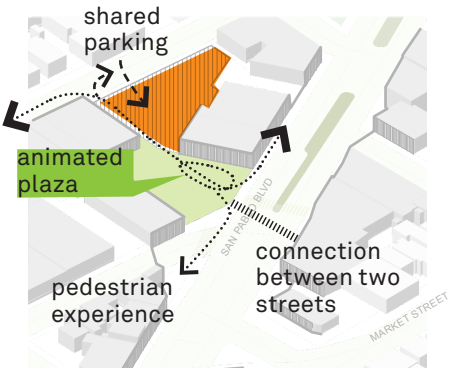
4.2 SITE ANALYSIS

Transportation & Access

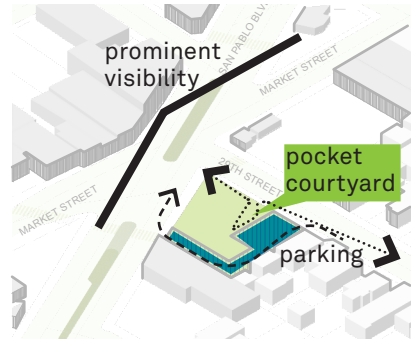


Study of bus lines, bicycle route and relationship of surrounding schools to three potential sites.

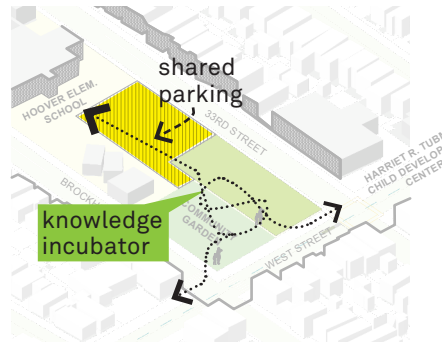
Two of the three sites selected by the community are located along commercial corridors with adequate public transportation options. This raises the question, “What are the beneficial impacts of a library located along a commercial corridor as opposed to direct alignment with a school?”



Location 1: Site study



Location 2: Site study



Location 3: Site study

Benefits of a Library in close proximity to

If the Hoover Branch Library is located in close proximity to the Hoover Elementary or the McClymonds High Schools, similar to the 81 Avenue and Cesar Chavez libraries, it will enhance student learning by providing:

- Opportunity to develop literacy and research skills.
- A quiet, distraction-free space for study.
- Access to technology and internet.
- Opportunities for independent exploration beyond the classroom curriculum, which improves academic performance and lifelong skills.

Benefits of the library along San Pablo Avenue

Regardless of location within the Hoover catchment area, the population will benefit from library programs and access to technology. However, the San Pablo Avenue and Market Street intersection provides several added benefits to the community by being placed along the commercial corridor.

Economic benefits

- The library will benefit from increased foot traffic as it will be a destination that attracts daily visitors, including families, students, and senior citizens living close by.
- A “halo” effect on local spending as patrons often combine a library visit with other errands, making additional purchases at nearby businesses.
- Contribute to the economic stability of the City, as a whole

Community-building benefits

- A library at the San Pablo Avenue/Market Street nexus will create a visual anchor and vibrant public space for community-gathering as it will be a free, inclusive, and welcoming public space that will draw a diverse cross-section of the community, helping to build social cohesion.
- Serve as a community hub in the catchment area’s wide income and education demographics. This intersection provides an opportunity to strengthen community ties and makes the commercial corridor a lively community gathering place.
- Improves quality of life along the commercial corridor as libraries, in general, are highly valued institutions that contribute to a neighborhood’s stability, safety, and overall quality of life.
- A new branch library along San Pablo Avenue will add to the district’s reputation as a desirable place to visit, work, and live.

4.3 LOCATION 1 - ADAPTIVE RE-USE OF EXISTING SUPERMARKET

Proposed Building Area: 15,379 SF
Total Site Acquisition & Construction Cost: \$15,542,490

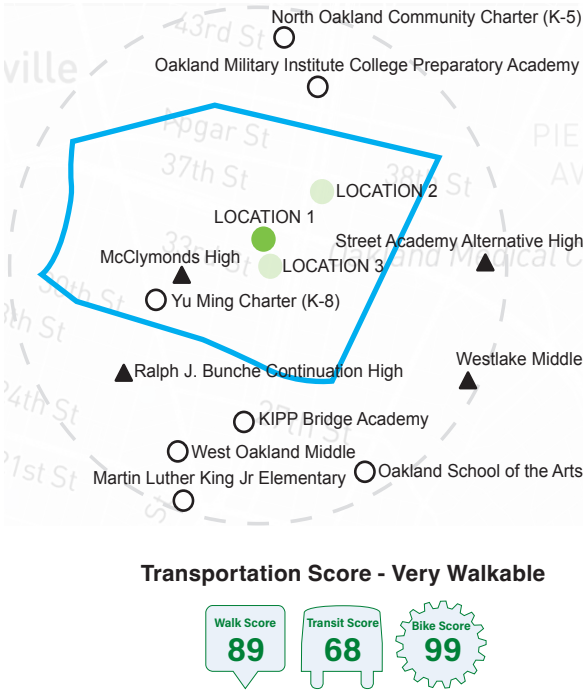
DESCRIPTION: Adaptive re-use of an existing structure requires the acquisition and conversion of a vacant structure, on a main thoroughfare, easily accessible from the Hoover Foster neighborhood.

COMMUNITY SCORE: This location's highest survey score is due to its central location to all schools and senior facilities, on-site accessibility, parking and ability to return San Pablo's historic value.

ECONOMICS: Because much of the existing building is in serviceable condition, the estimated acquisition cost is \$4.8 million, bringing the total cost for this option to \$15.5 million. **The construction cost of this conversion of Location 1 is estimated at \$10.8 million which is considerably less than the other two options.** Parking is on site and would be shared with the church located on a neighboring parcel.

LIBRARY FACILITY		Gross Area (SF)
Building Footprint		13,168
Building Mezzanine		1,752
	Sub-total	14,920 SF
Parking		16,102
	Total	31,022 SF

SPACE TYPES		
Primary Library Functions		
Books - Circulation		601
Books - Graphic Novels		499
Books - Reference		1,292
Children Books		694
Children Story Cnr.		847
Circulation Desk & Services		360
Computer Stations		340
Copy / Printing		142
Open Seating		873
Sorting		619
Staff Work Rm.		439
Teen Zone		992
	Sub-total	7,699 SF
Secondary Library Functions		
Seed Library		281
Meeting Room(s)		276
	Sub-total	558 SF
Community and Cultural Integration		
Café Counter & Seating		1,329
Community Room		1,169
Culture Classroom		498
	Sub-total	2,995 SF
Emerging Trends		
Makerspace		0
Zone - Huddle		515
Zone - Flexible Usage		
	Sub-total	515 SF
Amenities - Interior		
Mechanical/Utility		334
Restroom - Public		377
Restroom - Staff		200
Security		60
Storage		200
Vestibule / Entry		1074
	Sub-total	2,245 SF
Amenities - Exterior		
Entry / Plaza		4,835
Bike Rack & Secured Storage		467
Garden - Ground		1,170
Garden - Roof		850
Tool Shed		233
	Sub-total	7,555 SF



Location 1 - Rendering of Proposed Street Entry Along San Pablo Avenue.



Location 1 - Rendering of Proposed Aerial View of Site Connecting Myrtle and San Pablo Avenue.



Location 1 - Rendering of Proposed Aerial View of Entry along San Pablo Avenue.



Location 1: Proposed Floor Plan with Art, History and Culture Overlay

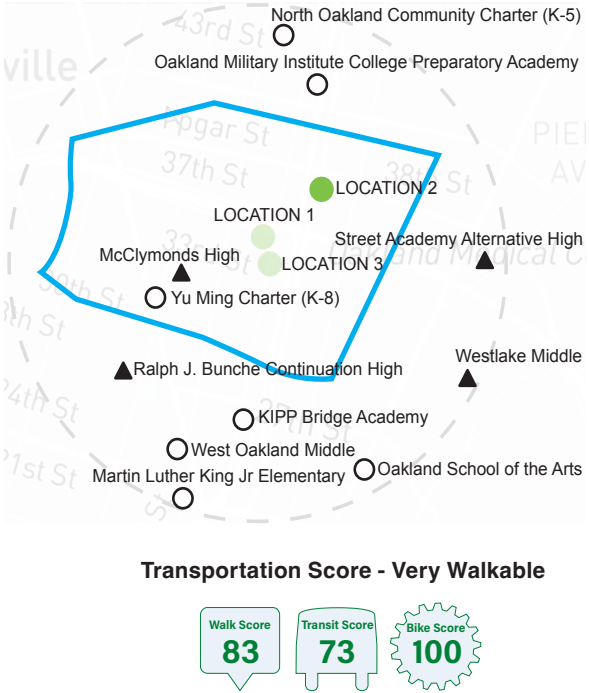
4.4 LOCATION 2 - PUBLIC LAND

Proposed Building Area: 11,721 SF
Total Site Acquisition & Construction Cost: \$17,974,714

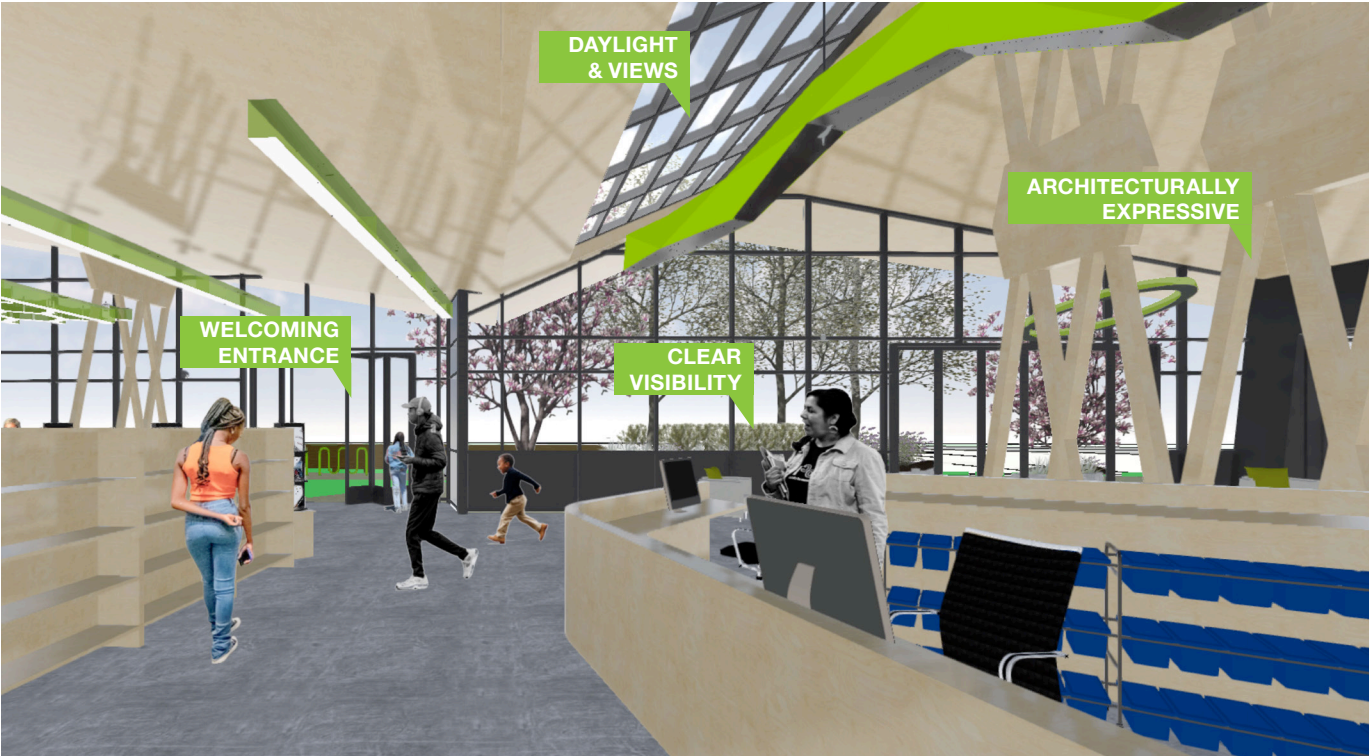
DESCRIPTION: Located on a large, partially developed lot that serves 200-300 students a year and is surrounded by communal amenities.

COMMUNITY SCORE: Of the three sites surveyed, this site received the lowest score due to its separation from the McClymonds and Clawson neighborhoods - McClymonds High School is a great source of pride, and the Clawson neighborhood is the location of the first all African American fire station and was the residence of Oakland's first Black Mayor.

ECONOMICS: The advantage of this option is that the property is owned by a Public Agency and could offer the Oakland Public Library a favorable ground lease. The estimated land value is \$686,000 (\$4,000 per month or \$48,000 per year and an imputed lease payment of 7% of land value). Even with an estimated land value that is approximately half of market value, **Location 2 still has the highest cost of the three options at \$18 million.**



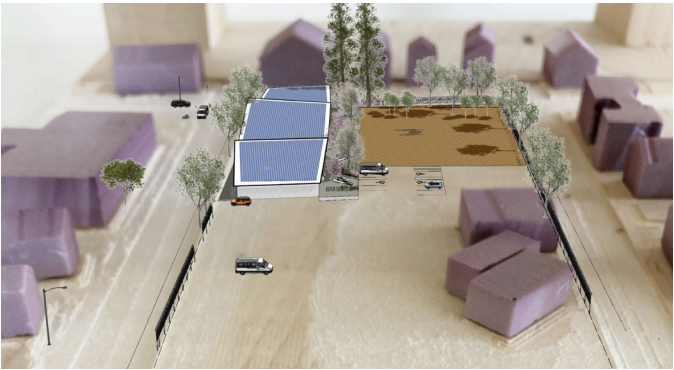
LIBRARY FACILITY		Gross Area (SF)
Building Footprint		10,629
Building Mezzanine		0
Sub-total		10,629 SF
Parking		15,656
Total		26,285 SF
SPACE TYPES		
Primary Library Functions		
Books - Circulation		356
Books - Graphic Novels		417
Books - Reference		893
Children Books		616
Children Story Cnr.		833
Circulation Desk & Services		550
Computer Stations		238
Copy / Printing		94
Open Seating		494
Sorting		516
Staff Work Rm.		603
Teen Zone		303
Sub-total		5,913 SF
Secondary Library Functions		
Seed Library		0
Meeting Room(s)		281
Sub-total		281 SF
Community and Cultural Integration		
Café Counter & Seating		39
Community Room		690
Culture Classroom		335
Sub-total		1,063 SF
Emerging Trends		
Makerspace		379
Zone - Huddle		335
Zone - Flexible Usage		278
Sub-total		993 SF
Amenities - Interior		
Mechanical/Utility		203
Restroom - Public		420
Restroom - Staff		61
Security		177
Storage		170
Vestibule / Entry		285
Sub-total		1,316 SF
Amenities - Exterior		
Entry / Plaza		6,045
Bike Rack & Secured Storage		349
Garden - Ground		0
Garden - Roof		0
Tool Shed		0
Sub-total		6,393 SF



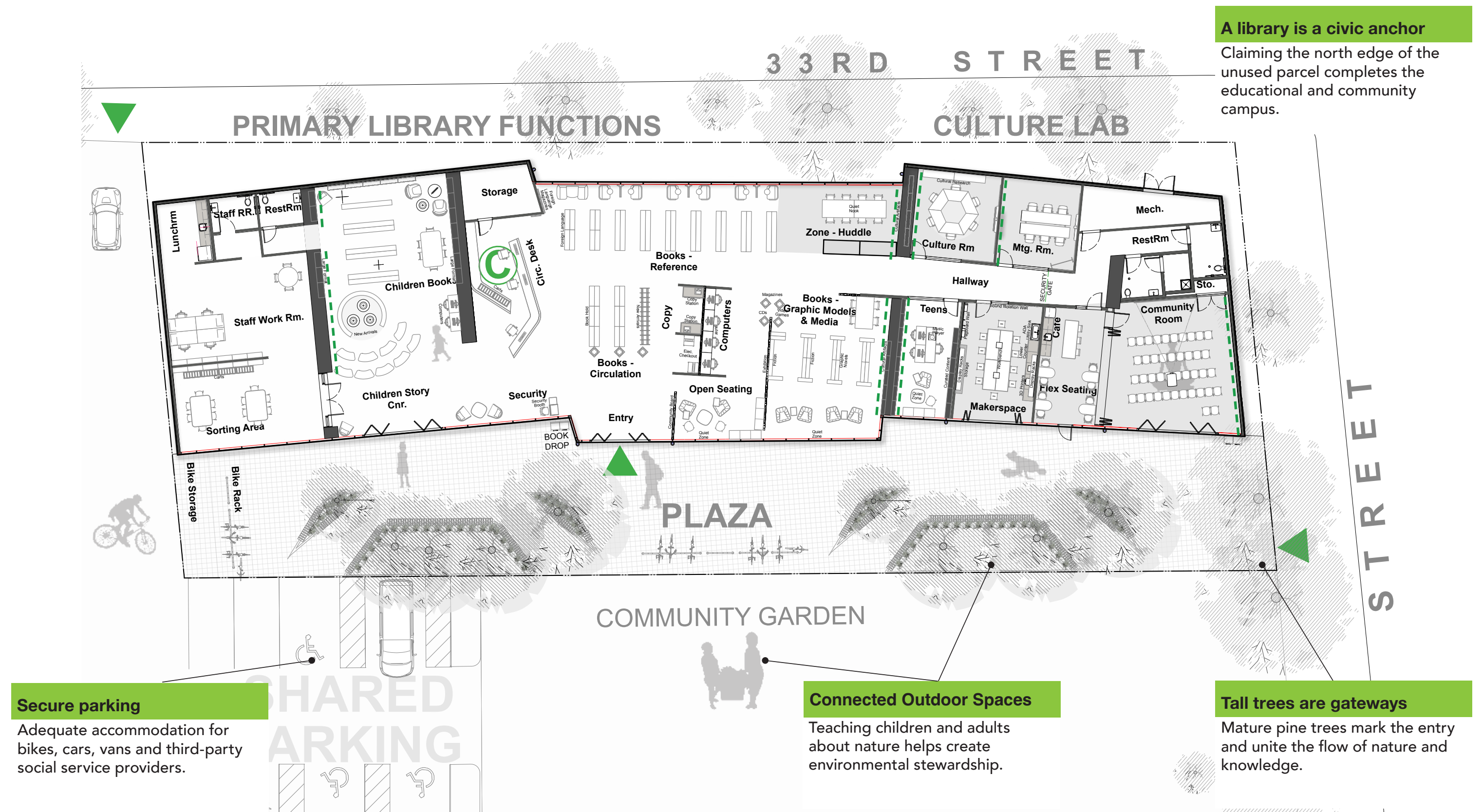
Location 2 - Rendering of Interior View from Circulation Desk. The proposed structure is a mass-timber building with direct access to daylight and exterior views. Expressing the importance of nature as a social and environmental interest.



