REVISED
AGENDA MATERIAL
for Supplemental Packet 1

Meeting Date: July 11, 2023

Item Number: 33

Item Description: Civic Center Phase II – Design Concept

Submitted by: Eleanor Hollander, Office of Economic Development

The attached supplemental item provides edits to the original item that are not intended to change the substance of the item, but just clarify (1) that Council is asked to only affirm a high-level design concept for Civic Center with this item, and (2) that all subsequent project decisions will be subject to the proper environmental review. The edits contained herein also ensure that terminology in the report is used precisely; as the word “project” has a specific definition with respect to environmental review.
To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Liam Garland, Public Works Director

Subject: Adoption—Civic Center Phase II - Design Concept

RECOMMENDATION
Adopt a Resolution approving Berkeley’s Civic Center Design Concept Plan, and declaring Council’s intention to support the preferred design concept and necessary future studies and projects articulated in the plan and directing staff to pursue the next steps identified in the plan, including seeking funding and conducting further studies.

SUMMARY
This item presents City Council with the culmination of the work to build on the adopted Civic Center Vision and Implementation Plan for Berkeley’s Civic Center area (“Vision”), which includes a vision for the following:

- Veterans Memorial Building;
- Maudelle Shirek Building (“Old City Hall”); and
- Martin Luther King Jr. Civic Center Park (“Civic Center Park”).

The Vision for Berkeley’s Civic Center is: Civic Center will be the heart of Berkeley’s community. Civic Center will be the prime space for civic life, culture, and the arts. It will reflect the city’s diverse identities, celebrating its history, and contributing to shaping its future. A place of shared resources and a platform for free expression accessible to all, Civic Center aims to manifest the city’s values, advance social justice, and demonstrate the power of true public space.

The City’s Veterans Memorial Building, Maudelle Shirek Building, and Civic Center Park are important cultural resources, not only due to their age, but also their architectural significance, central location, and history as the center of City government. Adopting a shared Vision for Civic Center was an important Phase 1 accomplishment. Phase II of the Civic Center project sought to sharpen the vision-aligned consensus design concept for Civic Center and set a describe a potential course for the next steps of implementation. Phase I (Vision) of the project commenced in summer 2019 and was funded through Phase 1 of the Measure T1 infrastructure bond designated to repair, renovate, replace, or reconstruct the City’s infrastructure, facilities, and buildings. Phase
II (Design Concept Plan) of the Civic Center project was funded via a General Fund budget referral approved in the City Council’s adoption of the FY 2022 Budget. Staff work on Phase II began in September of 2022. The 156-page final report entitled Berkeley’s Civic Center Design Concept Report (May 2023) is presented as Exhibit A in Attachment 1. The accompanying resolution adopting Berkeley’s Civic Center Vision Aligned Design Concept Plan provides direction for the Civic Center’s next act.

The Public Works Department and Office of Economic Development (OED) worked with a consultant team led by Siegel & Strain Architects. The consultant team spent the fall of 2022 and winter/early spring of 2023 conducting a public workshop about Civic Center, holding focus group interviews, hosting site tour(s), facilitating two “youth focused” workshops, and an in-depth session with Berkeley’s art and culture organizations, attending approximately eight briefings with the Community for a Cultural Civic Center (CCCC) group, and engaging with five city commissions and the project’s technical advisory group composed of city staff in a wide variety of departments. In March of 2023, the team presented a draft design concept for Civic Center to Berkeley’s City Council for feedback.¹

The consultant team continued to work throughout the spring of 2023 to deliver a refined conceptual design, update cost estimates, provide an in-depth set of funding strategies, and develop a robust implementation plan or “next steps” for further study. This report presents the final report from the consultant team (Attachment 1) which includes a design concept for Berkeley’s Civic Center, a summary of the community engagement conducted through May of 2023 and the resulting design drivers, next steps including future studies needed to accommodate a design with a daylit creek, and an appendix with the updated cost estimate for this once-in-a-generation project.

Design Concept – Recommendations

Integrating the input received through the engagement efforts, additional study on the changing context of the Civic Center, and the programmatic requirements heard from current and potential users, the Civic Center Design Concept Plan (“Plan”) proposes the following vision:

- **Maudelle Shirek Building** - seat of Berkeley’s democracy with flexible meeting spaces and supportive and vision-aligned city services and educational uses.
- **Veterans Memorial Building** – a Community Arts Center, run by the City, with performance venues, teaching and exhibit space, accessible by all in the community.
- **Civic Center Park & Surrounding Streets** - a safe nature-based urban oasis for all of Berkeley, supporting community use throughout the day and strolling, relaxing, having lunch, visiting, and attending an impromptu gathering or organized event on evenings or weekends.

¹ Berkeley City Council Agenda Worksession, Civic Center Phase II - Design Concept, Item #2 March 21, 2023.
The preferred design concept, visualized on pages 70-71 of the Plan is detailed in Section 5: Design Concept (Attachment 1).

**FISCAL IMPACTS OF RECOMMENDATION**

Adoption of the Plan does not commit Council to completing the design elements described therein. The exact fiscal impacts of the finalized design concept plan for Civic Center are to be determined. Preliminary construction cost estimates to achieve the design concepts discussed in the final report range from $103,753,000 to $131,587,000. These estimates assume additions and improvements that support the desired uses for the buildings, associated required seismic upgrades, and other park and street improvements.²

**CURRENT SITUATION AND ITS EFFECTS**

*Project Timeline*

Phase II (development of the Plan) of the Civic Center project began in September 2022 and will be completed by June of 2023:

- **Phase II Funding** for Conceptual Design Plan Authorized by Council June 29, 2021
- **Project Phase II** Commencement Sept. 1, 2022
- **Public and City Engagement: Design Approach**
  - Technical Advisory Committee Sept. 29, 2022
  - “Super” Subcommittee Meeting of the Public Works/Transportation, Landmarks, Parks and Civic Arts Commissions Sept. 29, 2022
  - 25+ Small Focus Group Interviews Sept. ‘22 – Feb. ‘23
  - Monthly meetings with Community for a Cultural Civic Center (CCCC) Sept. ‘22 – Feb. ‘23
  - Workshop #1: Open House (Berkeley Public Library) Nov. 16, 2022
- **Public and City Engagement: Draft Design Concept**
  - Technical Advisory Committee Meeting #2 Feb. 9, 2023

² Berkeley’s Civic Center Design Concept, Attachment 1, Sections 5.3, 5.4. The design concept recommends a Building Performance Objective for New Buildings Plus (BPON+) seismic upgrade scheme for the Veterans Memorial Building (Attachment 1, Section 5.4). A combined Damage Control Plus (DC+) / Immediate Occupancy (IO) scheme, abbreviated as “DC+/IO” is recommended for the Maudelle Shirek building (Attachment 1, Section 5.3).
Adoption—Civic Center Phase II – Design Concept

ACTION CALENDAR
July 11, 2023

- Commission Engagement - Super Subcommittee Meeting #2
  Feb. 9, 2023
- Workshop #2: Youth Focus at Berkeley High
  Feb. 15, 2023
- Workshop #3: Education Focus at Berkeley City College
  Feb. 15, 2023
- Veterans Memorial Building Arts Space Focus Group Meeting
  Feb. 24, 2023
- Council Work Session - Emerging Preferred Design Concept
  March 21, 2023
- Monthly meeting with CCCC group
  April 25, 2023
- Four Arts Organization Meetings
  April - May 2023
- Super Sub Committee of the Commissions Briefing
  May 16, 2023
- Council Adoption (anticipated) - Design Concept
  July 11, 2023

Summary of Meetings and Outreach
The consultant team, led by Sigel & Strain Architects and supported by staff from PW, OED, and other City departments, kicked off this phase with a series of public meetings in September 2022. The public outreach effort is described in more detail in Attachment 1, Section 2.

Technical Advisory Committee (TAC). The TAC is composed of City of Berkeley staff from a variety of departments, and its purpose is to provide subject matter expertise and feedback throughout the process. TAC members represent a cross-section of knowledgeable participants with an interest and stake in the Civic Center. The TAC met for the first time prior to releasing the RFQ for the Vision Plan project-RFQ in late 2018, and has since gathered formally in this project phase twice with the consultant team: at the Phase II project kick-off meeting in September 2022, and to review the draft consensus design concept in February 2023. In addition to formal meetings, ad hoc consultations with individual TAC members (e.g., the City’s special events coordinator, real estate manager, City Clerk, Public Safety, and PW Facilities Maintenance) have made essential contributions to the project.