Location 2 - Rendering of aerial view of the roof solar panels that reduces cost of operations by harvesting renewable energy of the sun.



Location 2 - Composite photograph of physical site model and computer generated rendering demonstrating the library's integration with the surrounding low roof-lines of the neighboring houses.



Location 2: Proposed Floor Plan with Art, History and Culture Overlay

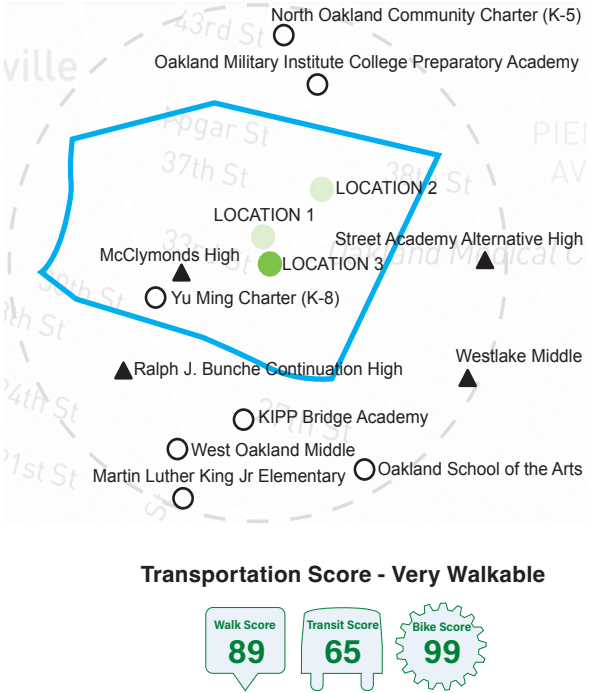
4.5 LOCATION 3 - PRIVATE LAND

Proposed Building Area: 10,010 SF
Total Site Acquisition & Construction Cost: \$16,502,960

DESCRIPTION: This corner lot is located within a ten-minute walk shed with 12,496 residents, 2,915 non-resident workers and 887 children between five and fourteen years of age. The complex six-way interchange presents safety issues for younger library visitors coming from the west.

COMMUNITY SCORE: This corner location received high scores due to excellent visibility, ease of transportation access, and proximity to schools.

ECONOMICS: Location 3 requires the acquisition of privately owned vacant parcels. While the land parcel is the largest of the three options, the proposed library is the smallest because of the need to provide all parking on site in contrast to Locations 1 and 2 which are able to share parking with neighboring uses. With construction cost estimated at \$15.2 million and land acquisition estimated at \$1.3 million, **Location 3 has a total cost of \$16.5 million or one million higher than Location 1.**



LIBRARY FACILITY		Gross Area (SF)
Building Footprint		9,343
Building Mezzanine		0
	Sub-total	9,343
Parking		7,034
	Total	16,377 SF

SPACE TYPES		Gross Area (SF)
Primary Library Functions		
Books - Circulation		310
Books - Graphic Novels		231
Books - Reference		1,138
Children Books		591
Children Story Cnr.		691
Circulation Desk & Services		815
Computer Stations		114
Copy / Printing		79
Open Seating		238
Sorting		262
Staff Work Rm.		511
Teen Zone		598
	Sub-total	5,577 SF

Secondary Library Functions		
Seed Library		0
Meeting Room(s)		291
	Sub-total	291 SF

Community and Cultural Integration		
Café Counter & Seating		0
Community Room		1,151
Culture Classroom		573
	Sub-total	1,723 SF

Emerging Trends		
Makerspace		0
Zone - Huddle		295
Zone - Flexible Usage		0
	Sub-total	295 SF

Amenities - Interior		
Mechanical/Utility		117
Restroom - Public		376
Restroom - Staff		79
Security		60
Storage		198
Vestibule / Entry		327
	Sub-total	1,158 SF

Amenities - Exterior		
Entry / Plaza		1,909
Bike Rack & Secured Storage		339
Garden - Ground		1,070
Garden - Roof		0
Tool Shed		225
	Sub-total	3,542 SF



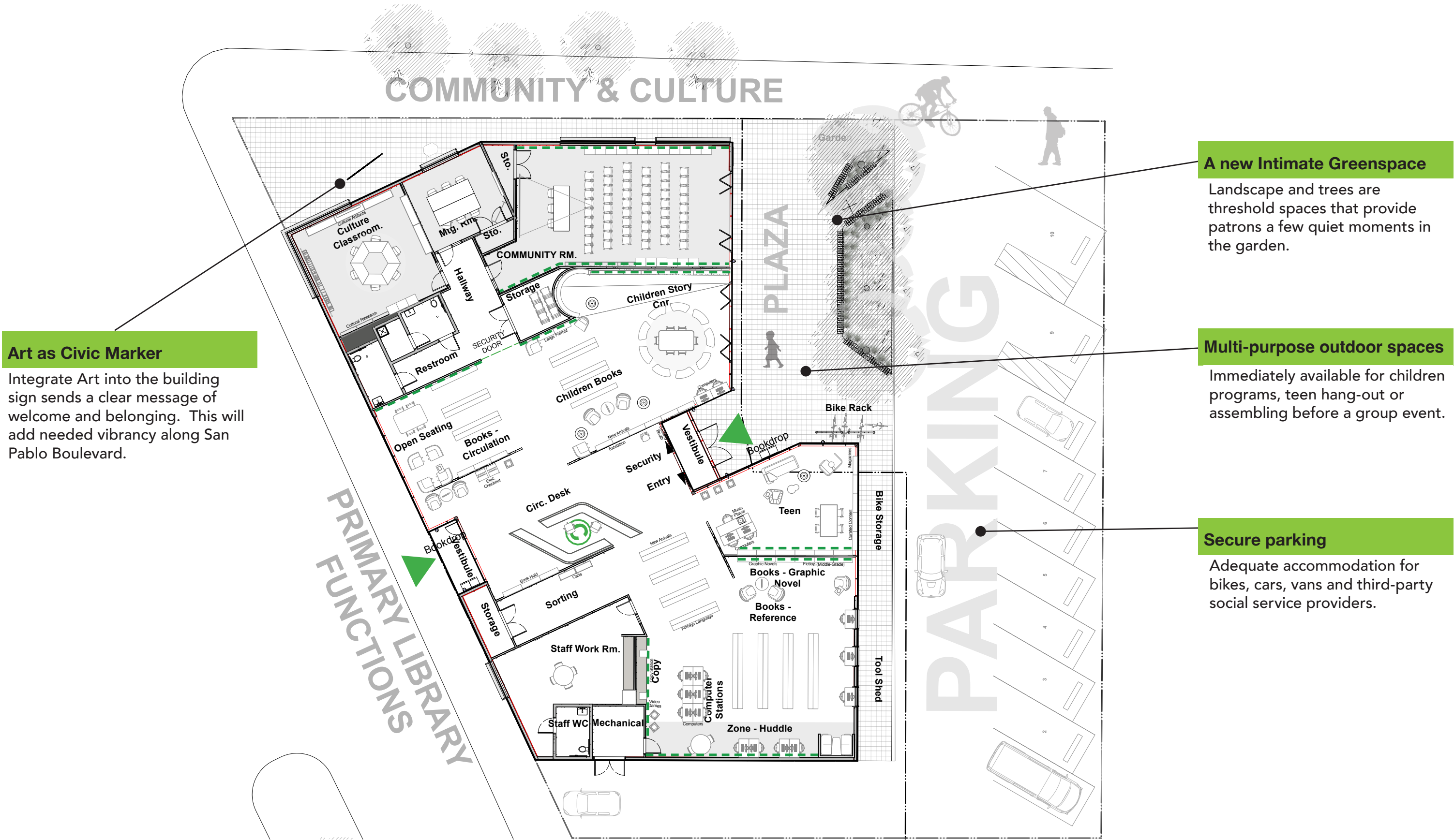
Location 3 - Rendering of Interior View from Circulation Desk. The proposed structure is a mass-timber building with direct access to daylight and exterior views with adaptive re-use of wood and other healthy materials as a theme about health and environmental awareness in design solutions.



Location 3 - Interior rendering towards children zone and its direct visual and physical connection to the outdoors.



Location 3 - Composite photograph of physical site model and computer generated rendering of the library's advantageous visibility from its location on the corner.



Location 3: Proposed Floor Plan with Art, History and Culture Overlay

Entry / Urban Plaza

The library’s urban plaza is an active, flexible, and inviting public space designed to serve as a civic hub that connects the library with its surrounding community. Beyond being a transitional area, it is an extension of the library itself, fostering community engagement, learning, and recreation outdoors.

Room Size: Varies

Estimated Cost:



Environment

- A focal point for public gatherings, celebrations, and cultural events.
- Prioritizes accessibility for all ages, abilities, and cultures.
- Green and sustainable, drought-tolerant landscaping.
- Blurs the boundary between indoor and outdoor library

Furnishings

- Landscaping, sculptural seating, and vibrant planting to create a visually interesting and welcoming entryway.
- Accessible Parking
- Bike Parking
- Outdoor Garden
- Benches: Sturdy, long-lasting.
- Individual Tables and communal tables, Chairs - stackable, durable, UV-resistant, and easy-to-clean materials.

Entry / Vestibule

The library’s vestibule plays a critical role between the outer plaza and the interior library. It is a transition space for individuals and groups to assemble/gather before continuing on a journey. The vestibule helps maintain energy efficiency by creating a buffer zone that prevents conditioned indoor air from escaping and cold outside air from entering, which helps maintain a comfortable temperature and reduces heating and cooling costs.

Room Size: Varies

Estimated Cost:



Environment

- Well-lit
- Two doors
- Point of orientation

Furnishings

- Walk-off Mat
- Display Wall
- Community Board
- Umbrella stands
- Vitrine

Circulation & Service Area

Although self-check out stations are growing in popularity, in communities with large English-as-second-language populations, face-to-face contact is preferred by users. Core functions include checking items in and out, assisting with library resources, handling fines and notices, and serving as a general information point. These functions are paramount for immigrant communities and older adults wishing to expand their employable skills and/or researching entrepreneurial subjects.

Room Size: 350 SF

Estimated Cost: \$525,000.00



Environment

- The main point of contact for library users, for borrowing and returning materials, managing user accounts, and answering patron questions.
- Centrally located

Furnishings

- Circulation Desk - composed of locations for book returns, shelving, and ADA-compliant stations.
- Book return stations - built into the desk or separate, depressible units for sorting returned books.
- Display Shelving - for circulating

Furnishings

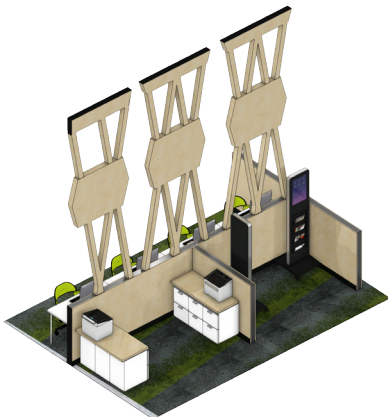
- materials - books, DVDs
- Self-Service checkout stations to access the online catalog.
- Reading and study tables: Nearby tables allow patrons to set down books and other items while they browse.
- Seating - individual lounge chairs, benches and couches.
- Media equipment - charging stations for laptops and tablets, and headphone stations.
- Desks with built-in grommets and wire management trays
- Wayfinding Signage

Copy Station

A self-service machine(s) that allows patrons to create physical or digital reproductions of documents, typically for a small fee. Most modern library copy stations are multifunctional devices that include printing, copying, and scanning capabilities.

Room Size: 100 SF

Estimated Cost: \$150,000.00



Environment

- Visible from Circulation Desk
- Intuitive
- Away from foot traffic

Furnishings

- Multiple Printers
- Recycling Bin
- Scanner
- Self-Serve Kiosk
- Layout table

Computer Stations

A dedicated space offering patrons access to computers, the internet, and various productivity software. It serves as a center for research, assignment completion, and digital learning, with some locations providing technical assistance.

Room Size: 100 SF
Estimated Cost: \$150,000.00



- Environment**
- Near Circulation Desk
 - Technology Support
 - Comfortable
 - Flexible lighting with dimmable setting for classroom setting.

- Furnishings**
- Computers
 - Internet Access
 - Public Wi-Fi
 - Specialized Software
 - Projection Surfaces
 - Workspaces
 - Tables and Chairs

Sorting Room

A behind-the-scenes area where books and other materials are organized before being shelved in public areas. This processing area is for sorting and preparing new acquisitions, as well as returned items, to ensure they are placed in their correct subject-based location for patrons.

Room Size: 500 SF
Estimated Cost: \$750,000.00

- Environment**
- Organized
 - Well-lit

- Furnishings**
- Carts and Bins
 - Processing Stations
 - Specialized Sorting Equipment
 - Labeling station
 - Shelving

Staff & Administration

A workspace and organizational center where librarians, library assistants, and other staff members manage library operations, from overseeing collections and circulation to assisting patrons, developing programs, and performing administrative tasks.

Room Size: 600 SF

Estimated Cost: \$900,000.00

Environment

- One or Two Offices
- Open Work Area
- Adaptable

Furnishings

- General Office Furniture - Desks, chairs, Filing Cabinets and Shelving
- Book carts
- Display panels and easels
- Computers and Technology – Laptops, computers, printers, copiers, bar code scanners
- General Office Supplies – Writing utensils, paper products, binders

Furnishings

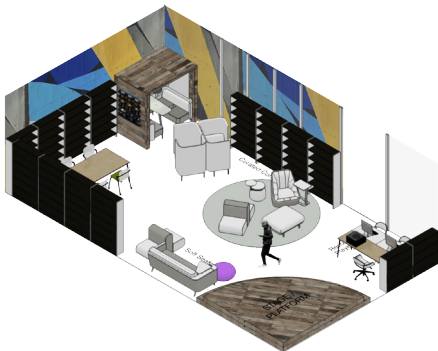
- and file folders, cutting tools.
- Specialized library supplies – Archival and preservation equipment, binding and laminating machines, book mending, labels and stamp supplies
- Breakroom and miscellaneous – Refrigerator and microwave, coffee machine and mugs, cleaning supplies, emergency kit.

Teen Zone

A designated space for teenagers to socialize, study, and engage in activities, featuring age-appropriate collections, comfortable furniture, and amenities like food and drinks to create a welcoming and vibrant atmosphere. It is a dedicated “home” for teens within the library, separate from children’s and adult sections, to encourage a feeling of ownership and belonging.

Room Size: 300 SF

Estimated Cost: \$450,000.00



Environment

- Designed by teens for teens
- Zones for both individual and group collaboration
- Fosters a sense of community and library appreciation

Furnishings

- Comfort and Socialization – lounge chairs, soft seating, modular sofas and seating,
- Private Groups - booth seating and banquettes

Furnishings

- Study & Collaboration – Study tables and chairs, stools and ottomans
- Technology & Multimedia – Gaming chairs, furniture with integrated power, desks and carrels
- Area rugs
- Mobile partitions

Children

A dedicated space offering age-appropriate collections, interactive play areas, and programs to foster early literacy and lifelong learning in children and families. This space offers diverse materials, including picture books, early readers, graphic novels, and parenting resources, alongside amenities like computers, homework help, and comfortable seating for reading and activities

Room Size: 1,500 SF
Estimated Cost: \$2,250,000.00



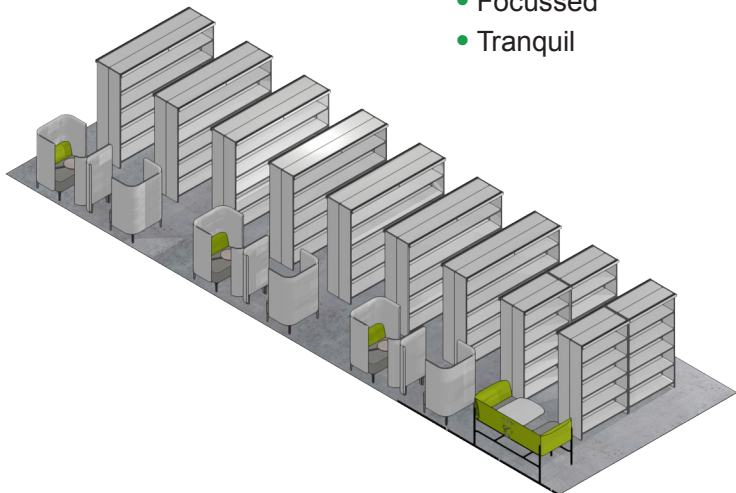
- Environment**
- Welcoming,
 - Engaging environment
 - Encourage curiosity
 - Opportunities to explore, play,
 - Large assembly space for storytelling.
 - Visual and physical access to outdoors

- Furnishings**
- Durable and mobile furniture
 - Shelving and Book Display
 - Cubbies
 - Active Play Tables
 - Sensory Panels
 - Reading/Wring Center
 - Tables and Chairs
 - Soft Seating

Reference & Periodicals Sections

A designated area where reference staff are available to help find specific resources or navigate the collection. As materials are not checked out, access to photocopier is relevant.

Room Size: 350 SF
Estimated Cost: \$525,000.00



- Environment**
- Varied Lighting
 - Focussed
 - Tranquil

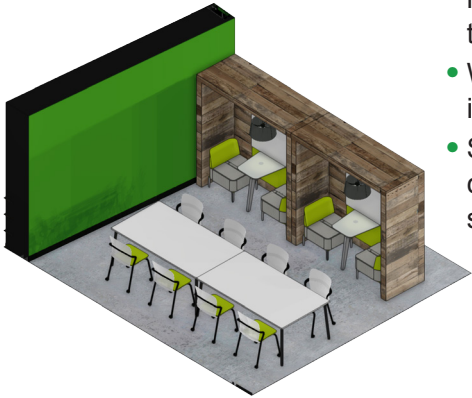
- Furnishings**
- Shelving for encyclopedias, handbooks and manuals, almanacs and yearbooks, bibliographies, indexes and abstracts
 - Tables for large format books - dictionaries, thesauri, Atlases
 - Computers with Online access to specializes resources
 - Individual and Shared seating

Open Seating

A flexible, multi-functional space designed to accommodate a variety of needs and activities. Rather than uniform rows of desks, the area features a mix of furniture that encourages different modes of use, from quiet individual study to lively group collaboration.

Room Size: 350 SF

Estimated Cost: \$525,000.00



Environment

- An inviting atmosphere that feels more like a community hub or a modern co-working space than a traditional, silent library.
- Welcoming, accessible, and inclusive.
- Strategic zoning - quiet zones, collaborative zones, transitional spaces

Furnishings

- Diverse seating - lounge seating, easily reconfigurable tables and seating, adjustable-height tables and ergonomic chairs.
- Study Nook
- Huddle Space
- Soft Seating
- Open Tables
- Integrated technology and power
- Soft visual and acoustic treatment

Cafe

A library cafe area combines the intellectual quiet of a library with the relaxed, social atmosphere of a coffee shop. It serves as a comfortable, multifunctional space for reading, studying, meeting with others, or simply taking a break with a drink and a snack.

Room Size: 100 SF

Estimated Cost: \$150,000.00



Environment

- Natural lighting
- Visual and physical access to exterior plaza/garden
- Warm and inviting.
- Blend of traditional and modern:
- Hard flooring to manage inevitable spills and noise.

Furnishings

- Coffee counter, queue, waiting area
- Seating Variety - Communal tables, Cozy nooks, window and outdoor seating
- Storage
- Wi-fi
- Power outlets
- Acoustic Treatment / Sound management

Meeting Rooms

Library meeting rooms are enclosed, quiet spaces designed for group activities like studying, tutoring, club meetings, video-conference meetings, or small community events. These dedicated rooms are where patrons gather away from the main public areas to work together, hold discussions, or use the available resources for their specific needs.

Room Size: 100 - 200 SF
Estimated Cost: \$150,000.00



- Environment**
- Group study sessions
 - Tutoring sessions
 - Club meetings
 - Small community gatherings
 - Quiet discussions and presentations

- Furnishings**
- Whiteboards/Dry-Erase Boards
 - Lectern
 - Audio/Visual Equipment
 - Wireless Internet Access
 - Modular Furniture
 - Power Bars: To provide power for laptops and other devices.

Community Room

While the specific layout and location varies by library branch, these rooms provide a dedicated area for library users and groups to gather for various activities, aligning with the library’s mission to serve the community. The community room is a secure, reservable meeting or program space adjacent to the primary library designed for community engagement, meetings, and events.

Room Size: 700 SF (min)
Estimated Cost: \$1,050,000.00



- Environment**
- Dynamic
 - Flexible
- Furnishings**
- Mobile furniture - tables and chairs
 - Modular Furniture Stackable furniture
 - Secured Storage
 - Audio/Visual Equipment and Amplification System

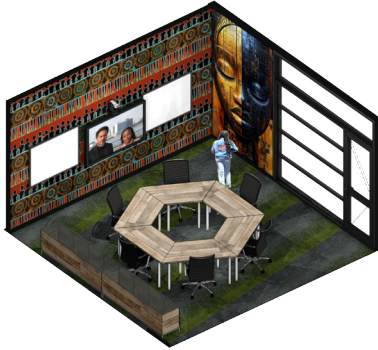
- Furnishings**
- Acoustic treatment
 - Dimmable lighting
 - Partition Walls
 - Secured Separate Access
 - Whiteboards/Dry-Erase Boards
 - Lectern
 - Wireless Internet Access
 - Power Bars: To provide power for laptops and other devices.

Culture Room

A “library culture room” is a flexible, multi-purpose space designed to host a diverse range of public events that highlight different forms of cultural programming and foster community engagement. Unlike a traditional quiet reading room, this area is structured to be active and collaborative, encouraging participation and the creation of new knowledge.

Room Size: 350 SF

Estimated Cost: \$525,000.00



Environment

- Promotes local heritage through culturally-relevant and unique cultural expressions ranging from contemporary creators to traditional music or archives of local oral histories.
- Enriching and Vibrant
- Hosts workshops, creative labs, author talks, and cultural celebrations.

Furnishings

- Permanent and Revolving Artwork and Display Cases
- Mobile furniture - tables and chairs
- Audio/Visual Equipment for conferences and digital media production, recording, and editing.
- Acoustic treatment
- Dimmable lighting

Makerspace

A dedicated area within a library that provides access to tools, technology, and resources for patrons to create, innovate, and learn through hands-on activities.

Room Size: 400 SF

Estimated Cost: \$600,000.00



Environment

- Align with library mission to provide access to technology and fostering literacy and education through making.
- Equally accessed by the community, regardless of their background or ability to afford them.
- Inspire people to learn new skills, develop prototypes, and bring ideas to life.
- Contribute to the community's shared knowledge

Furnishings

- Digital tools - 3D printers, laser cutters, and CNC machines.
- Traditional crafts supplies- for drawing, painting, knitting.
- Sewing machines and embroidery machines.
- Wide selection of tools
- Flexible and reconfigurable furniture
- Large Work-surfaces for collaborative projects
- Storage
- Whip-able Flooring
- Easily accessed power outlets
- Large doors that open to outdoor spaces

Friends Of Hoover Durant Public Library

The FoHDPL’s volunteers have given away donated used books, CDs, and DVDs since its founding in 2018; and collected donations to the construction of a new branch library. A planned space for their ongoing work is both a civic investment and means of the library administration to have on-going connection with the community it serves.

Room Size:	100 SF	Environment	Furnishings
Estimated Cost:	\$150,000.00	• Enriching and Vibrant.	• Display Shelving • Book trucks • Display tables • Cashier’s desk • Sorting Table • Hand-truck

Art Integration

Art is incorporated into libraries through permanent art collections and exhibits, as well as through diverse community programs like workshops, artist-led events, and performances that build artistic literacy and foster creativity. Art can also be integrated into the library’s design and collections, such as through inscribed author names on architectural features or specialized collections of artists’ books. Libraries serve as cultural hubs, using art to attract community members and create opportunities for shared experiences.

Room Size:	Environment	Furnishings
Estimated Cost:	• A curated program • Art is by local residents creates opportunities for shared experiences and a sense of belonging • Art is planned as an integrated element in the design of the library’s structure; eg, the inscribed author names on a wall or the bronze sculpture of Maya Angelou at the San Francisco Public Library.	• Gallery hanging systems on the wall or ceilings. • Display tables and cubes with tempered glass tops and hinged lids can be used to display small, flat collections or delicate items securely • Freestanding and wall-mounted exhibit cases with built-in lighting.

A

Appendix

A1

Cost Estimate

Feasibility Study Cost Estimate
for
Hoover Branch Library

November 27, 2024

DRAFT for REVIEW and COMMENT



1000 Broadway, Suite 260
Oakland, CA 94607
ph: 510.595.3020
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CONTENTS

Page

Commentary.....	1 - 3
Overall Summary.....	4 - 6
Location #1: Tenant Improvement Library.....	7 - 17
Location #2: New Construction Library.....	18 - 30
Location #3: New Construction Library	31 - 43

Feasibility Study Cost Estimate

Commentary

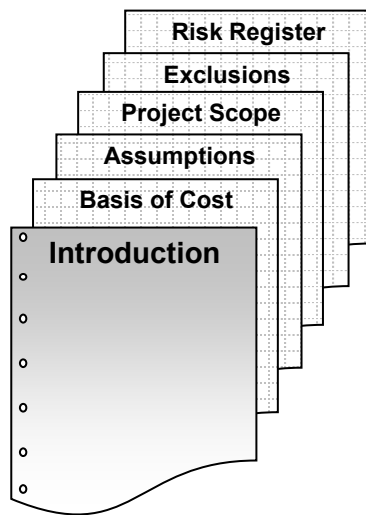
Hoover Branch Library

Introduction
Basis of Cost
Assumptions
Exclusions

November 27, 2024

DRAFT for REVIEW and COMMENT

introduction

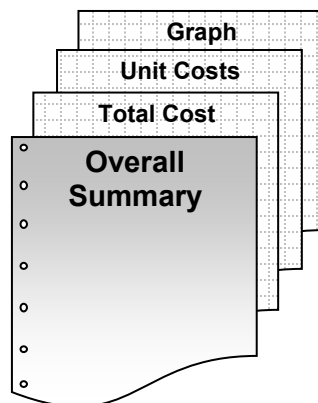


mack5 was requested to carry out a Feasibility Study Cost Estimate for the proposed Hoover Branch Library, located in Oakland CA.

The first part of the Report contains the basis of the report, the assumptions made, description of the project scope, and exclusions to the costs which contain items that have potential to impact cost at some point in the future.

The Overall Summary section contains a Summary of Gross Floor Areas, an Overall Project Summary, and Component and Trade Cost Summaries with Graphs.

Each section contains Control Quantities, a Cost Summary and Graph, and a Detailed Breakdown of Costs.



project introduction

Oakland Public Library wishes to build a new library for the community and is currently considering 3-locations / Options:

- Location #1: Tenant Improvement at Community Market located at 3103 Myrtle St., Oakland, CA
- Location #2: New Construction at Hoover Elementary, located at 890 Brockhurst ave., Oakland, CA
- Location #3: New Construction at vacant lot, located at 2942 San Pablo ave., Oakland, CA

items used for cost estimate

architectural Feasibility Study drawings prepared BLINK!lab, mack5 received on 11/14/2024

Location #1, A0, A1, A2, A3, A4, A5, A6

Location #2, A0, A1, A2, A4, A5, A6, A7

Location #3, A0, A1, A2, A3, A4, A5

assumptions

- (a) Construction will start in November, 2027
- (b) A construction period of 18 months
- (c) The general contract will be competitively bid by a minimum of five (5) qualified contractors
- (d) The general contractor will have full access to the site during normal business hours
- (e) There are no phasing requirements
- (f) The contractor will be required to pay prevailing wages

exclusions

- (a) Cost escalation beyond a midpoint of August, 2028
- (b) Loose furniture and equipment except as specifically identified
- (c) Hazardous materials handling, disposal and abatement
- (d) Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- (e) Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development charges
- (f) Scope change and post contract contingencies
- (g) Temporary housing for displaced management and staff
- (h) Moving and relocation cost

Feasibility Study Cost Estimate

Overall Summary **Hoover Branch Library**

Gross Floor Areas
Overall Summary
Component Summary
Trade Summary

November 27, 2024

DRAFT for REVIEW and COMMENT

Overall Summary	Job #22777
	November 27, 2024

	Area	\$/SF	\$,000
Location #1: Tenant Improvement Library	15,379 SF	\$700.63	\$10,775
Location #2: New Construction Library	11,721 SF	\$1,475.04	\$17,289
Location #3: New Construction Library	10,010 SF	\$1,517.65	\$15,191

Overall Summary	Job #22777
	November 27, 2024

		Location #1: Tenant Improvement Library		Location #2: New Construction Library		Location #3: New Construction Library	
Gross Floor Area :		15,379 SF		11,721 SF		10,010 SF	
CSI UniFormat Summary		\$/SF	\$,000	\$/SF	\$,000	\$/SF	\$,000
Foundations		\$12.45	\$191	\$57.27	\$671	\$57.39	\$574
Superstructure		\$6.61	\$102	\$145.29	\$1,703	\$139.33	\$1,395
Enclosure		\$34.38	\$529	\$148.55	\$1,741	\$148.18	\$1,483
Roofing		\$6.25	\$96	\$66.72	\$782	\$56.97	\$570
Interior Construction		\$52.37	\$805	\$70.14	\$822	\$69.02	\$691
Stairs		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
Interior Finishes		\$68.75	\$1,057	\$64.07	\$751	\$82.78	\$829
Conveying		\$0.00	\$0	\$0.00	\$0	\$0.00	\$0
Plumbing		\$0.00	\$0	\$12.22	\$143	\$12.09	\$121
Heating, Ventilation, & Air Conditioning		\$55.00	\$846	\$60.00	\$703	\$60.00	\$601
Fire Protection		\$12.00	\$185	\$10.00	\$117	\$10.00	\$100
Electrical		\$112.28	\$1,727	\$169.53	\$1,987	\$198.04	\$1,982
Equipment		\$3.25	\$50	\$4.27	\$50	\$5.00	\$50
Furnishings		\$67.94	\$1,045	\$77.51	\$909	\$81.23	\$813
Selective Building Demolition		\$10.98	\$169	\$0.00	\$0	\$0.00	\$0
Subtotal - Building Construction		\$442.23	\$6,801	\$885.55	\$10,380	\$920.02	\$9,209
Site Preparation		\$0.85	\$13	\$7.13	\$84	\$9.00	\$90
Site Improvement		\$8.45	\$130	\$48.69	\$571	\$35.93	\$360
Site Mechanical Utilities		\$0.00	\$0	\$3.74	\$44	\$5.20	\$52
Site Electrical Utilities		\$0.00	\$0	\$5.53	\$65	\$7.83	\$78
Subtotal - Sitework		\$9.30	\$143	\$65.08	\$763	\$57.96	\$580
Total - Building and Sitework Construction		\$451.52	\$6,944	\$950.63	\$11,142	\$977.99	\$9,789
Bonds & Insurances	4.50%	\$20.32	\$312	\$42.78	\$501	\$44.01	\$441
General Conditions/General Requirements	10.00%	\$47.18	\$726	\$99.34	\$1,164	\$102.20	\$1,023
Contractor's Overhead & Profit	5.00%	\$25.95	\$399	\$54.64	\$640	\$56.21	\$563
Subtotal		\$544.96	\$8,381	\$1,147.38	\$13,448	\$1,180.48	\$11,816
Contingency for Design Development	10.00%	\$54.50	\$838	\$114.73	\$1,345	\$118.05	\$1,182
Cost Escalation (to start of construction)	16.87%	\$101.16	\$1,556	\$212.98	\$2,496	\$219.13	\$2,193
TOTAL CONSTRUCTION BUDGET		\$700.63	\$10,775	\$1,475.04	\$17,289	\$1,517.65	\$15,191

NOTE: Inclusions and Exclusions listed in the Commentary Section.



Feasibility Study Cost Estimate

Location #1: Tenant Improvement Library Hoover Branch Library

Control Quantities
Location #1: Tenant Improvement Library Summary
Detailed Cost Breakdown

November 27, 2024

DRAFT for REVIEW and COMMENT

Enclosed Areas		height
Level 1, TI	13,180	17.50
Level 1, New Construction	417	17.50
Mezzanine, TI	1,782	10.00

Subtotal of Enclosed Area	15,379	27.50
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Covered Area

Subtotal of Covered Area at half value	-
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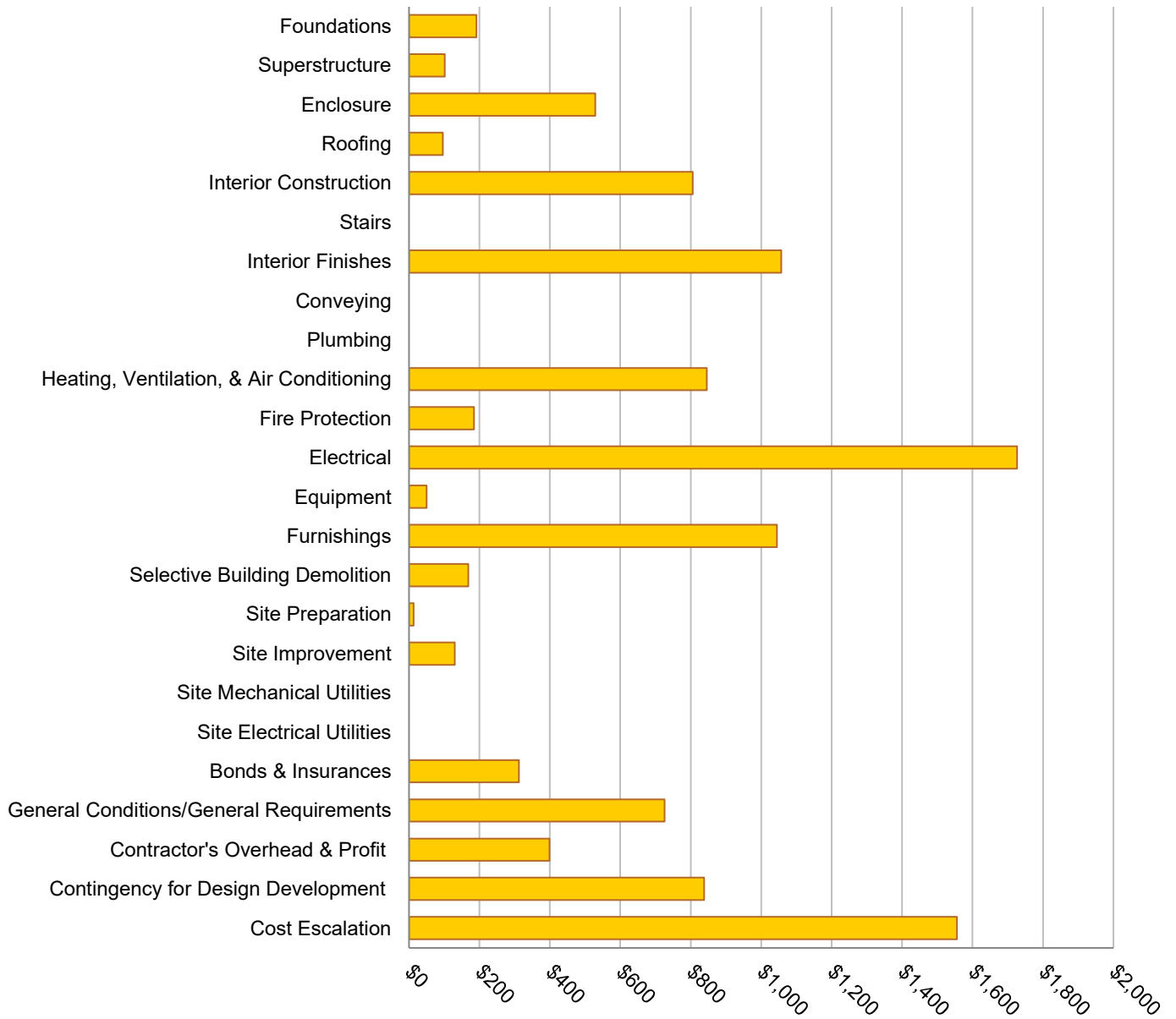
Total of Gross Floor Area	15,379
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CONTROL QUANTITIES