Super Subcommittee of City Commissions. To efficiently engage with City Commissions that have an interest in this project, a “super” subcommittee meeting structure was established. Three City of Berkeley Commissions—the Public Works, Parks Recreation and Waterfront, and the Landmarks Preservation Commissions—already had established ad-hoc subcommittees to address projects funded by Measure T1 bond improvements, and the Civic Arts Commission established an ad-hoc standing subcommittee for the Civic Center visioning process. During Phase II of the Civic Center project, the super sub-committee structure continued. This larger group of subcommittees met twice in publicly noticed meetings on Zoom in the webinar format, first to kick off the projectPhase II and discuss design approaches in September of 2022 and then to review and comment on the draft design concept in February 2023. The Super Subcommittee of the Commissions, and representatives of a fifth commission,
the Commission on Disability, had an in-person briefing in May 2023 to go over the final design concept report and discuss engagement of their “home” commissions prior to the final report publication in June of 2023. See https://berkeleyca.gov/your-government/our-work/capital-projects/civic-center-vision-plan-project for a complete list of materials presented at the Super Subcommittee meetings during Phase II.

**Site Tours.** City staff members have received many requests to tour the two buildings. During this project, the consultant team has toured the buildings with PW, and the park with the City’s urban forester and arborist. Members of CCCC, TAC, Super Subcommittee of the commissions, and arts organizations have also toured the buildings to help envision programmatic uses. Several site tours were also conducted in the Vision phase of this planning effort (2019-2020).

**Focus Groups and Interviews.** From September 2022 through February 2023, staff and the consultant team conducted 25+ one-on-one or small group interviews with Civic Center stakeholders, including the current Civic Center tenants, several City Council Members (and/or their staff) and the Mayor’s office, representatives from the Berkeley Unified School District including the principal of Berkeley High School, planners of annual community events that occur in Civic Center, arts organizations, business associations, local media outlets, ecological and riparian experts, city staff, and local community groups including the CCCC. See Attachment 1, Section 2.2 for a complete list of interviewees.

**Open House, Workshops & Survey.** On November 16, 2022, staff and the consultant team hosted an in-person Open House Workshop at the Berkeley Public Library. Approximately 40 community members attended the session, which was designed to generate thoughts about the underlying purposes and functions of our Civic Center, and to inform the project’s Preferred Design Concept development. The consultant team organized the session into stations, with opportunities for discussion in small groups and written feedback on postcards at each station. This was supplemented with an Online Survey that asked the same questions of respondents as the in-person workshop did. The online survey recorded 694 responses, far exceeding the stated survey goal of 400 responses. Highlights of the survey responses are summarized in Attachment 1, Section 2.2. On February 15, 2023, staff and the consultant team hosted two Youth-Focused Workshops, one at Berkeley High School and one at Berkeley City College. Staff led students through a series of activities where participants were asked to identify what they liked and disliked about the draft design concept for Civic Center and asked participants to complete comment cards about their opinions related to the park and street design approach. Highlights and key takeaways of the youth focused workshops are summarized in Attachment 1, Section 2.2.

**Arts Organizations.** A tailored workshop, the Veterans Memorial Building Arts Space Focus Group Meeting, was hosted by the City of Berkeley’s Civic Arts team on February 24, 2023 and included a detailed tour of the Veterans Building and dedicated focused discussions by artistic discipline. The goal of the meeting was to identify priority space needs for the Community Arts Center and to get input on the development of a spatial
program to help determine if the Veterans Memorial Building has sufficient spaces to serve the programmatic needs of the community. This workshop was not open to the general public, but instead sought to elicit targeted feedback from individuals that are representative of Berkeley’s diverse arts community. Sixteen arts professionals from the disciplines of theater, dance, music, visual arts, and literary arts participated in the focus group meeting with the aim to have representation from various areas of Berkeley, racial and ethnic diversity, and a wide range of arts disciplines and organization sizes. Feedback gathered from this workshop is summarized in Attachment 1, Section 2.2.

**City Council Worksession.** The consultant team, in consultation with staff, developed an emerging preferred design concept, and draft concept design report that was presented to the Berkeley City Council members and the general public for feedback at a Berkeley City Council Worksession on March 21, 2023. The final report (Attachment 1) incorporates feedback received at the March 2023 Council Worksession and hews closely to the draft concept design presented in March 2023. The construction cost estimates and the Implementation chapters (Sections 6 and 7) are the areas of the report with the most updates since March 21, 2023.

**Civic Center Design Concept**

The outreach effort during this phase of the project (2022-23) affirmed the Vision Statement adopted in 2020. With the adopted Civic Center Vision serving as the north star for this project plan, four points on a compass emerged to further guide the design concept:

- **Community** – an inclusive and caring community;
- **The Arts** – expressive artistic and cultural events;
- **Governance** – good governance demonstrated through progressive policies;
- **Education** – powerful educational activities tied directly to history and nature.

Integrating the input received through outreach efforts, and the programmatic requirements heard from current and future users of the Civic Center, the project plan proposes the following current and potential future uses for each project element:

**Maudelle Shirek Building** will be the seat of Berkeley’s democracy with flexible meeting spaces and supportive and vision-aligned city services and educational uses, accessible by all in the community. As the historic seat of government in Berkeley, this project plan proposes returning city functions back to the Maudelle Shirek Building. In the public engagement efforts, Hearing & Meeting Rooms, Council Chambers, and flexible spaces for public-facing city services all scored high as priority uses for the building. Adding these functions to the heart of Berkeley’s Civic Center will bring residents to the area throughout the day and into the evenings, to attend meetings, speak at hearings, and organize with their community.

Public outreach also showed strong support for vision-aligned organizations finding a home in the Maudelle Shirek Building, including the Berkeley Historical Society & Museum and Berkeley Community Media. In order to support these functions, a number
of improvements to the building will be required, including accessible improvements to the main entry and throughout, upgraded mechanical, electrical and plumbing systems, improved fire and egress systems, seismic retrofit, and an addition to provide space for the uses. For further discussion of the proposed uses, improvements, and management structure for the Maudelle Shirek building see Attachment 1, Sections 5.3 and 7.1.

Veterans Memorial Building will be a community Arts Center, run by the city, with performance venues, teaching and exhibit space, accessible by all in the community. This project identifies the building as a future Community Arts Center for the City of Berkeley, a use broadly supported by the public, Civic Arts Program, and the Community for a Cultural Civic Center. In a survey and workshop with local arts organizations who expressed interest in using the building, they identified exhibition and performance space as priorities, which aligns with the perception of need discovered in the public engagement process. Further, arts survey respondents identified a need for flexible multi-disciplinary spaces that are available to rent by the larger community, rather than controlled by a single anchor tenant.

The arts functions will require improvement to the Veterans Memorial building including accessible improvements throughout, upgraded mechanical, electrical and plumbing systems, improved fire and egress systems, seismic retrofit, and possibly additions to the sides of the main stage, and at the rooftop. For further discussion of the approach to this building, see Attachment 1, Sections 5.4 and 7.1.

Civic Center Park & Surrounding Streets will become a safe nature-based urban oasis for all of Berkeley. The park design will support community use throughout the day, evening and weekend for strolling, relaxing, sharing or having a meal, visiting, and attending an impromptu gathering or organized event.

Park Uses & Improvements
The design concept for MLK Jr. Civic Center Park builds from the existing condition of the park, and layers in new design elements and programs that support the desired everyday vibrancy of the park. It simplifies the path layout and reclaims underutilized space to fit new activity areas where possible. The proposed design preserves and builds upon the existing structure of the park, including the mature tree canopy, the central green open space, and the planned Turtle Island Monument terrace. Recommended improvements include simplified and widened path systems, native and biodiverse planting areas, a multi-use plaza with skate-able elements, a multi-age playground, an arts and market plaza to support the Farmers Market, expanded seating opportunities, and food and beverage vendors. For further discussion of the proposed park improvements, see Attachment 1, Section 5.2.

Creek Daylighting Considerations
Throughout the public engagement process in Phase II, the project team heard a consistent desire from some members of the community to “daylight” or bring Strawberry Creek to the surface area of Civic Center Park, and consistent concerns
from others about cost, maintenance, and safety of a daylight creek. An alternate design concept layout (Attachment 1, Section 5.2, pages 104-107) illustrates a partial-flow daylighting scenario. The placement of the creek along Center Street aligns with the current location of the culvert under the park, and minimizes disruption to the overall park layout and monuments. However, it does have a number of impacts that need to be considered more carefully through additional study:

- **Center Street** – The daylit creek reduces the width of Center Street to 26’ travel path, allowing for emergency vehicle access. Parking and other vehicular traffic flow is removed. A parking & traffic study should be completed to understand the impact of closing Center Street to public traffic, and design solutions will need to be developed for providing delivery/drop-off to the buildings along Center Street. The Farmers Market also may need to be relocated to a new site with sufficient width for the market.

- **Hydrology** – The partial flow scenario is based on the 1999 Creek Study by Wolf Mason Associates. This report notes that the culvert is likely 18’ under the surface of the park, sloping down to the west. A full restoration of the creek would require 150’ in width and was determined infeasible. A partial flow scenario would require that the existing culvert remain, and that water is diverted through a flow control structure somewhere upstream of the park and downstream from the BART station to bring water closer to the surface. The exact width, depth, and design of a partial flow creek would need to be developed through a detailed hydrological study and will likely call for an engineered solution.

- **Maintenance** – any creek feature would involve new maintenance requirements, flooding mitigation considerations, and associated costs.

**Parking and Circulation**

In addition to the pedestrian pathway changes within the park, the concept design proposes changes to parking and circulation at both Center Street and Martin Luther King Jr Way.

- **Center Street** – aligned with the City’s goal of a Green Center Street, the design proposes making this a pedestrian priority shared street, with a flush, curb-less transition from street to sidewalk, along with adding additional street trees and bioswales for stormwater management. A curve has been introduced in the road to create a more gracious entry plaza for the Veterans Memorial Building. The proposal shows 16 parallel parking spaces, in place of the 59 paid parking spaces currently on Center Street. These parking spaces generated $156,860 in calendar year 2022 (at a rate of $3.50/hour). There are also currently reserved parking spaces on this block – five for judges at the Alameda County Courthouse, one loading spot for the City mail truck, and four accessible “blue curb” spaces. The remaining 16 parallel spaces articulated in the plan could
serve as reserved parking, or a small number of paid parking spaces could be maintained.

- **Martin Luther King Jr Way** – the primary concern at this road is pedestrian safety crossing between the park and the Maudelle Shirek Building. Currently, the edge of the curb between Allston and Center does not align with the curb on the blocks to the north or the south – the road widens along the park's edge. The concept design proposes reclaiming the portion of the road currently used as parallel parking to re-align the curbs in this area, and to create pedestrian bulb-outs at the street crossings. While the traffic lanes are not impacted, eight parking spaces would be removed. Another consideration for a future design phase will be raised pedestrian crosswalk or tables at Center and Allston.

In a next **planning phase of work**, a full traffic study should be implemented for this area to understand the impacts of the proposed improvements on traffic flow, circulation delays, intersection capacity, parking, and emergency response times.

**Project Costs**
The following high-level construction cost range estimations (Table 1) have been developed by staff and the consulting team (TBD Consultants working with Siegel & Strain) based on the design concept as presented in Attachment 1, Section 5. The total construction costs from TBD Consultants are very similar to the draft report presented at the March 21, 2023 Council Worksession. Additional cost information has been provided; including the construction costs of photovoltaic panels at both buildings and an addition at the Veterans Memorial building. In addition, a discussion on Operations & Maintenance Costs, a 10% construction contingency and 20% City costs have been added to the report (Section 6.1).

**Other Costs**
With an approved design concept, **this project-the City** can move into its next phase of additional recommended studies, environmental reviews, and initiating specific design projects. This work, to get to the “shovel ready” stage is estimated to cost approximately $15 million dollars and take 2-3 years to complete (Attachment 1, Sections 0.2 and 7.2).

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<th>SUMMARY PROJECT COSTS</th>
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<th>LOW (-10%) in Millions</th>
<th>HIGH (+10%) in Millions</th>
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(Assumes 27,000 Gross Square Feet (GSF) Existing + 15,500 GSF Addition, DC+/IO seismic retrofit, upgraded building envelope & systems)
Veterans Memorial Building  
(Assumes 28,000 GSF Existing + 5,950 GSF addition, BPON+ seismic retrofit, upgraded building envelope & systems)  
| Site Area (Total Square Foot, or SF) | Low (-10%) | Mid-Range | High (+10%)  
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MLK Jr Civic Center Park & Streets  
(4.6 acres including park & streets with improved paths/paving, planting/irrigation, trees/tree protection, utilities, furnishings, lighting, public restroom improvements)  
| Site Area (Total Square Foot, or SF) | Low (-10%) | Mid-Range | High (+10%)  
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**SUBTOTAL CONSTRUCTION COST**  
$1,413  
$108.7  
$93.97  
$119.63

**CONTINGENCY Cost (Construction)**  
10%  
$141  
$10.87  
$9.783  
$11.957

**CONSTRUCTION COST (with contingency)**  
$1,554  
$119.570  
$103.753  
$131.587

**SUMMARY PROJECT COSTS, continued**  
| CITY COSTS (including permitting, inspections, design fees, technical reports, consultants, Construction Management and Project Management) | Low (-10%) | Mid-Range | High (+10%)  
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**TOTAL PROJECT COST Including contingency (10%) and city costs (20%)**  
| Low (-10%) | Mid-Range | High (+10%)  
|------------|-----------|-------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| $1,865  
$143.484  
$125.276  
$157.892

**Project Funding Plan**  
A variety of funding sources could contribute to the City’s approach to funding. The first approach would involve many different sources of funding all leading to one large project, phased in over the course of years. If full project funding isn’t secured quickly, an opportunistic approach might be available. Instead, City staff would identify discrete project components that could be built without the entire project moving forward. When successful in gaining grants of other funding for these components, work could proceed. This approach would likely take more time and involve more project cost overall, given fewer opportunities for efficiencies of scale. See Attachment 1, Section 7.2 for a detailed discussion of funding strategies. In any case, the Civic Center project implementing the Vision will be significantly more attractive for funding with an adopted conceptual design. Strong plans need funding, and funding is attracted to strong plans.

**Next Steps**  
The next steps for project implementation implementing the Civic Center Vision are outlined below and described in greater detail in Attachment 1, Section 7.3. They include:
- Identify, fund and realize early activation projects.
- Initiate efforts for next phase of work including further studies and specific designs including environmental review as appropriate.
- Develop funding and phasing plans for each of the project components.

**Effect of Approving the Design Concept Plan**
The proposed Design Concept Plan is not a “project” for purposes of CEQA or NEPA because it does not commit the City to a definite course of action. Council retains full discretion to mitigate environmental impacts, select other feasible alternatives that will avoid environmental impacts, balance the benefits of any future actions against the environmental impacts, or decline to carry out any of the design concept elements, all based upon information generated by the environmental review process.

BACKGROUND
Originally conceived at the turn of the 20th Century, the Civic Center was planned and molded by City Beautiful Movement principles, and anchored by the 1909 construction of Berkeley’s second City Hall (now known as the Maudelle Shirek Building at 2134 Martin Luther King Jr Way). The plan transformed the City’s center into a cohesive group of civic buildings surrounding a central park by the 1940s. Today the Civic Center comprises portions of the area surrounding Martin Luther King Jr. Civic Center Park including the Maudelle Shirek Building ‘Old City Hall’ (1909) and the Veterans Memorial Building (1928) which flank the Park on the west and north sides. The larger Berkeley Civic Center District (codified by the Civic Center Overlay Zone, 2014) itself was listed on the National Register of Historic Places in 1998. In addition, many of the buildings in the Civic Center District, including the Maudelle Shirek Building, the Veterans Memorial Building, and the Park itself, have been individually recognized as City Landmarks. Since the 1940s seismic building codes have evolved, requiring different thresholds of required maintenance and upkeep depending on use, and presently the historic buildings show signs of deferred maintenance.

Seismic Safety and Analysis
The Maudelle Shirek Building and the Veterans Memorial Building were evaluated in 2002 for seismic safety. The assessment included rough cost estimates for retrofitting the structures. In 2019, the 2002 figures were updated for consideration of current building code. In 2022, City Council received further information on both the buildings’ seismic analysis and costing, and the buildings’ leak study. The seismic analysis from Tipping Engineering and the costing from Public Works Department have contributed to the development the high-level cost estimates presented in Table 1 above. Public Works’ leak study identified $1.48 million in necessary repairs for the Maudelle Shirek Building and $1.9 million in repairs for the Veterans Building. These repairs primarily involve roof replacements and spot repairs to better prevent water intrusion.