			Ratio to Gross Area
Number of stories (x1,000)	2	EA	0.130
Gross Area	15,379	SF	1.000
Enclosed Area	15,379	SF	1.000
Covered Area	0	SF	0.000
Footprint Area	13,597	SF	0.884
Volume	255,768	CF	16.631
Gross Wall Area	13,800	SF	0.897
Finished Wall Area	84% 11,556	SF	0.751
Windows or Glazing Area	16% 2,244	SF	0.146
Roof Area - Flat	7,909	SF	0.514
Roof Area - Sloping	5,688	SF	0.370
Roof Area - Total	13,597	SF	0.884
Roof Glazing Area	180	SF	0.012
Interior Partition Length	483	LF	0.031
Elevators (x10,000)	0	EA	0.000
Plumbing Fixtures (x1,000)	0	EA	0.000

CSI UniFormat Summary	15,379 SF	%	\$/SF	,\$000
Foundations		2%	\$12.45	\$191
Superstructure		1%	\$6.61	\$102
Enclosure		5%	\$34.38	\$529
Roofing		1%	\$6.25	\$96
Interior Construction		7%	\$52.37	\$805
Stairs		0%	\$0.00	\$0
Interior Finishes		10%	\$68.75	\$1,057
Conveying		0%	\$0.00	\$0
Plumbing		0%	\$0.00	\$0
Heating, Ventilation, & Air Conditioning		8%	\$55.00	\$846
Fire Protection		2%	\$12.00	\$185
Electrical		16%	\$112.28	\$1,727
Equipment		0%	\$3.25	\$50
Furnishings		10%	\$67.94	\$1,045
Selective Building Demolition		2%	\$10.98	\$169
Subtotal - Building Construction		63%	\$442.23	\$6,801
Site Preparation		0%	\$0.85	\$13
Site Improvement		1%	\$8.45	\$130
Site Mechanical Utilities		0%	\$0.00	\$0
Site Electrical Utilities		0%	\$0.00	\$0
Subtotal - Sitework		1%	\$9.30	\$143
Total - Building and Sitework Construction		64%	\$451.52	\$6,944
Bonds & Insurances	4.50%	3%	\$20.32	\$312
General Conditions/General Requirements	10.00%	7%	\$47.18	\$726
Contractor's Overhead & Profit	5.00%	4%	\$25.95	\$399
Subtotal		78%	\$544.96	\$8,381
Contingency for Design Development	10.00%	8%	\$54.50	\$838
Cost Escalation	16.87%	14%	\$101.16	\$1,556
TOTAL CONSTRUCTION BUDGET		100%	\$700.63	\$10,775

CSI UniFormat Summary



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
New Construction/Expansion - Vestibule				
(N) Reinforced concrete footing	417	SF	\$100.00	\$41,700
(N) Reinforced concrete slab on-grade	417	SF	\$25.00	\$10,425
Interface/connection to existing structure	50	LF	\$150.00	\$7,500
Existing Building				
Minor modification to (E) foundation - allow	13,180	SF	\$10.00	\$131,800
Subtotal For Foundations:				\$191,425

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
New Construction/Expansion - Vestibule				
Columns & shearwall - Allowance	417	SF	\$25.00	\$10,425
Roof Construction				
Structural framing support for PV - Allow	4,565	SF	\$20.00	\$91,300
Subtotal For Superstructure:				\$101,725

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
New Construction/Expansion - Vestibule				
(N) Storefront system	288	SF	\$225.00	\$64,800
Interface/connection to existing structure	24	LF	\$150.00	\$3,600
Applied Exterior Finishes				
Patch/re-paint (E) finished wall - allowance	11,556	SF	\$10.00	\$115,561
(N) Artwall and graphic text	1	LS	\$20,000.00	\$20,000
Interior Finish To Exterior Wall				
Painted gypwall over insulation - allow	11,556	SF	\$15.00	\$173,341
Exterior Door, Frames & Hardware				
(N) ADA access entry, folding glass 12'-0"wide x 8'-2"high (D1)	1	PR	\$45,000.00	\$45,000
(N) Solid wood door, double leaf 6'-0"wide x 8'-2"high (D3C)	1	PR	\$10,000.00	\$10,000
(N) Overhead glass door, 16'-0"w x 8'-2"high (D9)	131	SF	\$200.00	\$26,200
(N) Roof deck door, single leaf	1	EA	\$4,200.00	\$4,200

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Balustrades & Parapets				
Parapet wall, 3'-9"high	92	LF	\$500.00	\$46,000
Exterior Signage				
(N) Building signage, laser cut metal "HOOVER", 7'-8"high	1	LS	\$20,000.00	\$20,000
Subtotal For Enclosure:				\$528,701

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof & Deck Traffic Surfaces				
(N) Walkable roof decking above (E) roof	842	SF	\$50.00	\$42,100
Roof Lights				
(N) Skylights, including perimeter curb	180	SF	\$300.00	\$54,000
Subtotal For Roofing:				\$96,100

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Partition Framing, Cores, Surfacing & Insulation				
Interior partition; incldg. metal stud framing, batt insulation and gypwall on both sides				
(N) Interior partition wall	1,575	SF	\$32.00	\$50,400
(N) Sound-reduction wall	3,830	SF	\$34.00	\$130,220
(N) Interior architectural wood divider wall	1,512	SF	\$100.00	\$151,200
Backing and blocking	15,379	GSF	\$1.50	\$23,069
Interior Glass Wall				
Aluminum framed sidelight, 2'-4"wide	3	EA	\$3,800.00	\$11,400
Aluminum framed transom	276	SF	\$180.00	\$49,680
Interior Doors, Frames and Hardware				
Solid core wood door				
Single leaf	5	EA	\$3,600.00	\$18,000
Double leaf	4	PR	\$6,000.00	\$24,000
Aluminum framed glass door				
Double leaf, 8'-0"wide x 8'-2"high	3	PR	\$10,000.00	\$30,000
(N) Security gate	180	SF	\$150.00	\$27,000
Premium for special door hardware	1	LS	\$10,000.00	\$10,000

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Balustrades & Rails				NIC, Existing Circulation
Toilet Specialties and Accessories				NIC, Existing Restroom
Millwork/Casework				
Miscellaneous casework - Allowance	15,379	GSF	\$10.00	\$153,790
Interior Signage				
Room ID	12	EA	\$300.00	\$3,600
Code, directional & wayfinding sign - allowance	15,379	GSF	\$4.00	\$61,516
Miscellaneous Building Specialties				
Protective guards, barriers and bumpers	15,379	GSF	\$0.50	\$7,690
Rough/finish carpentry	15,379	GSF	\$2.00	\$30,758
Miscellaneous caulking & fire safety	15,379	GSF	\$1.50	\$23,069
Subtotal For Interior Construction:				\$805,391

STAIRS	Quantity	Unit	Rate	Total (\$)
Circulation/Main Stair				NIC, Existing
Subtotal For Stairs:				

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Floor Finishes				
Existing to remain (F1)				NIC, Existing
Carpet tile (F2)	12,624	SF	\$12.00	\$151,488
Entrance walkoff mat - Allowance	100	SF	\$100.00	\$10,000
Bases				
Rubber base (B1)	1,625	LF	\$6.50	\$10,563
Wall Finishes				
Paint to walls (P2)	10,810	SF	\$5.00	\$54,050
Seal & Paint (E) cement wall (P4)	2,688	SF	\$5.00	\$13,440
Artist mural (M1) - Allowance	1	LS	\$50,000.00	\$50,000
Ceiling Finishes				
Existing ceiling to remain, painted (P3)	2,755	SF	\$5.00	\$13,775
Acoustic ceiling tile (C2)	12,624	SF	\$15.00	\$189,360
Vertical soffit & bulkhead - allowance	15,379	GSF	\$1.00	\$15,379

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Miscellaneous				
Raised floor system	13,180	SF	\$30.00	\$395,400
Finishes upgrade	15,379	SF	\$5.00	\$76,895
Acoustic requirement	15,379	SF	\$5.00	\$76,895
Subtotal For Interior Finishes:				\$1,057,245

CONVEYING	Quantity	Unit	Rate	Total (\$)
Vertical Transportation				NIC, Existing
Subtotal For Conveying:				

PLUMBING	Quantity	Unit	Rate	Total (\$)
Plumbing Fixtures; including service water distribution and sanitary/vent distribution				NIC, Existing Restroom
Subtotal For Plumbing:				

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
Heating & Cooling				
HVAC, including heat generation and chilling equipments, pumps, piping, air handling equipment, air distribution and return, diffusers & return grilles, controls, system testing and balancing	15,379	GS	\$55.00	\$845,845
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$845,845

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
(N) Fire Sprinkler system				
Automatic wet sprinkler	15,379	GSF	\$12.00	\$184,548
Subtotal For Fire Protection:				\$184,548

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Normal power	15,379	GSF	\$20.00	\$307,580
Photovoltaic System				
(N) Solar panels, roof mounted	4,565	SF	\$90.00	\$410,850
Machine and Equipment Connections	15,379	GSF	\$6.00	\$92,274
Power Receptacles with Branch Wiring	15,379	GSF	\$12.00	\$184,548
Lighting & Branch Wiring				
L1 - 8ft dia Connected Ring Pendant LED	4	EA	\$6,113.00	\$24,452
L2 - 6ft dia Connected Ring Pendant LED	3	EA	\$4,773.00	\$14,319
L3 - 9.5ft Five X Pivot Linear LED	2	EA	\$2,455.00	\$4,910
L4 - Connected Fork	41	EA	\$1,105.00	\$45,305
L6 - 4ft Linear LED - PureEdge Glide Wood				
Up Down	6	EA	\$1,340.00	\$8,040
L7 - 14ft Linear LED	8	EA	\$3,620.00	\$28,960
L7 - 28ft Linear LED	4	EA	\$7,235.00	\$28,940
Lighting Rough-in Box	30	EA	\$271.00	\$8,130
3/4" EMT branch wiring	1,050	LF	\$36.00	\$37,800
Lighting Control and Switching				
Lighting Switching and Controls	15,379	SF	\$6.50	\$99,964
Fire Alarm, Communications & Security				
Telecom rough-in & devices and cabling	15,379	GSF	\$12.00	\$184,548
Fire Alarm System	15,379	GSF	\$6.00	\$92,274
Audio Visual Infrastructure System -				
Conduit/Wires Rough-Ins Only (AV				
Equipments are OFOI)	15,379	GSF	\$2.00	\$30,758
Security - Access Control and Intrusion Alarm				
Systems - Conduit Rough-Ins/Connection				
Only (Equipments are OFOI)	15,379	GSF	\$2.00	\$30,758
Video Surveillance System - Conduit Rough-				
Ins/Connection Only (Equipments are OFOI)	15,379	GSF	\$2.00	\$30,758
Permit/Fees/Coordination	15,379	GSF	\$1.50	\$23,069
Training/Testing & allowance for undesigned area	15,379	SF	\$2.50	\$38,448
Subtotal For Electrical:				\$1,726,684

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipments - Allowance				
Library equipments; including copier, computers and printers, booktheft security, self-check stations, OPAC (OFCI)				
	1	LS	\$50,000.00	\$50,000
Subtotal For Equipment:				\$50,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Light control & vision equipments				
Motorized window shades				
	288	SF	\$35.00	\$10,080
Amenities & convenience items - Allowance				
Fire extinguisher cabinets, semi-recessed				
	1	LS	\$5,000.00	\$5,000
Book drop				
	2	EA	\$3,500.00	\$7,000
Library stacks				
Library shelving - Allowance				
	15,379	GSF	\$50.00	\$768,950
Moveable Furnishings / FF&E - Allowance				
Audio visual equipments, CCTV and Security Camera				
	15,379	GSF	\$10.00	\$153,790
Public arts, allow 1%				
	1	LS	\$100,000.00	\$100,000
Moveable library furnishing; including office furniture, tables and chairs at meeting room, community room, teen & classrooms				
				NIC, FF&E
Subtotal For Furnishings:				\$1,044,820

SELECTIVE BUILDING DEMOLITION	Quantity	Unit	Rate	Total (\$)
Selective Demolition				
Miscellaneous demolition and removal (previously General food sales)				
	14,068	SF	\$12.00	\$168,816
Hazardous Materials Abatement				
				NIC, Excluded
Subtotal For Selective Building Demolition:				\$168,816

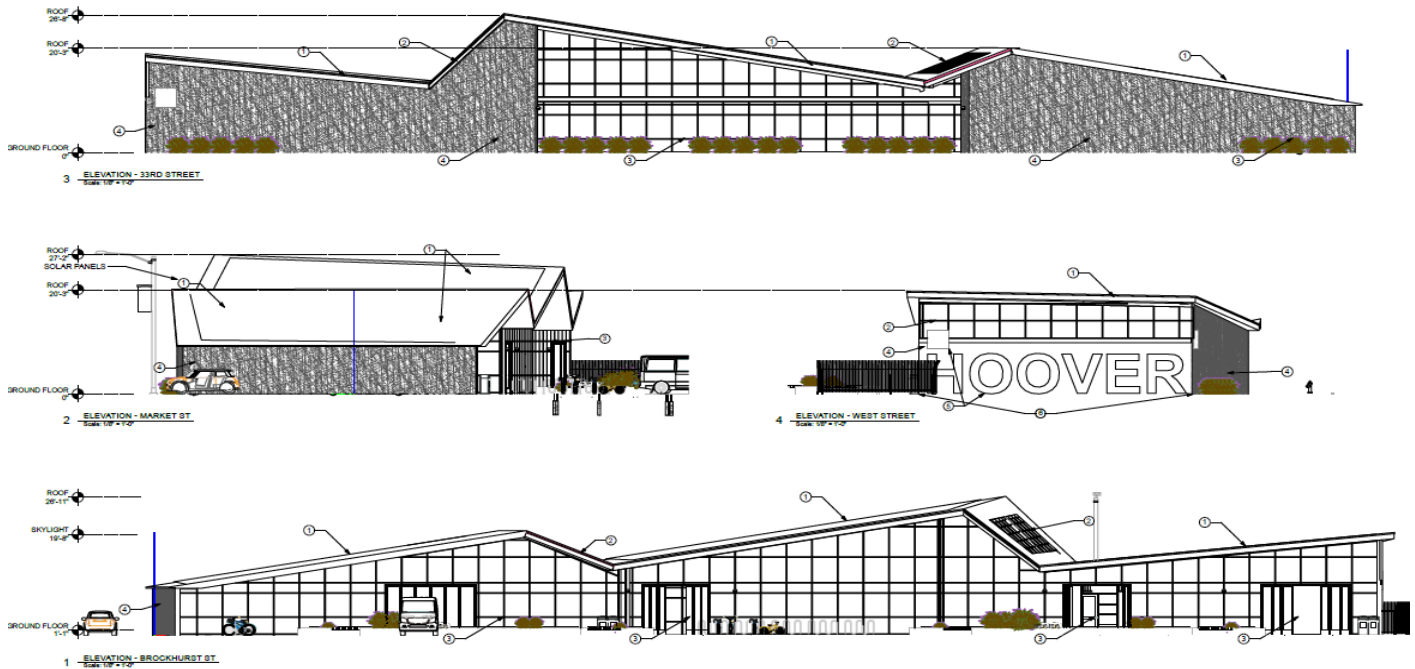
	Location #1: Tenant Improvement Library	Job #22777
	Detail	November 27, 2024

SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Site Demo & Preparation Allowance	2,600	SF	\$5.00	\$13,000
Subtotal For Site Preparation:				\$13,000

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Pedestrian Paving Allowance	2,600	SF	\$50.00	\$130,000
Subtotal For Site Improvement:				\$130,000

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
No work anticipated in this section				
Subtotal For Site Mechanical Utilities:				

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
No work anticipated in this section				
Subtotal For Site Electrical Utilities:				



Feasibility Study Cost Estimate

Location #2: New Construction Library Hoover Branch Library

Control Quantities
Location #2: New Construction Library Summary
Detailed Cost Breakdown