Based on the adopted Vision Plan, and the proposed design concept and building program Plan, the following building seismic retrofit levels are recommended:

Veterans Memorial Building is a three story, heavy concrete perimeter wall building with wood framed floors and roof that is seismically deficient and could pose life safety hazards to building occupants. For the design concept, the City’s Public Works Department recommends a seismic upgrade for the Veterans Memorial Building to the level of Building Performance Objective for New Buildings Plus (BPON+). At this level of seismic retrofit, the building would be reoccupied several months to a year after a major seismic event.
Maudelle Shirek Building is a three story, non-ductile concrete building that is seismically deficient and could pose life safety hazards to building occupants, as the building could collapse or partially collapse in a major earthquake proximate to the site. For the proposed design concept, the City’s Public Works Department recommends a seismic upgrade for the Maudelle Shirek Building to the level of Damage Control Plus (DC+) at the historic structure and the new addition be built to the Immediate Occupancy (IO) level. At the DC+ level of seismic retrofit, the Maudelle Shirek Building would be occupiable weeks to months after a major seismic event. The addition, built at the IO level, could be re-opened days after a major seismic event.

ENVIRONMENTAL SUSTAINABILITY
Successful initiatives that repurpose existing buildings and civic space for subsequent generations’ fruitful use promotes beneficial environmental, civic, and economic sustainability. In addition, future action to renovate the existing buildings and park will incorporate specific sustainable measures into the design concept. These will include but are not limited to: electrifying buildings, installing solar systems, incorporating native/pollinator friendly plantings, deploying best practices in bioswales & stormwater management, permeable paving, and the protection of mature tree canopy.

Any required environmental review under California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), including consideration of mitigation measures and alternatives, will be conducted prior to committing to construct any of the above Plan elements.

RATIONALE FOR RECOMMENDATION
The preferred design concept for the adaptive reuse of both buildings and the Park articulates how the Veterans Memorial Building, the Maudelle Shirek Building, and Civic Center Park can be used going forward. The accompanying research includes cost estimates and potential revenue strategies to support renovation and ongoing operations for programs in Civic Center. By adopting the Civic Center Design Concept Plan the City Council sets a clear direction for achieving the Vision.

ALTERNATIVE ACTIONS CONSIDERED
None.

CONTACT PERSON
Liam Garland, Public Works Director, (510) 981-6303
Eleanor Hollander, Economic Development Manager, (510) 981-7536
Elmar Kapfer, Supervising Civil Engineer, Public Works, (510) 981-6435

Attachments:
1: Resolution Adopting Berkeley’s Vision Aligned Civic Center Design Concept
RESOLUTION NO. ###.###-N.S.

APPROVING BERKELEY’S VISION-ALIGNED CIVIC CENTER DESIGN CONCEPT

WHEREAS, in September 2020, the Berkeley City Council adopted a Vision for Berkeley’s Civic Center to, “be the heart of Berkeley’s community. Civic Center will be the prime space for civic life, culture, and the arts. It will reflect the city’s diverse identities, celebrating its history, and contributing to shaping its future. A place of shared resources and a platform for free expression accessible to all, Civic Center aims to manifest the city’s values, advance social justice, and demonstrate the power of true public space.”; and

WHEREAS, the development of the Civic Center Vision Plan (2019-2020) was underwritten by the T1 Bond Funding for Infrastructure and Facilities, to repair, renovate, replace, or reconstruct the City’s aging infrastructure and facilities, including the Veterans Memorial Building, the Maudelle Shirek Building, and Civic Center Park, to help determine a direction for future capital improvements to restore and secure these facilities to maximize their community benefit; and

WHEREAS, in August of 2022, the city engaged a qualified project consultant team underwritten by general fund dollars to assist in the completion of Phase II, of the project and the development of a consensus design concept aligned with the adopted vision for Civic Center; and

WHEREAS, the City of Berkeley’s project team has conducted an inclusive and transparent community process, engaged meaningfully with stakeholders, and provided a compelling and shared design concept for the Civic Center area that supports current and future community needs while respecting and celebrating the area’s rich past and historically significant structures; and

WHEREAS, Berkeley’s Civic Center Design Concept Plan determines a direction for future capital improvements to restore and secure these facilities, park, and surrounding area to maximize their community benefit; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Council approves and adopts Berkeley’s Civic Center Design Concept Plan (Exhibit A) and declares its intent to support the vision and design concept articulated in the plan-directs staff to pursue the next steps identified in the Plan, including any necessary environmental review.

BE IT FURTHER RESOLVED by the Council of the City of Berkeley that Council retains full discretion to mitigate environmental impacts, select other feasible alternatives that will avoid environmental impacts, balance the benefits of any future actions against the environmental impacts, or decline to carry out any of the design concept elements, all based upon information generated by the environmental review process.
BE IT FURTHER RESOLVED by the Council of the City of Berkeley that, to the extent that prior environmental review is not required, the City Manager is hereby authorized to further the implementation of the design concept as it embodies, reflects, and advances Berkeley’s ambitious vision for its Civic Center.

Exhibits:
A: Final Report: Berkeley’s Civic Center Design Concept, May 25, 2023
ACTION CALENDAR
July 25, 2023
(Continued from July 11, 2023)

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Liam Garland, Public Works Director
Subject: Adoption - Civic Center Phase II - Design Concept

RECOMMENDATION
Adopt a Resolution approving Berkeley’s Civic Center Design Concept Plan, and declaring Council’s intention to support the preferred design concept and necessary future studies and projects articulated in the plan.

SUMMARY
This item presents City Council with the culmination of the work to build on the adopted Civic Center Vision and Implementation Plan for Berkeley’s Civic Center area, which includes the following:
- Veterans Memorial Building;
- Maudelle Shirek Building (“Old City Hall”); and
- Martin Luther King Jr. Civic Center Park (“Civic Center Park”).

The Vision for Berkeley’s Civic Center is: Civic Center will be the heart of Berkeley’s community. Civic Center will be the prime space for civic life, culture, and the arts. It will reflect the city’s diverse identities, celebrating its history, and contributing to shaping its future. A place of shared resources and a platform for free expression accessible to all, Civic Center aims to manifest the city’s values, advance social justice, and demonstrate the power of true public space.

The City’s Veterans Memorial Building, Maudelle Shirek Building, and Civic Center Park are important cultural resources, not only due to their age, but also their architectural significance, central location, and history as the center of City government. Adopting a shared Vision for Civic Center was an important Phase 1 accomplishment. Phase II of the Civic Center project sought to sharpen the vision-aligned consensus design concept for Civic Center and set a course for the next steps of implementation. Phase I (Vision) of the project commenced in summer 2019 and was funded through Phase 1 of the Measure T1 infrastructure bond designated to repair, renovate, replace, or reconstruct the City’s infrastructure, facilities, and buildings. Phase II (Design Concept) of the Civic Center project was funded via a General Fund budget referral approved in the City.
Council’s adoption of the FY 2022 Budget. Staff work on Phase II began in September of 2022. The 156-page final report entitled Berkeley’s Civic Center Design Concept Report (May 2023) is presented as Exhibit A in Attachment 1. The accompanying resolution adopting Berkeley’s Civic Center Vision Aligned Design Concept sets a clear direction for the Civic Center’s next act.

The Public Works Department and Office of Economic Development (OED) worked with a consultant team led by Siegel & Strain Architects. The consultant team spent the fall of 2022 and winter/early spring of 2023 conducting a public workshop about Civic Center, holding focus group interviews, hosting site tour(s), facilitating two “youth focused” workshops, and an in-depth session with Berkeley’s art and culture organizations, attending approximately eight briefings with the Community for a Cultural Civic Center (CCCC) group, and engaging with five city commissions and the project’s technical advisory group composed of city staff in a wide variety of departments. In March of 2023, the team presented a draft design concept for Civic Center to Berkeley’s City Council for feedback.¹

The consultant team continued to work throughout the spring of 2023 to deliver a refined conceptual design, update cost estimates, provide an in-depth set of funding strategies, and develop a robust implementation plan or “next steps” for further study. This report presents the final report from the consultant team (Attachment 1) which includes a design concept for Berkeley’s Civic Center, a summary of the community engagement conducted through May of 2023 and the resulting design drivers, next steps including future studies needed to accommodate a design with a daylit creek, and an appendix with the updated cost estimate for this once-in-a-generation project.

**Design Concept – Recommendations**

Integrating the input received through the engagement efforts, additional study on the changing context of the Civic Center, and the programmatic requirements heard from current and potential users, the Civic Center design concept proposes the following:

- **Maudelle Shirek Building** - seat of Berkeley’s democracy with flexible meeting spaces and supportive and vision-aligned city services and educational uses.
- **Veterans Memorial Building** – a Community Arts Center, run by the City, with performance venues, teaching and exhibit space, accessible by all in the community.
- **Civic Center Park & Surrounding Streets** - a safe nature-based urban oasis for all of Berkeley, supporting community use throughout the day and strolling, relaxing, having lunch, visiting, and attending an impromptu gathering or organized event on evenings or weekends.

The preferred design concept, visualized on pages 70-71 of the Plan is detailed in Section 5: Design Concept (Attachment 1).

¹ Berkeley City Council Agenda Worksession, Civic Center Phase II - Design Concept, Item #2 March 21, 2023.
FISCAL IMPACTS OF RECOMMENDATION
The exact fiscal impacts of the finalized design concept plan for Civic Center are to be determined. Preliminary construction cost estimates to achieve the design concepts discussed in the final report range from $103,753,000 to $131,587,000. These estimates assume additions and improvements that support the desired uses for the buildings, associated required seismic upgrades, and other park and street improvements.2

CURRENT SITUATION AND ITS EFFECTS

Project Timeline
Phase II of the Civic Center project began in September 2022 and will be completed by June of 2023:

- Phase II Funding Authorized by Council June 29, 2021
- Project Commencement Sept. 1, 2022
- Public and City Engagement: Design Approach
  - Technical Advisory Committee Sept. 29, 2022
  - “Super” Subcommittee Meeting of the Public Works/Transportation, Landmarks, Parks and Civic Arts Commissions Sept. 29, 2022
  - 25+ Small Focus Group Interviews Sept. ’22 – Feb. ‘23
  - Monthly meetings with Community for a Cultural Civic Center (CCCC) Sept. ‘22 – Feb. ‘23
  - Workshop #1: Open House (Berkeley Public Library) Nov. 16, 2022
- Public and City Engagement: Draft Design Concept
  - Technical Advisory Committee Meeting #2 Feb. 9, 2023
  - Commission Engagement - Super Subcommittee Meeting #2 Feb. 9, 2023
  - Workshop #2: Youth Focus at Berkeley High Feb. 15, 2023
  - Workshop #3: Education Focus at Berkeley City College Feb. 15, 2023

2 Berkeley’s Civic Center Design Concept, Attachment 1, Sections 5.3, 5.4. The design concept recommends a Building Performance Objective for New Buildings Plus (BPON+) seismic upgrade scheme for the Veterans Memorial Building (Attachment 1, Section 5.4). A combined Damage Control Plus (DC+) / Immediate Occupancy (IO) scheme, abbreviated as “DC+/IO” is recommended for the Maudelle Shirek building (Attachment 1, Section 5.3).
### ACTION CALENDAR
July 25, 2023

- **Veterans Memorial Building Arts Space Focus Group Meeting**  
  Feb. 24, 2023
- **Council Work Session - Emerging Preferred Design Concept**  
  March 21, 2023
- **Monthly meeting with CCCC group**  
  April 25, 2023
- **Four Arts Organization Meetings**  
  April - May 2023
- **Super Sub Committee of the Commissions Briefing**  
  May 16, 2023
- **Council Adoption (anticipated) - Design Concept**  
  June 27, 2023

### Summary of Meetings and Outreach
The consultant team, led by Sigel & Strain Architects and supported by staff from PW, OED, and other City departments, kicked off this phase with a series of public meetings in September 2022. The public outreach effort is described in more detail in Attachment 1, Section 2.

### Technical Advisory Committee (TAC)
The TAC is composed of City of Berkeley staff from a variety of departments, and its purpose is to provide subject matter expertise and feedback throughout the process. TAC members represent a cross-section of knowledgeable participants with an interest and stake in the Civic Center. The TAC met for the first time prior to releasing the Vision Plan project RFQ in late 2018, and has since gathered formally in this project phase twice with the consultant team: at the Phase II project kick off meeting in September 2022, and to review the draft consensus design concept in February 2023. In addition to formal meetings, ad hoc consultations with individual TAC members (e.g., the City's special events coordinator, real estate manager, City Clerk, Public Safety, and PW Facilities Maintenance) have made essential contributions to the project.

### Super Subcommittee of City Commissions
To efficiently engage with City Commissions that have an interest in this project, a “super” subcommittee meeting structure was established. Three City of Berkeley Commissions—the Public Works, Parks Recreation and Waterfront, and the Landmarks Preservation Commissions—already had established ad-hoc subcommittees to address projects funded by Measure T1 bond improvements, and the Civic Arts Commission established an ad-hoc standing subcommittee for the Civic Center visioning process. During Phase II of the Civic Center project, the super sub-committee structure continued. This larger group of subcommittees met twice in publicly noticed meetings on Zoom in the webinar format, first to kick off the project and discuss design approaches in September of 2022 and to review and comment on the draft design concept in February 2023. The Super Subcommittee of the Commissions, and representatives of a fifth commission, the Commission on Disability, had an in-person briefing in May 2023 to go over the final design concept report and discuss engagement of their “home” commissions prior to the final report publication in June of 2023. See [https://berkeleyca.gov/your-government/our-work/capital-projects/civic-center-vision-plan-project](https://berkeleyca.gov/your-government/our-work/capital-projects/civic-center-vision-plan-project) for a complete list of materials presented at the Super Subcommittee meetings during Phase II.
Site Tours. City staff members have received many requests to tour the two buildings. During this project phase, the consultant team has toured the buildings with PW, and the park with the City’s urban forester and arborist. Members of CCCC, TAC, Super Subcommittee of the commissions, and arts organizations have also toured the buildings to help envision programmatic uses. Several site tours were also conducted in the Vision phase of this planning effort (2019-2020).

Focus Groups and Interviews. From September 2022 through February 2023, staff and the consultant team conducted 25+ one-on-one or small group interviews with Civic Center stakeholders, including the current Civic Center tenants, several City Council Members (and/or their staff) and the Mayor’s office, representatives from the Berkeley Unified School District including the principal of Berkeley High School, planners of annual community events that occur in Civic Center, arts organizations, business associations, local media outlets, ecological and riparian experts, city staff, and local community groups including the CCCC. See Attachment 1, Section 2.2 for a complete list of interviewees.

Open House, Workshops & Survey. On November 16, 2022, staff and the consultant team hosted an in-person Open House Workshop at the Berkeley Public Library. Approximately 40 community members attended the session, which was designed to generate thoughts about the underlying purposes and functions of our Civic Center, and to inform the project’s Preferred Design Concept development. The consultant team organized the session into stations, with opportunities for discussion in small groups and written feedback on postcards at each station. This was supplemented with an Online Survey that asked the same questions of respondents as the in-person workshop did. The online survey recorded 694 responses, far exceeding the stated survey goal of 400 responses. Highlights of the survey responses are summarized in Attachment 1, Section 2.2. On February 15, 2023, staff and the consultant team hosted two Youth-Focused Workshops, one at Berkeley High School and one at Berkeley City College. Staff led students through a series of activities where participants were asked to identify what they liked and disliked about the draft design concept for Civic Center and asked participants to complete comment cards about their opinions related to the park and street design approach. Highlights and key takeaways of the youth focused workshops are summarized in Attachment 1, Section 2.2.

Arts Organizations. A tailored workshop, the Veterans Memorial Building Arts Space Focus Group Meeting, was hosted by the City of Berkeley’s Civic Arts team on February 24, 2023 and included a detailed tour of the Veterans Building and dedicated focused discussions by artistic discipline. The goal of the meeting was to identify priority space needs for the Community Arts Center and to get input on the development of a spatial program to help determine if the Veterans Memorial Building has sufficient spaces to serve the programmatic needs of the community. This workshop was not open to the general public, but instead sought to elicit targeted feedback from individuals that are representative of Berkeley’s diverse arts community. Sixteen arts professionals from the disciplines of theater, dance, music, visual arts, and literary arts participated in the focus
group meeting with the aim to have representation from various areas of Berkeley, racial and ethnic diversity, and a wide range of arts disciplines and organization sizes. Feedback gathered from this workshop is summarized in Attachment 1, Section 2.2.

City Council Worksession. The consultant team, in consultation with staff, developed an emerging preferred design concept, and draft concept design report that was presented to the Berkeley City Council members and the general public for feedback at a Berkeley City Council Worksession on March 21, 2023. The final report (Attachment 1) incorporates feedback received at the March 2023 Council Worksession and hews closely to the draft concept design presented in March 2023. The construction cost estimates and the Implementation chapters (Sections 6 and 7) are the areas of the report with the most updates since March 21, 2023.