November 27, 2024

DRAFT for REVIEW and COMMENT

Enclosed Areas
First floor 10,606 height 20.50 average

Subtotal of Enclosed Area 10,606

Covered Area
Roof Overhang, 5'-0" @ long side 2,230

Subtotal of Covered Area at half value 1,115

Total of Gross Floor Area 11,721

CONTROL QUANTITIES

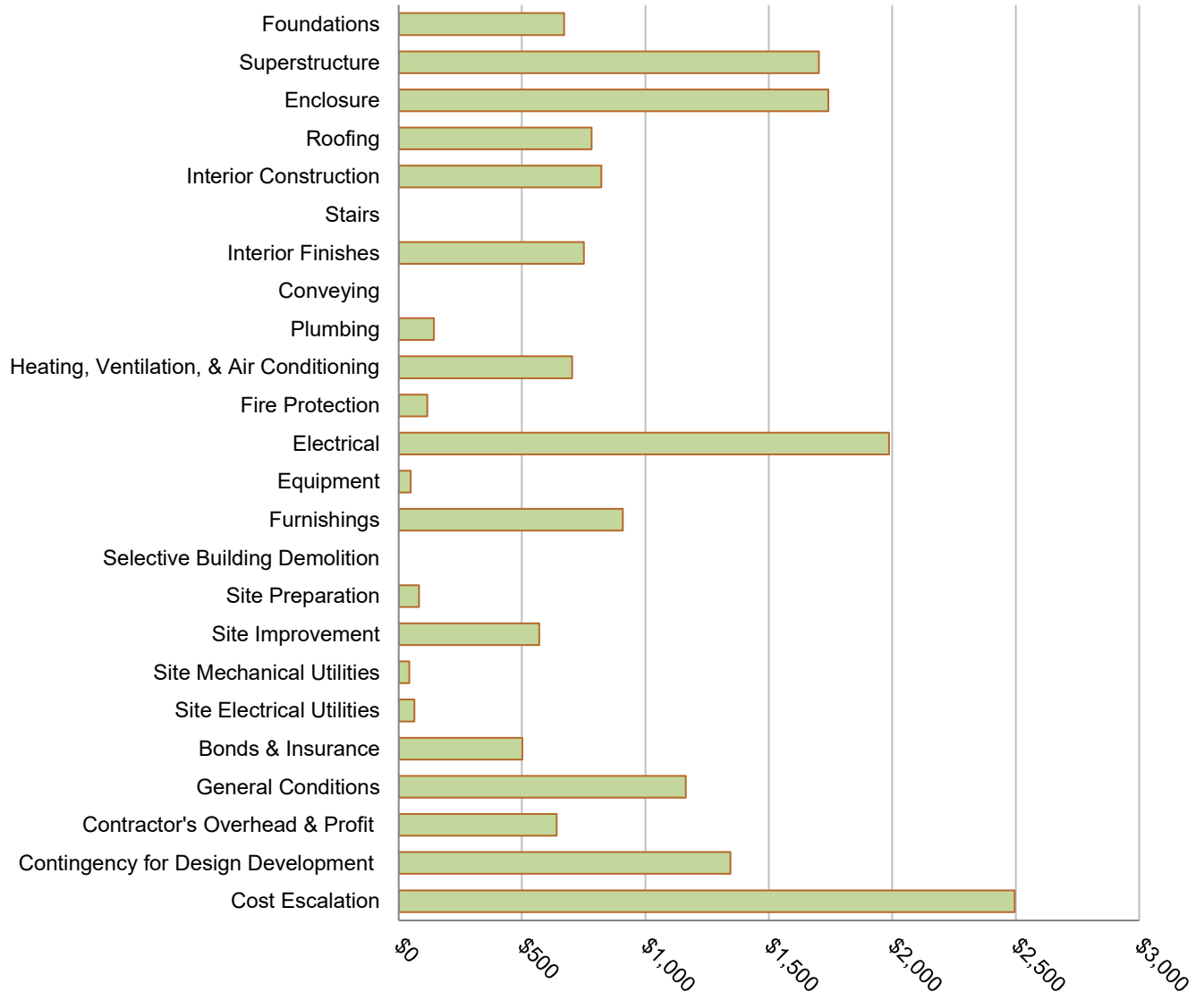
Ratio to Gross
Area

Number of stories (x1,000)	1	EA	0.085
Gross Area	11,721	SF	1.000
Enclosed Area	10,606	SF	0.905
Covered Area	2,230	SF	0.190
Footprint Area	10,606	SF	0.905
Volume	217,423	CF	18.550
Gross Wall Area	8,405	SF	0.717
Finished Wall Area	39% 3,289	SF	0.281
Windows or Glazing Area	61% 5,116	SF	0.436
Roof Area - Flat	-	SF	0.000
Roof Area - Sloping	13,375	SF	1.141
Roof Area - Total	13,375	SF	1.141
Roof Glazing Area	960	SF	0.082
Interior Partition Length	602	LF	0.051
Elevators (x10,000)	-	EA	0.000
Plumbing Fixtures (x1,000)	11	EA	0.938

CSI UniFormat Summary		11,721 SF	%	\$/SF	\$,000
Foundations			4%	\$57.27	\$671
Superstructure			10%	\$145.29	\$1,703
Enclosure			10%	\$148.55	\$1,741
Roofing			5%	\$66.72	\$782
Interior Construction			5%	\$70.14	\$822
Stairs			0%	\$0.00	\$0
Interior Finishes			4%	\$64.07	\$751
Conveying			0%	\$0.00	\$0
Plumbing			1%	\$12.22	\$143
Heating, Ventilation, & Air Conditioning			4%	\$60.00	\$703
Fire Protection			1%	\$10.00	\$117
Electrical			11%	\$169.53	\$1,987
Equipment			0%	\$4.27	\$50
Furnishings			5%	\$77.51	\$909
Selective Building Demolition			0%	\$0.00	\$0
Subtotal - Building Construction			60%	\$885.50	\$10,379
Site Preparation			0%	\$7.13	\$84
Site Improvement			3%	\$48.69	\$571
Site Mechanical Utilities			0%	\$3.74	\$44
Site Electrical Utilities			0%	\$5.53	\$65
Subtotal - Sitework			4%	\$65.10	\$763
Total - Building and Sitework Construction			64%	\$950.60	\$11,142
Bonds & Insurance	4.50%	3%		\$42.78	\$501
General Conditions	10.00%	7%		\$99.34	\$1,164
Contractor's Overhead & Profit	5.00%	4%		\$54.64	\$640
Subtotal			78%	\$1,147.34	\$13,448
Contingency for Design Development	10.00%	8%		\$114.73	\$1,345
Cost Escalation	16.87%	14%		\$212.98	\$2,496
TOTAL CONSTRUCTION BUDGET			100%	\$1,475.04	\$17,289

NOTE: Inclusions and Exclusions listed in the Commentary Section.

CSI UniFormat Summary



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Reinforced concrete shallow foundation	11,721	GSF	\$30.00	\$351,630
Slab On-Grade				
Reinforced concrete slab on-grade	11,721	GSF	\$25.00	\$293,025
Miscellaneous Concrete Works				
Perimeter concrete curb - Allowance	540	LF	\$40.00	\$21,600
Mechanical/housekeeping pad, allowance	1	LS	\$5,000.00	\$5,000
Subtotal For Foundations:				\$671,255

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Structural steel column/post	11,721	GSF	\$50.00	\$586,050
Roof Construction				
Structural steel and wood framing	13,375	SF	\$65.00	\$869,382
Metal deck (no fill) or plywood sheathing	13,375	SF	\$15.00	\$200,627
Miscellaneous				
Miscellaneous metal	11,721	GSF	\$2.00	\$23,442
Miscellaneous rough carpentry	11,721	GSF	\$2.00	\$23,442
Subtotal For Superstructure:				\$1,702,943

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Wall Framing, Furring & Insulation				
Metal stud framing, water vapor membrane, rigid insulation and plywood sheathing	3,289	SF	\$38.00	\$124,982
Applied Exterior Finishes				
Stucco	3,289	SF	\$50.00	\$164,450
Mural	1	LS	\$20,000.00	\$20,000
Interior Finish To Exterior Wall				
Painted gypwall	3,289	SF	\$15.00	\$49,335

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Windows				
Aluminum framed curtainwall system	4,576	SF	\$200.00	\$915,200
Aluminum framed folding 'Nana' glass wall system, 10' high	540	SF	\$450.00	\$243,000
Fascias, Bands and Trims				
Misc architectural detailing	8,405	GWA	\$3.00	\$25,215
Exterior Soffit				
Roof overhang/soffit	2,230	SF	\$75.00	\$167,250
Exterior Signage				
(N) Building signage, laser cut metal "HOOVER", 7'-8"high	1	LS	\$20,000.00	\$20,000
Miscellaneous				
Caulking and sealants	11,721	GSF	\$1.00	\$11,721
Subtotal For Enclosure:				\$1,741,153

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Sloped roofing system	12,415	SF	\$34.00	\$422,114
Roofing Upstands and Sheetmetal				
Flashing, gutters and rainwater downpipes	13,375	SF	\$5.00	\$66,876
Roof Lights & Openings				
Clerestory windows/Skylights, including perimeter curb	960	SF	\$300.00	\$288,000
Roof access hatch - allowance	1	LS	\$5,000.00	\$5,000
Subtotal For Roofing:				\$781,989

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Partition Framing, Cores, Surfacing & Insulation				
Interior partition; incldg. metal stud framing, batt insulation and gypwall on both sides				
(N) Interior partition wall	6,212	SF	\$32.00	\$198,784
(N) Sound-reduction wall	3,312	SF	\$34.00	\$112,608
(N) Interior architectural wood divider wall	1,312	SF	\$100.00	\$131,200
Backing and blocking	11,721	GSF	\$1.50	\$17,582
Interior Glass Wall				
Aluminum framed storefront/sidelight- allow 8'high	304	SF	\$180.00	\$54,720
Aluminum framed transom	55	SF	\$180.00	\$9,900
Interior Doors, Frames and Hardware				
Solid core wood door				
Single leaf	11	EA	\$3,600.00	\$39,600
Double leaf	2	PR	\$6,000.00	\$12,000
Aluminum framed glass door				
Double leaf, 8'-0"wide x 8'-2"high	1	PR	\$10,000.00	\$10,000
Security gate	98	SF	\$150.00	\$14,700
Folding solid door, 20'-0"wide x 8'high	1	LS	\$24,000.00	\$24,000
Premium for special door hardware	1	LS	\$10,000.00	\$10,000
Toilet Specialties and Accessories				
Toilet accessories; including grab bar, seat cover dispenser, toilet paper dispenser, mirror, paper towel/waste dispenser, electric hand-dryer				
Gender neutral	3	RM	\$3,000.00	\$9,000
Millwork/Casework				
Circulation desk	44	LF	\$1,000.00	\$44,000
Casework at staffroom & café	22	LF	\$750.00	\$16,500
Casework at makerspace	12	LF	\$750.00	\$9,000
Storage casework/shelves	1	LS	\$10,000.00	\$10,000
Janitors closet and mop rack	1	EA	\$500.00	\$500
Interior Signage				
Room ID	14	EA	\$300.00	\$4,200
Code, directional & wayfinding sign - allowance	11,721	GSF	\$4.00	\$46,884

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Miscellaneous Building Specialties				
Protective guards, barriers and bumpers	11,721	GSF	\$0.50	\$5,861
Rough/finish carpentry	11,721	GSF	\$2.00	\$23,442
Miscellaneous caulking & fire safety	11,721	GSF	\$1.50	\$17,582
Subtotal For Interior Construction:				\$822,062

STAIRS	Quantity	Unit	Rate	Total (\$)
No Work Anticipated In This Section				
Subtotal For Stairs:				

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Floor Finishes				
Polished concrete (F1)	3,434	SF	\$15.00	\$51,510
Carpet tile (F2)	6,172	SF	\$12.00	\$74,064
Rubber sheet flooring (F3)	1,000	SF	\$16.00	\$16,000
Entrance walkoff mat - Allowance	100	SF	\$100.00	\$10,000
Bases				
Rubber base (B1)	1,744	LF	\$6.50	\$11,336
Wall Finishes				
Paint to walls (P2)	12,424	SF	\$5.00	\$62,120
Ceramic wall tile at restroom (W1), allow 6'high	660	SF	\$36.00	\$23,760
Artist mural (M1) - Allowance	1	LS	\$50,000.00	\$50,000
Ceiling Finishes				
Suspended gypsum board (C1)	240	SF	\$38.00	\$9,120
Acoustic ceiling tile (C2)	6,172	SF	\$15.00	\$92,580
Vertical soffit & bulkhead - allowance	6,172	GSF	\$1.00	\$6,172
Miscellaneous				
Raised floor system	6,172	SF	\$30.00	\$185,160
Finishes upgrade	10,606	SF	\$10.00	\$106,060
Acoustic requirement	10,606	SF	\$5.00	\$53,030
Subtotal For Interior Finishes:				\$750,912

CONVEYING

Quantity Unit Rate Total (\$)

No Work Anticipated In This Section

Subtotal For Conveying:

PLUMBING

Quantity Unit Rate Total (\$)

Plumbing Fixtures, including domestic water
distribution, sanitary waste & vent

11	Fx		
3	EA	\$7,000.00	\$21,000
3	EA	\$6,500.00	\$19,500
3	EA	\$6,500.00	\$19,500
1	EA	\$6,000.00	\$6,000
1	EA	\$7,000.00	\$7,000
3	EA	\$5,000.00	\$15,000

Watercloset

Lavatory

Breakroom/meeting room sink

Janitor sink

Drinking fountain

Drains - allowance

Other Plumbing Systems

Rain Water Drainage, roof area

13,375 SF \$1.50 \$20,063

Plumbing Related Items; Including pipe
sleeves, fire stopping, pipe trenching and slab
cut/patch, etc.

11,721 GSF \$3.00 \$35,163

Subtotal For Plumbing:

\$143,226

HEATING, VENTILATION, & AIR-CONDITIONING

Quantity Unit Rate Total (\$)

Heating & Cooling

HVAC; including heat generation and chilling
equipments, pumps, piping, air handling
equipment, air distribution and return,
diffusers & return grilles, controls, exhaust
ventilation, system testing and balancing

11,721 GSF \$60.00 \$703,260

Subtotal For Heating, Ventilation, & Air-Conditioning:

\$703,260

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
(N) Fire Sprinkler system Automatic wet sprinkler	11,721	GSF	\$10.00	\$117,210
Subtotal For Fire Protection:				\$117,210

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution Normal power	11,721	GSF	\$20.00	\$234,420
Photovoltaic System (N) Solar panels, roof mounted - allow 75% of roof area	9,311	SF	\$90.00	\$838,020
Machine and Equipment Connections	11,721	GSF	\$6.00	\$70,326
Power Receptacles with Branch Wiring	11,721	GSF	\$12.00	\$140,652
Lighting & Branch Wiring				
L1 - 8ft dia Connected Ring Pendant LED	4	EA	\$6,113.00	\$24,452
L2 - 6ft dia Connected Ring Pendant LED	3	EA	\$4,773.00	\$14,319
L4 - Connected Fork	44	EA	\$1,105.00	\$48,620
L5 - 5.75ft Linear LED- Straight Triple Shade	50	EA	\$1,565.00	\$78,250
L6 - 4ft Linear LED - PureEdge Glide Wood				
Up Down	18	EA	\$1,340.00	\$24,120
L7 - 14ft Linear LED	6	EA	\$3,620.00	\$21,720
Lighting Rough-in Box	83	EA	\$271.00	\$22,493
3/4" EMT branch wiring	2,110	LF	\$36.00	\$75,960
Lighting Control and Switching Lighting Switching and Controls	10,700	SF	\$6.50	\$69,550

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Fire Alarm, Communications & Security				
Telecom rough-in & devices and cabling	11,721	GSF	\$12.00	\$140,652
Fire Alarm System	11,721	GSF	\$6.00	\$70,326
Audio Visual Infrastructure System - Conduit/Wires Rough-Ins Only (AV Equipments are OFOI)	11,721	GSF	\$2.00	\$23,442
Security - Access Control and Intrusion Alarm Systems - Conduit Rough-Ins/Connection Only (Equipments are OFOI)	11,721	GSF	\$2.00	\$23,442
Video Surveillance System - Conduit Rough- Ins/Connection Only (Equipments are OFOI)	11,721	GSF	\$2.00	\$23,442
Permit/Fees/Coordination	10,700	SF	\$1.50	\$16,050
Training/Testing & allowance for undesigned area:	10,700	SF	\$2.50	\$26,750
Subtotal For Electrical:				\$1,987,006

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipments - Allowance				
Library equipments; including copier, computers and printers, booktheft security, self-check stations, OPAC (OFCl)	1	LS	\$50,000.00	\$50,000
Subtotal For Equipment:				\$50,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Light control & vision equipments				
Motorized window shades	4,576	SF	\$35.00	\$160,160
Amenities & convenience items - Allowance				
Fire extinguisher cabinets, semi-recessed	1	LS	\$5,000.00	\$5,000
Book drop	2	EA	\$3,500.00	\$7,000
Library stacks				
Library shelving - Allowance	10,606	SF	\$50.00	\$530,300

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
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Moveable Furnishings / FF&E - Allowance

Audio visual equipments, CCTV and Security

Camera	10,606	SF	\$10.00	\$106,060
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Public arts, allow 1%	1	LS	\$100,000.00	\$100,000
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Moveable library furnishing; including office furniture, tables and chairs at meeting room, community room, teen & classrooms

NIC, FF&E

Subtotal For Furnishings: \$908,520

SELECTIVE BUILDING DEMOLITION	Quantity	Unit	Rate	Total (\$)
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No Work Anticipated In This Section

Subtotal For Selective Building Demolition:

SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
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Site Clearing & Demolition

Site clearing & grading	18,560	SF	\$1.50	\$27,840
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Site demolition and removal	18,560	SF	\$2.00	\$37,120
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Site Protective Construction

Erosion control	18,560	SF	\$1.00	\$18,560
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Subtotal For Site Preparation: \$83,520

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
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Vehicular Paving

(N) Parking striping at (E) parking lot	3,220	SF	\$1.00	\$3,220
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International ADA symbol	3	EA	\$500.00	\$1,500
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ADA parking signage	3	EA	\$1,000.00	\$3,000
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Pedestrian Paving