Civic Center Design Concept
The outreach effort during this phase of the project (2022-23) affirmed the Vision Statement adopted in 2020. With the adopted Civic Center Vision serving as the north star for this project, four points on a compass emerged to further guide the design concept:

- **Community** – an inclusive and caring community;
- **The Arts** – expressive artistic and cultural events;
- **Governance** – good governance demonstrated through progressive policies;
- **Education** – powerful educational activities tied directly to history and nature.

Integrating the input received through outreach efforts, and the programmatic requirements heard from current and future users of the Civic Center, the project proposes the following current and potential future uses for each project element:

**Maudelle Shirek Building** will be the seat of Berkeley’s democracy with flexible meeting spaces and supportive and vision-aligned city services and educational uses, accessible by all in the community. As the historic seat of government in Berkeley, this project proposes returning city functions back to the Maudelle Shirek Building. In the public engagement efforts, Hearing & Meeting Rooms, Council Chambers, and flexible spaces for public-facing city services all scored high as priority uses for the building. Adding these functions to the heart of Berkeley’s Civic Center will bring residents to the area throughout the day and into the evenings, to attend meetings, speak at hearings, and organize with their community.

Public outreach also showed strong support for vision-aligned organizations finding a home in the Maudelle Shirek Building, including the Berkeley Historical Society & Museum and Berkeley Community Media. In order to support these functions, a number of improvements to the building will be required, including accessible improvements to the main entry and throughout, upgraded mechanical, electrical and plumbing systems, improved fire and egress systems, seismic retrofit, and an addition to provide space for the uses. For further discussion of the proposed uses, improvements, and management structure for the Maudelle Shirek building see Attachment 1, Sections 5.3 and 7.1.
Veterans Memorial Building will be a community Arts Center, run by the city, with performance venues, teaching and exhibit space, accessible by all in the community. This project identifies the building as a future Community Arts Center for the City of Berkeley, a use broadly supported by the public, Civic Arts Program, and the Community for a Cultural Civic Center. In a survey and workshop with local arts organizations who expressed interest in using the building, they identified exhibition and performance space as priorities, which aligns with the perception of need discovered in the public engagement process. Further, arts survey respondents identified a need for flexible multi-disciplinary spaces that are available to rent by the larger community, rather than controlled by a single anchor tenant.

The arts functions will require improvement to the Veterans Memorial building including accessible improvements throughout, upgraded mechanical, electrical and plumbing systems, improved fire and egress systems, seismic retrofit, and possibly additions to the sides of the main stage, and at the rooftop. For further discussion of the approach to this building, see Attachment 1, Sections 5.4 and 7.1.

Civic Center Park & Surrounding Streets will become a safe nature-based urban oasis for all of Berkeley. The park design will support community use throughout the day, evening and weekend for strolling, relaxing, sharing or having a meal, visiting, and attending an impromptu gathering or organized event.

Park Uses & Improvements
The design concept for MLK Jr. Civic Center Park builds from the existing condition of the park, and layers in new design elements and programs that support the desired everyday vibrancy of the park. It simplifies the path layout and reclaims underutilized space to fit new activity areas where possible. The proposed design preserves and builds upon the existing structure of the park, including the mature tree canopy, the central green open space, and the planned Turtle Island Monument terrace. Recommended improvements include simplified and widened path systems, native and biodiverse planting areas, a multi-use plaza with skate-able elements, a multi-age playground, an arts and market plaza to support the Farmers Market, expanded seating opportunities, and food and beverage vendors. For further discussion of the proposed park improvements, see Attachment 1, Section 5.2.

Creek Daylighting Considerations
Throughout the public engagement process in Phase II, the project team heard a consistent desire from some members of the community to “daylight” or bring Strawberry Creek to the surface area of Civic Center Park, and consistent concerns from others about cost, maintenance, and safety of a daylight creek. An alternate design concept layout (Attachment 1, Section 5.2, pages 104-107) illustrates a partial-flow daylighting scenario. The placement of the creek along Center Street aligns with the current location of the culvert under the park, and minimizes disruption to the overall
park layout and monuments. However, it does have a number of impacts that need to be considered more carefully through additional study:

- **Center Street** – The daylit creek reduces the width of Center Street to 26’ travel path, allowing for emergency vehicle access. Parking and other vehicular traffic flow is removed. A parking & traffic study should be completed to understand the impact of closing Center Street to public traffic, and design solutions will need to be developed for providing delivery/drop-off to the buildings along Center Street. The Farmers Market also may need to be relocated to a new site with sufficient width for the market.

- **Hydrology** – The partial flow scenario is based on the 1999 Creek Study by Wolf Mason Associates. This report notes that the culvert is likely 18’ under the surface of the park, sloping down to the west. A full restoration of the creek would require 150’ in width and was determined infeasible. A partial flow scenario would require that the existing culvert remain, and that water is diverted through a flow control structure somewhere upstream of the park and downstream from the BART station to bring water closer to the surface. The exact width, depth, and design of a partial flow creek would need to be developed through a detailed hydrological study and will likely call for an engineered solution.

- **Maintenance** – any creek feature would involve new maintenance requirements, flooding mitigation considerations, and associated costs.

### Parking and Circulation

In addition to the pedestrian pathway changes within the park, the concept design proposes changes to parking and circulation at both Center Street and Martin Luther King Jr Way.

- **Center Street** – aligned with the City’s goal of a Green Center Street, the design proposes making this a pedestrian priority shared street, with a flush, curb-less transition from street to sidewalk, along with adding additional street trees and bioswales for stormwater management. A curve has been introduced in the road to create a more gracious entry plaza for the Veterans Memorial Building. The proposal shows 16 parallel parking spaces, in place of the 59 paid parking spaces currently on Center Street. These parking spaces generated $156,860 in calendar year 2022 (at a rate of $3.50/hour). There are also currently reserved parking spaces on this block – five for judges at the Alameda County Courthouse, one loading spot for the City mail truck, and four accessible “blue curb” spaces. The remaining 16 parallel spaces articulated in the plan could serve as reserved parking, or a small number of paid parking spaces could be maintained.

- **Martin Luther King Jr Way** – the primary concern at this road is pedestrian safety crossing between the park and the Maudelle Shirek Building. Currently, the edge of the curb between Allston and Center does not align with the curb on the blocks...
to the north or the south – the road widens along the park’s edge. The concept design proposes reclaiming the portion of the road currently used as parallel parking to re-align the curbs in this area, and to create pedestrian bulb-outs at the street crossings. While the traffic lanes are not impacted, eight parking spaces would be removed. Another consideration for a future design phase will be raised pedestrian crosswalk or tables at Center and Allston.

In a next phase of work, a full traffic study should be implemented for this area to understand the impacts of the proposed improvements on traffic flow, circulation delays, intersection capacity, parking, and emergency response times.

**Project Costs**

The following high-level construction cost range estimations (Table 1) have been developed by staff and the consulting team (TBD Consultants working with Siegel & Strain) based on the design concept as presented in Attachment 1, Section 5. The total construction costs from TBD Consultants are very similar to the draft report presented at the March 21, 2023 Council Worksession. Additional cost information has been provided; including the construction costs of photovoltaic panels at both buildings and an addition at the Veterans Memorial building. In addition, a discussion on Operations & Maintenance Costs, a 10% construction contingency and 20% City costs have been added to the report (Section 6.1).

**Other Costs**

With an approved design concept, this project can move into its next phase of additional recommended studies, environmental reviews, and initiating specific design projects. This work, to get to the “shovel ready” stage is estimated to cost approximately $15 million dollars and take 2-3 years to complete (Attachment 1, Sections 0.2 and 7.2).

Table 1: High-Level Construction Cost Estimate Range

<table>
<thead>
<tr>
<th>SUMMARY PROJECT COSTS</th>
<th>SITE AREA (Total Square Foot, or SF)</th>
<th>$/SF MIDRANGE</th>
<th>MID-RANGE ($ in Millions)</th>
<th>LOW (-10%) $ in Millions</th>
<th>HIGH (+10%) $ in Millions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maudelle Shirek Building (Assumes 27,000 Gross Square Feet (GSF) Existing + 15,500 GSF Addition, DC+/IO seismic retrofit, upgraded building envelope &amp; systems)</td>
<td>43,000</td>
<td>$1,323</td>
<td>$56.9</td>
<td>$51.2</td>
<td>$62.6</td>
</tr>
<tr>
<td>Veterans Memorial Building (Assumes 28,000 GSF Existing + 5,950 GSF addition, BPON+ seismic retrofit, upgraded building envelope &amp; systems)</td>
<td>33,950</td>
<td>$987</td>
<td>$33.5</td>
<td>$26.3</td>
<td>$36.9</td>
</tr>
</tbody>
</table>
**Project Funding Plan**

A variety of funding sources could contribute to the City’s approach to funding. The first approach would involve many different sources of funding all leading to one large project, phased in over the course of years. If full project funding isn’t secured quickly, an opportunistic approach might be available. Instead, City staff would identify discrete project components that could be built without the entire project moving forward. When successful in gaining grants of other funding for these components, work could proceed. This approach would likely take more time and involve more project cost overall, given fewer opportunities for efficiencies of scale. See Attachment 1, Section 7.2 for a detailed discussion of funding strategies. In any case, the Civic Center project will be significantly more attractive for funding with an adopted conceptual design. Strong plans need funding, and funding is attracted to strong plans.

**Next Steps**

The next steps for project implementation are outlined below and described in greater detail in Attachment 1, Section 7.3. They include:

- Identify, fund and realize early activation projects.
- Initiate efforts for next phase of work including further studies and specific designs.
- Develop funding and phasing plans for each of the project components.

**BACKGROUND**

Originally conceived at the turn of the 20th Century, the Civic Center was planned and molded by City Beautiful Movement principles, and anchored by the 1909 construction of Berkeley’s second City Hall (now known as the Maudelle Shirek Building at 2134 Martin Luther King Jr Way). The plan transformed the City’s center into a cohesive group of civic buildings surrounding a central park by the 1940s. Today the Civic Center...
comprises portions of the area surrounding Martin Luther King Jr. Civic Center Park including the Maudelle Shirek Building ‘Old City Hall’ (1909) and the Veterans Memorial Building (1928) which flank the Park on the west and north sides. The larger Berkeley Civic Center District (codified by the Civic Center Overlay Zone, 2014) itself was listed on the National Register of Historic Places in 1998. In addition, many of the buildings in the Civic Center District, including the Maudelle Shirek Building, the Veterans Memorial Building, and the Park itself, have been individually recognized as City Landmarks. Since the 1940s seismic building codes have evolved, requiring different thresholds of required maintenance and upkeep depending on use, and presently the historic buildings show signs of deferred maintenance.

**Seismic Safety and Analysis**
The Maudelle Shirek Building and the Veterans Memorial Building were evaluated in 2002 for seismic safety. The assessment included rough cost estimates for retrofitting the structures. In 2019, the 2002 figures were updated for consideration of current building code. In 2022, City Council received further information on both the buildings’ seismic analysis and costing, and the buildings’ leak study. The seismic analysis from Tipping Engineering and the costing from Public Works Department have contributed to the development the high-level cost estimates presented in Table 1 above. Public Works’ leak study identified $1.48 million in necessary repairs for the Maudelle Shirek Building and $1.9 million in repairs for the Veterans Building. These repairs primarily involve roof replacements and spot repairs to better prevent water intrusion.

Based on the adopted Vision Plan, and the proposed design concept and building program, the following building seismic retrofit levels are recommended:

**Veterans Memorial Building** is a three story, heavy concrete perimeter wall building with wood framed floors and roof that is seismically deficient and could pose life safety hazards to building occupants. For the design concept, the City’s Public Works Department recommends a seismic upgrade for the Veterans Memorial Building to the level of Building Performance Objective for New Buildings Plus (BPON+). At this level of seismic retrofit, the building would be reoccupied several months to a year after a major seismic event.

**Maudelle Shirek Building** is a three story, non-ductile concrete building that is seismically deficient and could pose life safety hazards to building occupants, as the building could collapse or partially collapse in a major earthquake proximate to the site. For the proposed design concept, the City’s Public Works Department recommends a seismic upgrade for the Maudelle Shirek Building to the level of Damage Control Plus (DC+) at the historic structure and the new addition be built to the Immediate Occupancy (IO) level. At the DC+ level of seismic retrofit, the Maudelle Shirek Building would be occupiable weeks to months after a major seismic event. The addition, built at the IO level, could be re-opened days after a major seismic event.
ENVIRONMENTAL SUSTAINABILITY
Successful initiatives that repurpose existing buildings and civic space for subsequent generations’ fruitful use promotes beneficial environmental, civic, and economic sustainability. In addition, future action to renovate the existing buildings and park will incorporate specific sustainable measures into the design concept. These will include but are not limited to: electrifying buildings, installing solar systems, incorporating native/pollinator friendly plantings, deploying best practices in bioswales & stormwater management, permeable paving, and the protection of mature tree canopy.

RATIONALE FOR RECOMMENDATION
The preferred design concept for the adaptive reuse of both buildings and the Park articulates how the Veterans Memorial Building, the Maudelle Shirek Building, and Civic Center Park can be used going forward. The accompanying research includes cost estimates and potential revenue strategies to support renovation and ongoing operations for programs in Civic Center. By adopting the Civic Center Design Concept the City Council sets a clear direction for subsequent phases of this keystone project.

ALTERNATIVE ACTIONS CONSIDERED
None.

CONTACT PERSON
Liam Garland, Public Works Director, (510) 981-6303
Eleanor Hollander, Economic Development Manager, (510) 981-7536
Elmar Kapfer, Supervising Civil Engineer, Public Works, (510) 981-6435

Attachments:
1: Resolution Adopting Berkeley’s Vision Aligned Civic Center Design Concept
RESOLUTION NO. ##.###-N.S.

APPROVING BERKELEY’S VISION-ALIGNED CIVIC CENTER DESIGN CONCEPT

WHEREAS, in September 2020, the Berkeley City Council adopted a Vision for Berkeley’s Civic Center to, “be the heart of Berkeley’s community. Civic Center will be the prime space for civic life, culture, and the arts. It will reflect the city’s diverse identities, celebrating its history, and contributing to shaping its future. A place of shared resources and a platform for free expression accessible to all, Civic Center aims to manifest the city’s values, advance social justice, and demonstrate the power of true public space.”; and

WHEREAS, the development of the Civic Center Vision Plan (2019-2020) was underwritten by the T1 Bond Funding for Infrastructure and Facilities, to repair, renovate, replace, or reconstruct the City’s aging infrastructure and facilities, including the Veterans Memorial Building, the Maudelle Shirek Building, and Civic Center Park, to help determine a direction for future capital improvements to restore and secure these facilities to maximize their community benefit; and

WHEREAS, in August of 2022, the city engaged a qualified project consultant team underwritten by general fund dollars to assist in the completion of Phase II of the project and the development of a consensus design concept aligned with the adopted vision for Civic Center; and

WHEREAS, the City of Berkeley’s project team has conducted an inclusive and transparent community process, engaged meaningfully with stakeholders, and provided a compelling and shared design concept for the Civic Center area that supports current and future community needs while respecting and celebrating the area’s rich past and historically significant structures; and

WHEREAS, Berkeley’s Civic Center Design Concept Plan determines a direction for future capital improvements to restore and secure these facilities, park, and surrounding area to maximize their community benefit; and

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Council approves and adopts Berkeley’s Civic Center Design Concept (Exhibit A) and declares its intent to support the vision and design concept articulated in the plan.

BE IT FURTHER RESOLVED by the Council of the City of Berkeley that the City Manager is hereby authorized to further the implementation of the design concept as it embodies, reflects, and advances Berkeley’s ambitious vision for its Civic Center.

Exhibits:
A: Final Report: Berkeley’s Civic Center Design Concept, May 25, 2023
A Vision for Berkeley’s Civic Center
Civic Center will be the heart of Berkeley’s community. Civic Center will be the prime space for civic life, culture, and the arts. It will reflect the city’s diverse identities, celebrating its history, and contributing to shaping its future. A place of shared resources and a platform for free expression accessible to all, Civic Center aims to manifest the city’s values, advance social justice, and demonstrate the power of true public space.
City of Berkeley Steering Team
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Appendix
A. Design Concept ROM Cost Plan, TBD Consultants
0.1 Executive Summary

Design Concept Phase

The Berkeley Civic Center is a place in Downtown Berkeley of great community and historic significance. The 6-acre project area, set within the Berkeley Civic Center Historic District and comprised of Martin Luther King Jr. Civic Center Park, the Maudelle Shirek Building, and the Veterans Memorial Building, is located at a physical crossroads between downtown Berkeley and residential neighborhoods amid well-established educational, cultural and civic institutions. The Berkeley Civic Center is also at a crossroads in time, awaiting a re-invigoration for use by its community as an updated civic space that embodies the values the community lives by.