Brick paving at Plaza	7,954	SF	\$40.00	\$318,160
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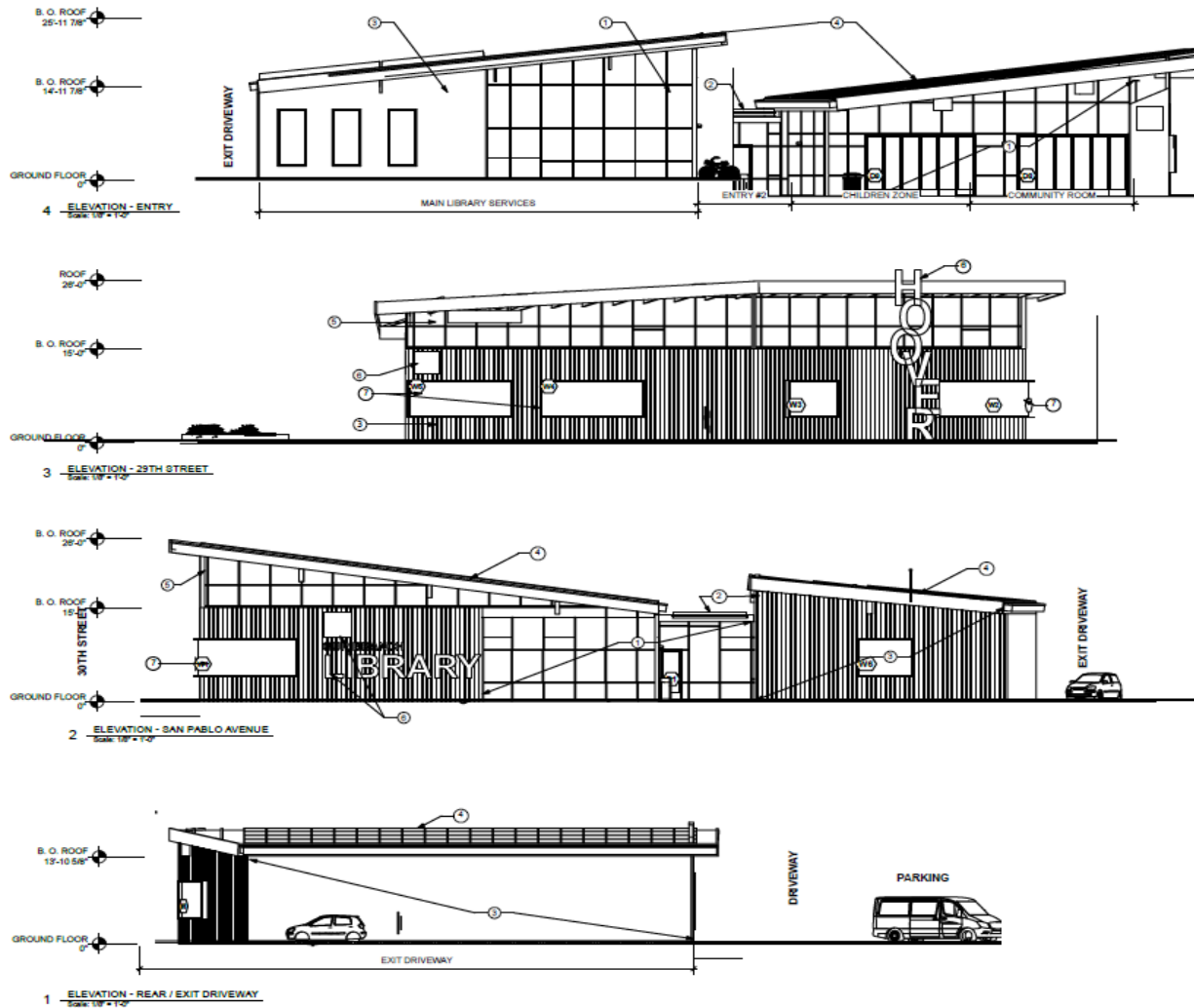
Landscaping & Irrigation

Planting & trees	1	LS	\$30,000.00	\$30,000
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SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Site Structure, Fence & Furnishing				
Planter / seatwall	300	LF	\$500.00	\$150,000
(N) Gate in (E) 8ft fence	1	EA	\$10,000.00	\$10,000
Bike racks for short term & long term parking	1	LS	\$15,000.00	\$15,000
Miscellaneous furnishing including bollards, trash receptacles and benches	7,954	SF	\$5.00	\$39,770
Subtotal For Site Improvement:				\$570,650

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Allowance				
Water / Fire / Irrigation service connection	1	LS	\$10,000.00	\$10,000
Sewer connection	1	LS	\$10,000.00	\$10,000
Storm Drainage	7,954	SF	\$3.00	\$23,862
Subtotal For Site Mechanical Utilities:				\$43,862

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Site Power Utilities				
Primary Conduit Ductbank/Connection to Existing Primary Service	1	LS	\$20,000.00	\$20,000
Site Lighting				
Site Lighting & Control	7,954	SF	\$5.00	\$39,770
Site Communications and Security				
Telecom Service Ductbank	1	LS	\$5,000.00	\$5,000
Subtotal For Site Electrical Utilities:				\$64,770



Feasibility Study Cost Estimate

Location #3: New Construction Library Hoover Branch Library

Control Quantities
Location #3: New Construction Library Summary
Detailed Cost Breakdown

November 27, 2024

Enclosed Areas

First floor

9,343

height

19.92 average

Subtotal of Enclosed Area

9,343

Covered Area

Roof Overhang

1,333

Subtotal of Covered Area at half value

667

Total of Gross Floor Area

10,010

CONTROL QUANTITIES

			Ratio to Gross Area
Number of stories (x1,000)	1	EA	0.100
Gross Area	10,010	SF	1.000
Enclosed Area	9,343	SF	0.933
Covered Area	1,333	SF	0.133
Footprint Area	9,343	SF	0.933
Volume	186,066	CF	18.589
Gross Wall Area	7,871	SF	0.786
Finished Wall Area	45% 3,537	SF	0.353
Windows or Glazing Area	55% 4,334	SF	0.433
Roof Area - Flat	560	SF	0.056
Roof Area - Sloping	10,115	SF	1.011
Roof Area - Total	10,676	SF	1.067
Roof Glazing Area	560	SF	0.056
Interior Partition Length	553	LF	0.055
Elevators (x10,000)	-	EA	0.000
Plumbing Fixtures (x1,000)	9	EA	0.899

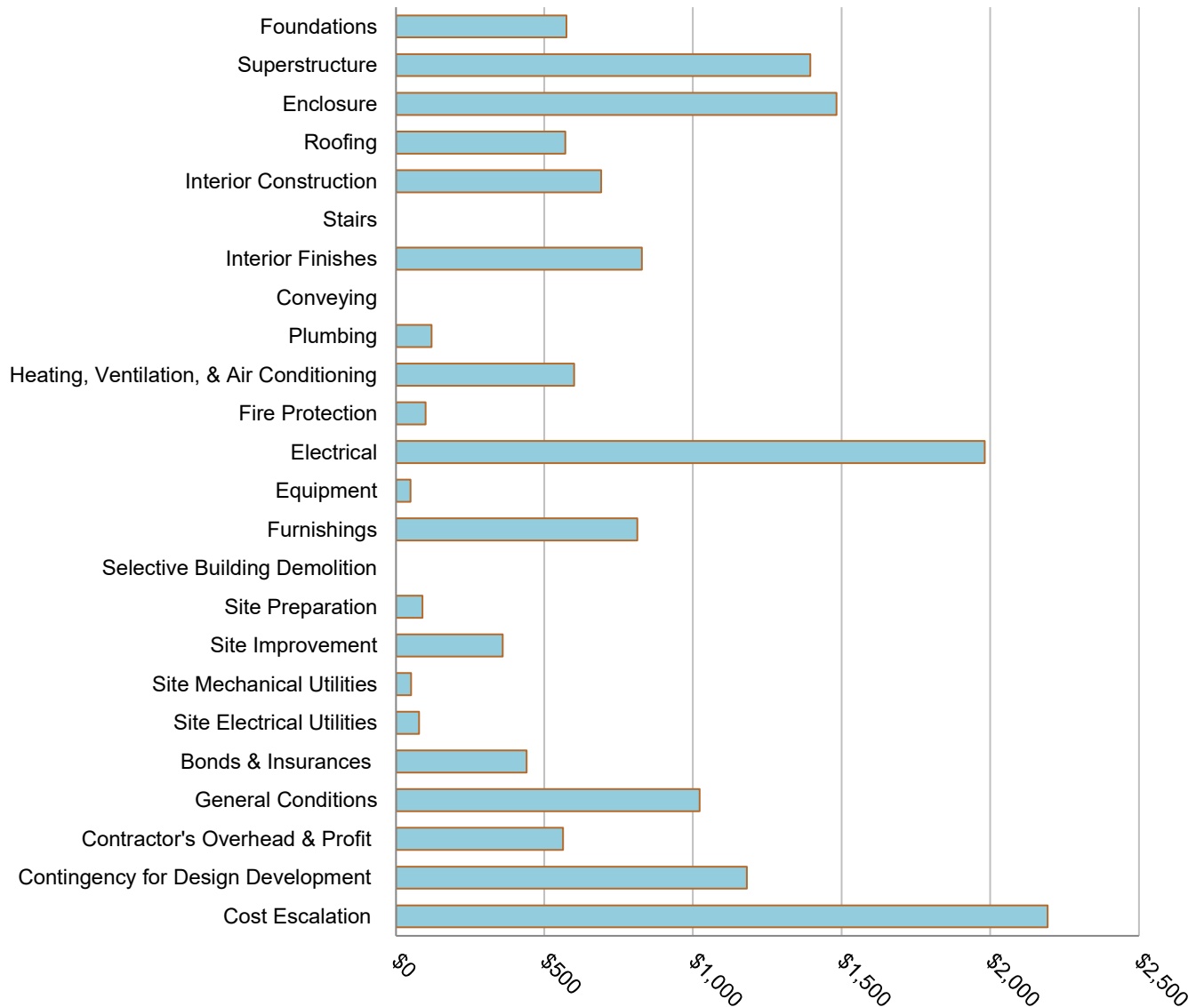
DRAFT for REVIEW and COMMENT

CSI UniFormat Summary	10,010 SF	%	\$/SF	\$,000
Foundations		4%	\$57.39	\$574
Superstructure		9%	\$139.33	\$1,395
Enclosure		10%	\$148.18	\$1,483
Roofing		4%	\$56.97	\$570
Interior Construction		5%	\$69.02	\$691
Stairs		0%	\$0.00	\$0
Interior Finishes		5%	\$82.78	\$829
Conveying		0%	\$0.00	\$0
Plumbing		1%	\$12.09	\$121
Heating, Ventilation, & Air Conditioning		4%	\$60.00	\$601
Fire Protection		1%	\$10.00	\$100
Electrical		13%	\$198.04	\$1,982
Equipment		0%	\$5.00	\$50
Furnishings		5%	\$81.23	\$813
Selective Building Demolition		0%	\$0.00	\$0
Subtotal - Building Construction		61%	\$920.02	\$9,209
Site Preparation		1%	\$9.00	\$90
Site Improvement		2%	\$35.93	\$360
Site Mechanical Utilities		0%	\$5.20	\$52
Site Electrical Utilities		1%	\$7.83	\$78
Subtotal - Sitework		4%	\$57.96	\$580
Total - Building and Sitework Construction		64%	\$977.97	\$9,789
Bonds & Insurances	4.50%	4%	\$44.01	\$441
General Conditions	10.00%	7%	\$102.20	\$1,023
Contractor's Overhead & Profit	5.00%	4%	\$56.21	\$563
Subtotal		78%	\$1,180.48	\$11,816
Contingency for Design Development	10.00%	8%	\$118.05	\$1,182
Cost Escalation	16.87%	20%	\$219.13	\$2,193
TOTAL CONSTRUCTION BUDGET		100%	\$1,517.65	\$15,191

NOTE: Inclusions and Exclusions listed in the Commentary Section.

DRAFT for REVIEW and COMMENT

CSI UniFormat Summary



FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Reinforced concrete shallow foundation	10,010	GSF	\$30.00	\$300,285
Slab On-Grade				
Reinforced concrete slab on-grade	10,010	GSF	\$25.00	\$250,238
Miscellaneous Concrete Works				
Perimeter concrete curb - Allowance	474	LF	\$40.00	\$18,960
Mechanical/housekeeping pad, allowance	1	LS	\$5,000.00	\$5,000
Subtotal For Foundations:				\$574,483

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Structural steel column/post	10,010	GSF	\$50.00	\$500,475
Roof Construction				
Structural steel and wood framing	10,676	SF	\$65.00	\$693,940
Metal deck (no fill) or plywood sheathing	10,676	SF	\$15.00	\$160,140
Miscellaneous				
Miscellaneous metal	10,010	GSF	\$2.00	\$20,019
Miscellaneous rough carpentry	10,010	GSF	\$2.00	\$20,019
Subtotal For Superstructure:				\$1,394,593

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Wall Framing, Furring & Insulation				
Metal stud framing, water vapor membrane, rigid insulation and plywood sheathing	3,537	SF	\$38.00	\$134,406
Applied Exterior Finishes				
Stucco	3,537	SF	\$50.00	\$176,850
Interior Finish To Exterior Wall				
Painted gypwall	3,537	SF	\$15.00	\$53,055

Location #3: New Construction Library	Job #22777
Detail	November 27, 2024

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Door, Frames & Hardware				
Entry glass door, single leaf 3'-0"wide x 8'-2"high (D1)	1	PR	\$6,500.00	\$6,500
Entry glass door, double leaf 8'-0"wide x 8'-2"high (D10)	1	PR	\$12,000.00	\$12,000
Exterior Windows				
Aluminum framed curtainwall system	4,014	SF	\$200.00	\$802,800
Aluminum framed folding 'Nana' glass wall system, 10' high (D8, D9)	320	SF	\$450.00	\$144,000
Fascias, Bands and Trims				
Misc architectural detailing	7,871	GWA	\$3.00	\$23,613
Exterior Soffit				
Roof overhang/soffit	1,333	SF	\$75.00	\$99,975
Exterior Signage				
(N) Building signage, laser cut metal "HOOVER", 7'-8"high	1	LS	\$20,000.00	\$20,000
Miscellaneous				
Caulking and sealants	10,010	GSF	\$1.00	\$10,010
Subtotal For Enclosure:				\$1,483,209

ROOFING	Quantity	Unit	Rate	Total (\$)
Roof Coverings				
Sloped roofing system	10,115	SF	\$34.00	\$343,910
Roofing Upstands and Sheetmetal				
Flashing, gutters and rainwater downpipes	10,676	SF	\$5.00	\$53,380
Roof Lights & Openings				
Skylights, including perimeter curb	560	SF	\$300.00	\$168,000
Roof access hatch - allowance	1	LS	\$5,000.00	\$5,000
Subtotal For Roofing:				\$570,290

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Partition Framing, Cores, Surfacing & Insulation				
Interior partition; incldg. metal stud framing, batt insulation and gypwall on both sides				
(N) Interior partition wall	5,650	SF	\$32.00	\$180,800
(N) Sound-reduction wall	3,312	SF	\$34.00	\$112,608
(N) Interior architectural wood divider wall	992	SF	\$100.00	\$99,200
Backing and blocking	10,606	GSF	\$1.50	\$15,909
Interior Glass Wall				
Aluminum framed storefront/sidelight- allow 8'high	192	SF	\$180.00	\$34,560
Aluminum framed transom	36	SF	\$180.00	\$6,480
Interior Doors, Frames and Hardware				
Solid core wood door				
Single leaf	9	EA	\$3,600.00	\$32,400
Double leaf, at storage	4	PR	\$6,000.00	\$24,000
Security gate	126	SF	\$150.00	\$18,900
Premium for special door hardware	1	LS	\$10,000.00	\$10,000
Toilet Specialties and Accessories				
Toilet accessories; including grab bar, seat cover dispenser, toilet paper dispenser, mirror, paper towel/waste dispenser, electric hand-dryer				
Gender neutral	3	RM	\$3,000.00	\$9,000
Millwork/Casework				
Circulation desk	42	LF	\$1,000.00	\$42,000
Casework at staffroom	14	LF	\$750.00	\$10,500
Storage casework/shelves	1	LS	\$10,000.00	\$10,000
Janitors closet and mop rack	1	EA	\$500.00	\$500
Interior Signage				
Room ID	13	EA	\$300.00	\$3,900
Code, directional & wayfinding sign - allowance	10,010	GSF	\$4.00	\$40,038
Miscellaneous Building Specialties				
Protective guards, barriers and bumpers	10,010	GSF	\$0.50	\$5,005
Rough/finish carpentry	10,010	GSF	\$2.00	\$20,019
Miscellaneous caulking & fire safety	10,010	GSF	\$1.50	\$15,014
Subtotal For Interior Construction:				\$690,833

STAIRS

Quantity

Unit

Rate

Total (\$)

No Work Anticipated In This Section

Subtotal For Stairs:
INTERIOR FINISHES

Quantity

Unit

Rate

Total (\$)

Floor Finishes

Polished concrete (F1)	668	SF	\$15.00	\$10,020
Carpet tile (F2)	7,702	SF	\$12.00	\$92,424
Rubber sheet flooring (F5)	973	SF	\$16.00	\$15,568
Entrance walkoff mat - Allowance	100	SF	\$100.00	\$10,000

Bases

Rubber base (B1)	1,580	LF	\$6.50	\$10,270
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Wall Finishes

Paint to walls (P2)	17,924	SF	\$5.00	\$89,620
Ceramic wall tile at restroom (W1), allow 6'high	660	SF	\$36.00	\$23,760
Artist mural (M1) - Allowance	1	LS	\$50,000.00	\$50,000

Ceiling Finishes

Suspended gypsum board (C1)	240	SF	\$38.00	\$9,120
Acoustic ceiling tile (C2)	9,103	SF	\$15.00	\$136,545
Vertical soffit & bulkhead - allowance	10,010	GSF	\$1.00	\$10,010

Miscellaneous

Raised floor system	7,702	SF	\$30.00	\$231,060
Finishes upgrade	9,343	SF	\$10.00	\$93,430
Acoustic requirement	9,343	SF	\$5.00	\$46,715

Subtotal For Interior Finishes:
\$828,542
CONVEYING

Quantity

Unit

Rate

Total (\$)

No Work Anticipated In This Section

Subtotal For Conveying:

PLUMBING

Plumbing Fixtures, including domestic water distribution, sanitary waste & vent

	9	Fx		
Watercloset	3	EA	\$7,000.00	\$21,000
Lavatory	3	EA	\$6,500.00	\$19,500
Staffroom sink	1	EA	\$6,500.00	\$6,500
Janitor sink	1	EA	\$6,000.00	\$6,000
Drinking fountain	1	EA	\$7,000.00	\$7,000
Drains - allowance	3	EA	\$5,000.00	\$15,000

Other Plumbing Systems

Rain Water Drainage, roof area	10,676	SF	\$1.50	\$16,014
Plumbing Related Items; Including pipe sleeves, fire stopping, pipe trenching and slab cut/patch, etc.	10,010	GSF	\$3.00	\$30,029

Subtotal For Plumbing: \$121,043

HEATING, VENTILATION, & AIR-CONDITIONING

Heating & Cooling

HVAC; including heat generation and chilling equipments, pumps, piping, air handling equipment, air distribution and return, diffusers & return grilles, controls, exhaust ventilation, system testing and balancing

	10,010	GSF	\$60.00	\$600,570
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Subtotal For Heating, Ventilation, & Air-Conditioning: \$600,570

FIRE PROTECTION

(N) Fire Sprinkler system

Automatic wet sprinkler	10,010	GSF	\$10.00	\$100,095
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Subtotal For Fire Protection: \$100,095

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution				
Normal power	10,010	GSF	\$20.00	\$200,190
Photovoltaic System				
(N) Solar panels, roof mounted	7,685	SF	\$90.00	\$691,650
Machine and Equipment Connections	10,010	GSF	\$6.00	\$60,057
Power Receptacles with Branch Wiring	10,010	GSF	\$12.00	\$120,114
Lighting & Branch Wiring				
L1 - 8ft dia Connected Ring Pendant LED	8	EA	\$6,113.00	\$48,904
L2 - 6ft dia Connected Ring Pendant LED	10	EA	\$4,773.00	\$47,730
L3 - 9.5ft Five X Pivot Linear LED	2	EA	\$2,455.00	\$4,910
L4 - Connected Fork	64	EA	\$1,104.00	\$70,656
L5 - 5.75ft Linear LED- Straight Triple Shade	94	EA	\$1,565.00	\$147,110
Lighting Rough-in Box	244	EA	\$271.00	\$66,124
3/4" EMT branch wiring	5,180	LF	\$36.00	\$186,480
Lighting Control and Switching				
Lighting Switching and Controls	9,343	SF	\$6.50	\$60,730
Fire Alarm, Communications & Security				
Telecom rough-in & devices and cabling	10,010	GSF	\$12.00	\$120,114
Fire Alarm System	10,010	GSF	\$6.00	\$60,057
Audio Visual Infrastructure System - Conduit/Wires Rough-Ins Only (AV Equipments are OFOI)	10,010	GSF	\$2.00	\$20,019
Security - Access Control and Intrusion Alarm Systems - Conduit Rough-Ins/Connection Only (Equipments are OFOI)	10,010	GSF	\$2.00	\$20,019
Video Surveillance System - Conduit Rough- Ins/Connection Only (Equipments are OFOI)	10,010	GSF	\$2.00	\$20,019
Permit/Fees/Coordination	9,343	SF	\$1.50	\$14,015
Training/Testing & allowance for undesigned areas	9,343	SF	\$2.50	\$23,358
Subtotal For Electrical:				\$1,982,255

Location #3: New Construction Library Detail	Job #22777 November 27, 2024
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EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Commercial Equipments - Allowance Library equipments; including copier, computers and printers, booktheft security, self-check stations, OPAC (OFCI)	1	LS	\$50,000.00	\$50,000
Subtotal For Equipment:				\$50,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Light control & vision equipments Motorized window shades	4,014	SF	\$35.00	\$140,490
Amenities & convenience items - Allowance Fire extinguisher cabinets, semi-recessed	1	LS	\$5,000.00	\$5,000
Book drop	2	EA	\$3,500.00	\$7,000
Library stacks Library shelving - Allowance	9,343	SF	\$50.00	\$467,150
Moveable Furnishings / FF&E - Allowance Audio visual equipments, CCTV and Security Camera	9,343	SF	\$10.00	\$93,430
Public arts, allow 1%	1	LS	\$100,000.00	\$100,000
Moveable library furnishing; including office furniture, tables and chairs at meeting room, community room, teen & classrooms				
				NIC, FF&E
Subtotal For Furnishings:				\$813,070

SELECTIVE BUILDING DEMOLITION	Quantity	Unit	Rate	Total (\$)
No Work Anticipated In This Section				
Subtotal For Selective Building Demolition:				

SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Site Clearing & Demolition				
Site clearing & grading	20,019	SF	\$1.50	\$30,029
Site demolition and removal	20,019	SF	\$2.00	\$40,038
Site Protective Construction				
Erosion control	20,019	SF	\$1.00	\$20,019
Subtotal For Site Preparation:				\$90,086

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Vehicular Paving				
Asphalt paving at parking (L2)	7,026	SF	\$10.00	\$70,260
Stripping and pavement marking	7,026	SF	\$1.00	\$7,026
Vertical curbs & gutter - allowance	1	LS	\$10,000.00	\$10,000
Wheelstop	11	EA	\$150.00	\$1,650
International ADA symbol	1	EA	\$500.00	\$500
ADA parking signage	1	EA	\$1,000.00	\$1,000
Pedestrian Paving				
Brick paving at Plaza (L1)	3,650	SF	\$40.00	\$146,000
Landscaping & Irrigation				
Planting & trees	1	LS	\$30,000.00	\$30,000
Site Structure, Fence & Furnishing				
Planter / seatwall	120	LF	\$500.00	\$60,000
Bike racks for short term & long term parking	1	LS	\$15,000.00	\$15,000
Miscellaneous furnishing including bollards, trash receptacles and benches	3,650	SF	\$5.00	\$18,250
Subtotal For Site Improvement:				\$359,686

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Allowance				
Water / Fire / Irrigation service connection	1	LS	\$10,000.00	\$10,000
Sewer connection	1	LS	\$10,000.00	\$10,000
Storm Drainage	10,676	SF	\$3.00	\$32,028
Subtotal For Site Mechanical Utilities:				\$52,028

Location #3: New Construction Library Detail	Job #22777 November 27, 2024
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SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Site Power Utilities				
Primary Conduit Ductbank/Connection to Existing Primary Service	1	LS	\$20,000.00	\$20,000
Site Lighting				
Site Lighting & Control	10,676	SF	\$5.00	\$53,380
Site Communications and Security				
Telecom Service Ductbank	1	LS	\$5,000.00	\$5,000
Subtotal For Site Electrical Utilities:				\$78,380

A2

Economic Analysis



MEMO

To: June Grant, Blink!LAB Architects

From: Bill Lee and Tanya Chiranakhon, Land Econ Group

Re: Site Options Evaluation and Funding Strategies for the Hoover Branch Library

Date: February 10, 2025

Introduction

The City of Oakland Public Works Department selected a multi-disciplinary team led by Blink!LAB Architects to plan for a new Hoover Branch Library (PWD Project No. 1004856). Historically, there were several libraries at various locations in the Hoover-Foster neighborhood of West Oakland. Today, no such library exists, and community members have been working diligently to restore a new branch library. The team led by Blink!LAB has been analyzing the need, opportunities, constraints and technical feasibility of such a library for the past two years. Land Econ Group (LEG) is on the team to assist with the economics aspects of this library. In this memo, LEG examines some case studies of how other branch libraries were funded, evaluates the three site options for the Hoover Branch and suggests funding strategies.

Executive Summary

Our case studies indicate that primary funding for branch libraries are typically the responsibility of local government. When general funds are scarce, voter approved bond measures are often used. Campaigns led by residents can raise significant funds for enhancements such as a fireplace, upgraded furniture and rooftop solar panels. In larger scale new developments, negotiations for developer contributions or community benefits can be employed to fund the land parcel and even construction of a new library.



Land Econ Group evaluated the three sites advanced by Blink!LAB in terms of site acquisition and construction cost, amount of library space provided, cost per square foot as a measure of cost effectiveness, site visibility and population within a ten-minute walk shed. Visibility is important because a well-designed and maintained new library will add community pride, serve as symbol of rejuvenation and encourage private investment in the neighborhood. When all factors are considered, Option 1 is ranked as the best option (Tables 1 and 2). Its implementation requires the purchase of the vacant Community Foods building and site located at 3105 San Pablo Avenue. This option offers the lowest cost, the largest amount of library space, the best cost effectiveness, excellent visibility and good pedestrian access.

Table 1: Site Ranking Summary

Rank	Total Cost	Library Size	Cost Per Sq Ft	Pedestrian		Overall Rank	Description
				Access	Visibility		
1st	Option 1	Option 1	Option 1	Option 3	Option 3	Option 1	Grocery Store
2nd	Option 3	Option 2	Option 3	Option 1	Option 1	Option 3	Vacant Parcel
3rd	Option 2	Option 3	Option 2	Option 2	Option 2	Option 2	Hoover Elementary

Source: Land Econ Group

Table 2: Summary of Library Size and Cost by Site Option

	Option 1	Option 2	Option 3
Location	3103 Myrtle St / 3105 San Pablo Ave	890 Brockhurst Ave	2942 San Pablo Ave
Site Description	Former grocery store now vacant	SW Corner of 33rd and West Streets Unused portion of Hoover Elementary	Vacant parcel
Resident Population within 10-Min Walk	10,942	9,533	12,496
Planned Library Building Area	15,379	11,721	10,010
Site Acquisition & Construction Cost	\$15,542,490	\$17,974,714	\$16,502,960
Cost per Square Foot of Library Space	\$1,011	\$1,534	\$1,649

Source: Land Econ Group, Mack5 Cost Consultants, Blink!LAB Architects and ESRI



Given the challenges currently faced by the City of Oakland, funding for the construction of the Hoover Branch will require City commitment supplemented by funds raised from local, corporate and philanthropic sources. Measure U funds appear to be the most promising from the City side. In the campaign to pass Measure U in 2022, the City of Oakland provided a fact sheet that addressed frequently asked questions and the measure's potential impacts. That fact sheet specifically mentioned the design and construction of the new Hoover Branch Library. "Measure U funding will enable Oakland to complete design and construction of projects that have only partial funding, such as Fire Station 29, Arroyo Viejo Master Plan, and the new **Hoover Branch Library**." Members of the Hoover Foster community may wish to remind City staff and Council of that statement in the Measure U fact sheet that encouraged voter passage of this \$850 million bond issue.

The Hoover Branch Library may be able to secure private funding by offering the lease of naming rights. In addition, there are foundations that may be willing to contribute. While many foundations will exclude projects that are typically tax payer funded, such as libraries, they will more likely fund non-profit corporations. The community group advocating for this library, Friends of Hoover Durant, is a 501(C)3 non-profit corporation that should be able to raise money for books, computers and building improvements that would augment City funding for design and construction.

Case Studies of Branch Library Development and Funding

The following case studies show some of the ways cities have funded new branch libraries that were completed within the past four years.

Capitola Branch Library

In 2016 Santa Cruz County voters approved Measure S, a \$67 million bond measure to fund building projects and maintenance for the county's ten library branches. As a result, Santa Cruz property owners are assessed \$49.50 per home and \$86 per parcel of agricultural, commercial and recreational land for 30 years. Measure S provided significant funds to build the brand-new Capitola Branch Library, which opened in June 2021.

Capitola had been planning to build a permanent library branch since the opening of the temporary modular units in 2000. In 2009 the city convened an ad hoc committee to help select the best location for a new library. In 2017 the City of Capitola approved a \$13.15 million budget for an 11,700 square



foot facility on Wharf Road to replace the old 4,500 square foot library housed in temporary structures as the same location. The new library provided an expanded children's wing, dedicated teen area, study and reading rooms, and a large community meeting space.

Figure A: Capitola Branch Library



Figure B: Capitola Branch Library interior





Funding for the new library came primarily from Measure S, which allocated \$8 million. The city contributed \$2.6 million in redevelopment funds set aside for this project. The remainder came from community donations, regional library funding and general city revenue sources. Funding campaigns led by residents and the Friends of Capitola Branch Library raised \$600,000 for enhancements such as a fireplace, upgraded furniture and rooftop solar panels.

Pleasant Hill Library

Pleasant Hill's former library was in need of numerous repairs and upgrades after 60 years. Rather than continue to invest in a failing building, the city decided to explore opportunities to build a new library. A Library Task Force was formed in 2014 and in 2016 Pleasant Hill voters approved Measure K, a 20-year half cent sales tax increase to invest in the maintenance, upgrade or replacement of the City's infrastructure. While there is technically no restriction on the use of Measure K funds because it is a general sales tax, the City Council and City voters expressed strong support for prioritizing Measure K funds towards the construction and operations of a new library.

Built on five acres of land on Monticello Avenue donated by Contra Costa County, the 24,000 square foot new Pleasant Hill library opened in July 2022. Measure K funded the \$33 million project, of which \$24 million was hard construction costs. The city wanted a "signature building" and hired award winning architects Bohlin Cywinski Jackson to design the new library. The building was designed as a net zero energy building with sustainable features such as rooftop solar panels, radiant heating and cooling under the main floor, operable skylights and natural ventilation.



Figure C: Pleasant Hill Library



Figure D: Pleasant Hill Library interior



Planning for the new library was integrated with two adjacent development parcels, together comprising the Oak Park Properties Specific Plan area. To the west of the library, a new residential community of 34 single family homes called Oak Park completed construction in 2022. Pleasant Hill Recreation and Park District plans to develop a new park on the five acre site to the north of the library. Initial park designs feature sports fields, playground, bocce courts and a creekside walking path.



Cedar Park Texas

In Cedar Park, a rapidly growing suburb of Austin, Texas, RedLeaf Properties is developing a \$750 million, 50-acre Bell District that will become the town center. The architects and planners have placed a library as a center piece of this town center because this public amenity adds pedestrian vitality, an identity and gathering space for the city, overall profit for the developer and value for the homeowners. The \$31 million, 47,000 square foot library opened in November 2024. It is part of the first phase of Bell District, which will open in phases over the next decade. The project was of sufficient scale for Redleaf to carry the cost of the new library. In California, cities often are able to negotiate for community benefits for development entitlements or increases in entitlements on larger scale development projects.

Figure E: Cedar Park Library





Figure F: Cedar Park Library interior



For a large-scale new development, the developer's community benefit contribution could include the donation of a library site, the construction of a new library and/or the payment of funds that could be applied to a new library off the developer's project site. The payment of funds for an off-site library present two fundamental challenges. First, the developer project is less likely to benefit from higher real estate sales prices from an off-site amenity. Second, once these funds are no longer dedicated to the local project and placed into the General Fund, it is then subject to the city's political process which may spread the funds to many uses. In a city like Oakland, where there are multiple pressing needs for funds, a new branch library may not gain the priority required to receive such funds. While this Cedar Park strategy may not be a model for the Hoover Branch, it could be a model for a branch library in the large-scale Oakland Coliseum development.

Evaluation of Three Site Options

The Blink!LAB team has suggested three alternative sites, and its cost consultant (Mack5) has provided construction cost estimates for the three project options. LEG has in turn estimated the land and/or building acquisition costs for the three options (Table 3) based upon research into recent comparable land or retail building transactions (Appendix Tables A1, A2 and A3).



Table 3: Summary of Characteristics and Cost of Three Hoover Library Options

	Option 1	Option 2	Option 3
Location	3103 Myrtle St / 3105 San Pablo Ave	890 Brockhurst Ave	2942 San Pablo Ave
Site Description	Former grocery store vacant for years	SW Corner of 33rd and West Streets Unused portion of Hoover Elementary	Vacant parcel
Land Parcel Area in SF	16,295	18,560	20,184
Area of Existing Building On Site	14,068	-	-
Planned Library Building Area	15,379	11,721	10,010
Parking Strategy	Shared with church on adjacent parcel	Shared with elementary school	10 dedicated spaces
Cost Estimates			
Construction Cost from Mack5 Cost Consultants	\$10,775,000	\$17,289,000	\$15,191,000
Est Land Acquisition Cost @ \$65/SF or Imputed Value	\$0	\$685,714	\$1,311,960
Est. Bldg Acquisition Cost with Land @ \$310/GSF	\$4,767,490	\$0	\$0
Total Site Acquisition & Construction Cost	\$15,542,490	\$17,974,714	\$16,502,960
Cost per Square Foot of Library Space	\$1,011	\$1,534	\$1,649

Source: Land Econ Group, Mack5 Cost Consultants and BlinkLAB Architects

In addition to overall cost and cost effectiveness, we applied walk time isoquants to the three sites and compared the number of residents, non-resident day time population (mostly workers) and children in the five to fourteen age group who are most likely to use the young adult section of the library. The results are summarized in Table 4 below.

Table 4: Comparison of 10-Minute Pedestrian Access of the Three Site Options in 2024

	Option 1	Option 2	Option 3
Resident Population	10,942	9,533	12,496
Day Time Non Resident Population	2,627	1,988	2,915
Residents Between Age 5-14	821	696	887

Source: ESRI January 21, 2025

Option 1 – Vacant Grocery Store Located at 3105 San Pablo Ave

This first option is the acquisition and conversion of a vacant Community Foods grocery store located at the intersection of San Pablo Avenue and Myrtle Street. In addition to being on a main thoroughfare,



this site appears to be easily accessible from the Hoover Foster neighborhood. The land parcel size is 16,295 square feet and the building which includes a mezzanine is 14,068 square feet. The planned library with renovation and limited new construction will have an estimated 15,379 square feet. Because much of the existing building is in serviceable condition, the construction cost of this conversion is estimated at \$10.8 million which is considerably less than the other two options. Parking is on site and would be shared with the church located on a neighboring parcel.

Figure G: Former Community Foods Store to be Converted to Library

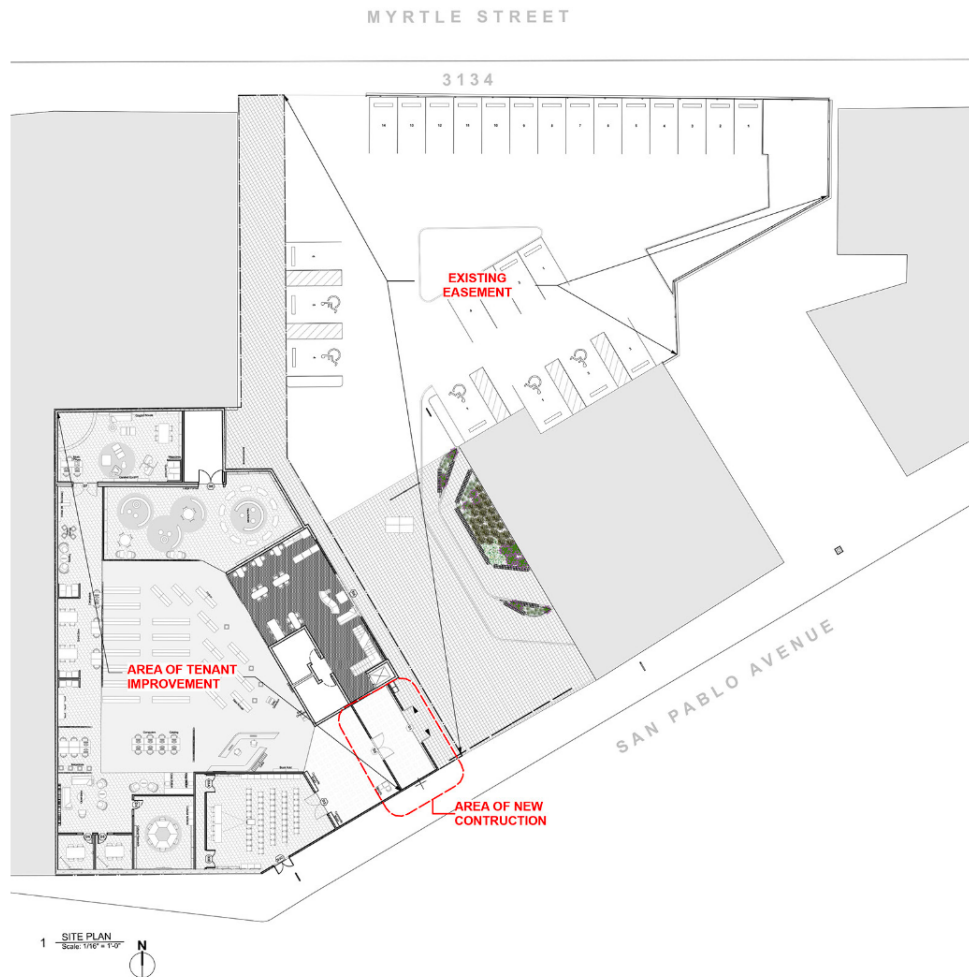


Source: Google Maps

LEG estimates the acquisition cost of this property to be \$4.8 million bringing the total cost for Option 1 to \$15.5 million. Due to lower construction cost and a larger library, this is the most cost-effective option by a considerable margin. The per square foot cost of this option is \$1,011. This site ranked second across all criteria in terms of pedestrian access. Within a ten-minute walk shed, there are 10,942 residents, 2,627 non-resident day time population (workers) and 821 children between the ages of five to fourteen.



Figure H: Option 1 Floor Plan and Site Location



Source: Blink!LAB Architects

Option 2 – Unused Portion of Hoover Elementary School

Option 2 is located at the northeast corner of the Hoover Elementary property which has a street address of 890 Brookhurst Avenue. The proposed library would be located at the southwest corner of 33rd Street and West Street intersection (Figure I). With the primary entrance on 33rd, it would likely have a 33rd Street address (Figure J). The advantage of this option is it would be built on property owned by the Oakland Public School District and could offer the Oakland Public Library a favorable ground lease. Based upon a similar situation at the Piedmont Avenue Branch of the Oakland Public



Library system, a land value of \$686,000 (\$4,000 per month or \$48,000 per year and an imputed lease payment of seven percent of land value) is estimated for this 18,560 square foot parcel. Even with an estimated land value that is approximately half of market value, Option 2 still has the highest cost of the three options at \$18 million. This is because the construction cost of this option was the highest of the three at \$17.3 million. On a per square foot basis, this option costs \$1,534, which is more than 50 percent higher than Option 1 but lower than Option 3. Parking would be shared with the elementary school staff and teacher lot.

In addition to being the highest cost option, this Hoover Elementary School Option has the lowest through traffic visibility and the lowest population within a ten-minute walk shed with 9,533 residents, 1,988 non-resident workers and 696 children between the ages of five and fourteen.

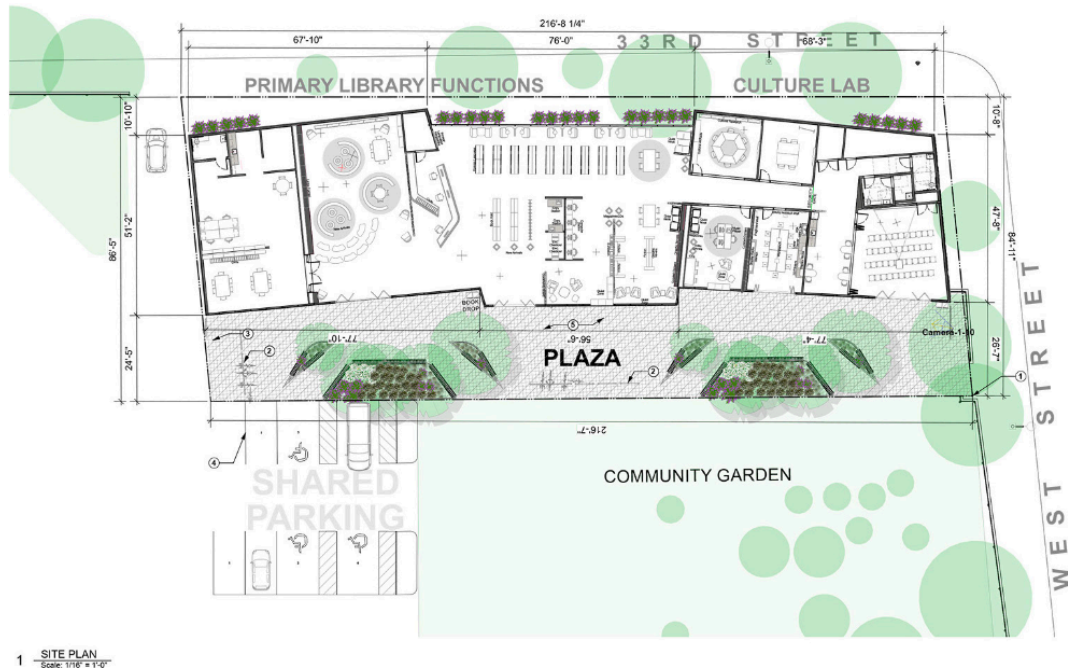
Figure I: Unused Portion of Hoover Elementary at Corner of West and 33rd Streets



Source: Google Maps



Figure J: Option 2 Floor Plan and Site Location



1 SITE PLAN
Scale: 1/8" = 1'-0"

Source: Blink!LAB Architects

Option 3 – Vacant Parcel at 2942 San Pablo Avenue

Option 3 would require the acquisition of two privately owned vacant parcel located at 2942 San Pablo Avenue. While the land parcel is the largest of the three options, the proposed library is the smallest because of the need to provide all parking on site in contrast to Options 1 and 2 which are able to share parking with neighboring uses. With construction cost estimated at \$15.2 million and land acquisition estimated at \$1.3 million, Option 3 has a total cost of \$16.5 million or one million higher than Option 1. Its per square foot cost is \$1,649 which is 63 percent higher than Option 1 and seven or eight percent higher than Option 2.



Figure K: Vacant Parcels at 2942 San Pablo Avenue

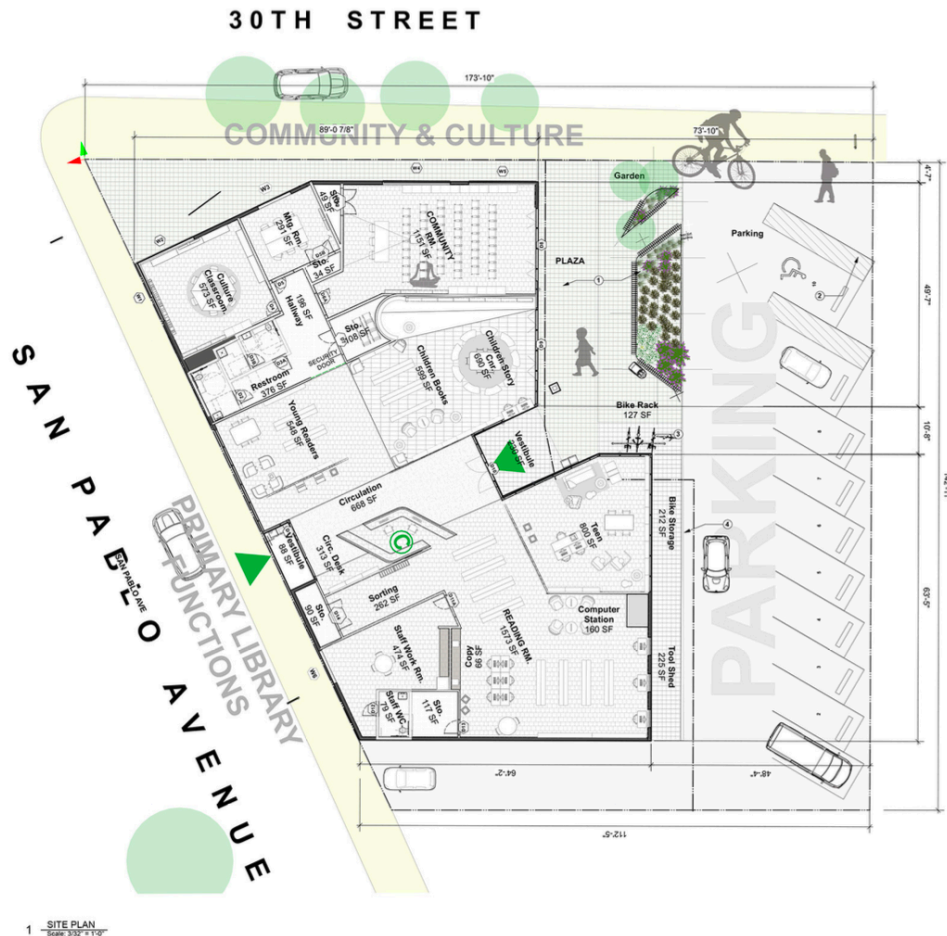


Source: Google Maps

Option 3 offers excellent visibility and the largest population within a ten-minute walk shed because it is located at a six-way intersection consisting of San Pablo Avenue, 30th Street and Market Street. The ten-minute walk shed has 12,496 residents, 2,915 non-resident workers and 887 children between five and fourteen years of age. The complex six-way interchange could present safety issues for younger library visitors coming from the west side of San Pablo Avenue.



Figure L: Option 3 Floor Plan and Site Location



Source: Blink!LAB Architects

Funding Options

The City of Oakland is currently undergoing some serious financial challenges. The mayor has been recalled and indicted by a grand jury. The City's bond rating has been downgraded. The Finance Department has cautioned that the City is projected to have a deficit of \$130 million in the 2025-26 fiscal year with the deficit growing to \$150 million the following year. Securing near term funding for the construction of a new Hoover Branch Library in this context is not an easy task.



Measure KK

In 2016, Oakland voters passed Measure KK by an over two-thirds majority. Measure KK provided \$600 million in bond funds for street improvements, public facilities and affordable housing projects. Of this total, \$350 million was for streets and roads, \$150 million was for public facilities that included \$15 million for libraries and the last \$100 million was for anti-displacement and affordable housing preservation projects. Of the library funds, \$420,000 was allocated to the design, construction and installation of a Tool Lending Library space behind the Temescal Branch Library. An additional, \$1,475,000 was allocated to the renovation of the Main Library for electrical and security upgrades. At this report writing Measure KK may still have a limited amount of unencumbered library funds available; however, the likelihood of using this measure to substantially fund construction of the Hoover Branch is fairly low.

Measure U

Measure U, the Affordable Housing Infrastructure Bond, was passed by Oakland voters in 2022 and provided \$850 million in general obligation bonds for affordable housing, street paving and maintenance and for public facilities. In the campaign to pass Measure U, the City of Oakland provided a fact sheet that addressed frequently asked questions and the measure's potential impacts. That fact sheet specifically mentioned the design and construction of the new Hoover Branch Library. "Measure U funding will enable Oakland to complete design and construction of projects that have only partial funding, such as Fire Station 29, Arroyo Viejo Master Plan, and the new **Hoover Branch Library**. The Mosswood Community Center and the Lincoln Recreation Center project will be shovel-ready next year and will be able to move forward with construction funding."¹ Therefore, Measure U funds should be a primary source of City funding for construction of this new library. Members of the Hoover Foster community may wish to remind City staff and Council of the statement in the Measure U fact sheet that encouraged its passage.

¹ City of Oakland Fact Sheet about potential impacts of Measure U



Donations and Naming Rights

Assuming excellence in architectural design and a highly visible site location, the Hoover Branch may be able to secure private funding by offering the lease of naming rights. In addition, there are foundations that may be willing to contribute. While many foundations will exclude projects that are typically tax payer funded, such as libraries, they will more likely fund non-profit corporations. The community group advocating for this library, the Friends of Hoover Durant, is a 501(C)3 non-profit corporation that should be able to raise money for books, computers and upgraded furniture that would augment City funding for design and construction.

APPENDIX A

COMPARABLE LAND AND BUILDING TRANSACTIONS COSTS

Prepared for EHDD and Oakland Public Library

By Land Econ Group

10-Feb-24

Table A1

LAND PARCELS TRANSACTIONS IN OAKLAND: JAN. 13, 2023 THROUGH JAN. 13, 2025

Parcel	Address in Oakland	Sale Date	Sale Price	Acres	Square Feet	Price/Acre	Price /SF	Zoning	Comments
1	1759 Railway Circle	6/28/2024	\$780,000	2.17	94,525	\$359,447	\$8.25	NA	West Oakland site
2	10203 E Street	5/25/2023	\$5,883,000	2.00	87,120	\$2,941,500	\$67.53	NA	Proposed for industrial use
3	1001 Fruitvale	4/17/2023	\$4,000,000	0.40	17,612	\$10,000,000	\$227.12	CN-3	Proposed for multi family or mixed use
4	1015-1019 High Street	12/6/2024	\$1,800,000	0.85	37,026	\$2,117,647	\$48.61	CC-2	Allows for residential, industrial or commercial
Total & Average			\$12,463,000	5.42	236,283	\$2,299,446	\$52.75		

Source: CoStar - January 13, 2025

Table A2

RETAIL BUILDING TRANSACTIONS WITHN 2.5 MILES OF 3105 SAN PABLO AVENUE: JAN. 13, 2023 THROUGH JAN. 13, 2025

Parcel	Address	Sale Date	Sale Price	Building		Price /SF	Comments
				Square Feet	CoStar Rating		
1	2101 Brush Street	Sep 2024	\$2,940,000	10,019	2 Stars	\$293.44	
2	3400 Telegraph Avenue	Apr 2023	\$3,500,000	13,142	3 Stars	\$266.32	Walgreens Drug Store
3	1639 San Pablo Avenue	Oct 2023	\$3,688,000	12,894	3 Stars	\$286.02	
4	1550 E 14th Street	Feb 2024	\$5,200,000	14,632	3 Stars	\$355.39	CVS Drug Store
5	2314-2318 Central Avenue	Mar 2023	\$2,600,000	9,986	2 Stars	\$260.36	
6	3545 International Blvd	Dec 2023	\$1,800,000	9,959	2 Stars	\$180.74	
7	2145 Market Street	Apr 2024	\$9,350,000	29,762		\$314.16	
Total & Average			\$29,078,000	100,394		\$289.64	

Source: CoStar - January 14, 2025

Table A3

LAND PARCELS ASKING PRICES IN OR NEAR WEST OAKLAND: JANUARY 13, 2025

Parcel	Address in Oakland	Asking Price	Acres	Square Feet	Price/Acre	Price /SF	Zoning	Comments
1	1728 7th Street	\$2,000,000	0.60	26,000	\$3,303,055	\$76.92	RM-2, R M-4, CC_2	On Market for 3,668 days
2	3055 35th Avenue	\$929,900	0.42	18,150	\$2,231,758	\$51.23	RM-4	On Market for 620 days
3	345 51st Street	\$2,150,000	0.32	14,007	\$7,658,828	\$153.49	R1	On Market 34 Days - Intended for Single Family
4	2805 Park Boulevard	\$2,600,000	0.29	12,415	\$14,016,837	\$209.42	RM Mixed Use Residential	On Market for 82 days
5	1740 7th St. Wood	\$1,500,000	0.40	17,295	\$3,777,966	\$86.73	CC-2	Two commercial lots on Market for 644 days
Total & Average		\$9,179,900	2.03	87,867	\$4,522,118	\$104.47		

Source: CoStar - January 13, 2025

BRING BACK OUR LIBRARY **OUR COMMUNITY CENTER**



With the completion of this feasibility study, the City of Oakland is positioned to advance the project once a site and necessary funding are secured. Future success of this project will greatly benefit from the public's advocacy. If you would like to become a supporter of the Hoover Branch Library, please reach out to Friends of the Hoover Durant Public Library (FoHDPL) at <https://www.fohdpl.org>.