This design concept effort is a continuation of the work completed in 2019/20 on the Berkeley Civic Center Vision and Implementation Plan. The purpose of this work is to document a design concept that reflects a synthesis of the shared aspirations captured in the vision statement and illustrates design ideas borne out of ongoing engagement with the Berkeley community. As with the previous Berkeley Civic Center effort, members of the community turned up in high numbers to work collaboratively for a common purpose, and the resulting design concept reflects their shared vision.

→ Timeline

On September 22, 2020, Berkeley City Council adopted the Vision Statement articulated in the 2020 Vision & Implementation Plan Report for the Berkeley Civic Center project. This vision statement remains the north star for the project.

On June 1, 2021 and related to City Center District Visioning Resolution No. 69,579-N.S., the Berkeley City Council allocated funding and directed City Staff to provide additional public process, planning and design to develop a preferred design concept based on input from the community, City Commissions, and City Council.

The project’s Steering Team, comprised of Berkeley City Staff from Public Works, Office of Economic Development, and Civic Arts, and design consultants began work on the 2022/23 Berkeley Civic Center Design Concept effort in September 2022.
Methodology

The key components of the project team’s effort for this phase are research, community engagement and development of a high-level design concept.

The design team began this current effort by researching policies and improvements implemented since the conclusion of the 2019/20 Vision and Implementation Plan.

Working collaboratively with the project’s Steering Team and with input from the Community for a Cultural Civic Center (CCCC), the design team developed an approach to community engagement with the goal of collecting input to inform a preferred design concept for the Martin Luther King Jr. Civic Center Park, the Maudelle Shirek Building and the Veterans Memorial Building.

The engagement effort was organized into two major efforts:

- General Public Engagement, including an open house, workshops and an online survey
- Focused Engagement, including meetings and work sessions with specific organizations and entities who are currently active in the Berkeley Civic Center and/or whose missions and interests align with and support the adopted Vision Statement.

Based on the engagement effort, which included input from over 700 individuals and 36 separate entities and organizations, the design team developed key design drivers that informed the emerging preferred design concept. The design concept was reviewed by the CCCC, Commissioners on the Super Sub-Committee, City of Berkeley staff representatives, students from Berkeley High School and Berkeley City College, and was presented to City Council and the general public at a Work Session on March 21, 2023. Comments from these groups were integrated in the preferred design concept described in the pages that follow.
Executive Summary

Key Design Drivers

The outreach effort uncovered the following key design drivers that advance the vision statement, capture the unique identity and spirit of the Berkeley community, and inform the design concepts illustrated in the plan:

1. The Civic Center park and buildings should be a place to gather as a community.
2. MLK Jr Civic Center Park should be natural in character, preserving mature trees and enhancing native biodiversity.
3. The Park and open space should offer a safe, clean, and comfortable place to be outdoors with others.
4. Many are passionate about daylighting Strawberry Creek while others raised concerns.
5. Center Street should be better integrated into the Park and open space experience.
6. The Maudelle Shirek Building should be the seat of Berkeley’s democracy with flexible meeting spaces and supportive and vision-aligned city services and educational uses.
7. These civic uses in Maudelle Shirek Building should be paired with vision-aligned services and educational functions.
8. The Veterans Memorial Building should be a Community Arts Center for creative expression and accessible to all.
9. The Community Arts Center should be activated all day every day, hosting arts organizations and practitioners across all disciplines, delivering performances and programming for the community.

Design Concept

Integrating the input received through the engagement efforts, additional study on the changing context of the Civic Center, and the programmatic requirements heard from current and potential users, the Civic Center project proposes the following:

- **Maudelle Shirek Building**
  Seat of Berkeley’s democracy with flexible meeting spaces and supportive and vision-aligned city services and educational uses.

- **Veterans Memorial Building**
  A Community Arts Center, run by the City, with performance venues, teaching and exhibit space, accessible by all in the community.

- **Civic Center Park & Surrounding Streets**
  A safe nature-based urban oasis for all of Berkeley, supporting community use throughout the day, evening and weekend for strolling, relaxing, having lunch, visiting, and attending an impromptu gathering or organized event.
→ **Recommended Next Steps**

The project team proposed the following next steps for project implementation, outlined below and described in greater detail in Section 7 of this report.

- Identify, fund and realize early activation projects.
- Initiate efforts for next phase of work including further studies and specific designs.
- Develop funding and phasing plans for each of the project components.
0.2

Overall Project Schedule

Vision and Implementation Plan

- **Funding**: T1 Bond

Volunteer Effort; Studies; Council direction

- **Funding**: Public Works Fund

Refine & Adopt Consensus Design Concept

- **Funding**: General Fund

Outcomes

- **Vision & Implementation Plan Adopted Sept 2020**
- **CCCC established; Studies undertaken; Council direction for preferred design concept**
- **Consensus design concept and next steps**
2024-2027

Research, Schematic Design & Approvals, Funding Plan, Design Development, Construction Docs

2027 >>>

Permitting, Bidding & Construction
Existing Conditions

1.1 Base Maps
1.2 Site Assessments
1.1

Base Maps

As part of the 2019-2020 Vision and Implementation Plan, the consultant design team developed base maps from historical plans and aerial imagery of the Martin Luther King Jr. Civic Center Park, the Maudelle Shirek Building, and the Veterans Memorial Building in the Civic Center. The design team has continued to use these as base drawings for the current Berkeley Civic Center design concept effort.

Verification of current conditions of the buildings, park and streets are required prior to specific design efforts. See Section 7.2 for a more complete list of recommended existing conditions documentation.

Additional site assessment is offered herein as diagrams to inform the design concept.
1.2

Site Assessments

Project Area Map
The project is located in the downtown area of Berkeley, one block west of the Bay Area Rapid Transit (BART) station, and two blocks west of the UC Berkeley campus. Directly south of the site sits the main campus of Berkeley High School. To the west, the urban fabric shifts to single family residential scale development.

As a part of this phase of work, additional site assessments were developed on the following topics:

- Policy Context
- Circulation Context
- Input since 2020
- Civic Center Park Tree Map
Policy Context
A number of City Policies affect the Berkeley Civic Center study area, including recent Council-adopted initiatives listed to the right. These have implications for proposed improvements at the buildings, park and the streets.

Most notably, the project is a part of the Civic Center Zoning Overlay District, established in 2014 and which encompasses a number of historic structures in the area. All proposed uses should fall within the allowable permitted uses listed to the right.

Vision 2050
Equity, Public Health & Safety, Strong Local Economy, Resiliency & Sustainability (May 2020)

Existing Buildings Electrification Strategy (November 2021)

Native Species Policy
Native, Drought-Resistant, Pollinator-Friendly (April 2022)

Permitted Uses
Civic Center Zoning Overlay District (2014)
- Libraries & Museums
- Parks & Playgrounds
- Public Safety & Emergency Services
- Government Agencies / Institutions & Judicial Courts
- Public Schools / Educational Facilities
- Non-Profit Organizations
- Live Performance Theatre
- Public Market

Fountain at Civic Center Park
Circulation Context
A number of improvements have been completed in the Civic Center area since conclusion of the 2020 Vision Phase.

Implementation of Milvia Bicycle Boulevard improvements changed traffic circulation west of Shattuck Avenue and the City’s new Center Street Garage increased parking capacity in the downtown area.

Improved pedestrian safety is an identified priority for the area and will require changes to the streets. Proposed changes to MLK Jr Way, Allston Way and Center Street need to consider existing circulation, traffic and parking patterns.

Legend
1. Addison Bicycle Boulevard (Bicycle Plan 2017)
2. Milvia Bicycle Boulevard (Completed May 2022)
3. Center Street Greenway & Center Street Plaza (Streets and Open Space Improvement Plan 2012-23)
4. Center Street Parking Garage and BART Bike Parking
   720 vehicle spaces; 20 EV charging spaces; 350 bicycle spaces
5. Allston Way Civic Street (Streets and Open Space Improvement Plan 2012-23)
6. Pedestrian Signal Improvements (Pedestrian Master Plan 2019-20)
7. Crosswalk Bulbouts (Pedestrian Master Plan 2019-20)
8. Berkeley High School Loading (Completed May 2022)
9. Harold Way (Pedestrian Only)

- AC Transit Bus Route
- BHS Drop-off Approach Routes
- One-Way traffic
Circulation Context Map

Berkeley’s Civic Center Design Concept
Input Since 2020

Since the adoption of the Berkeley Civic Center Vision Statement in 2020, the City and active community members, primarily associated with the Community for a Cultural Civic Center (CCCC), provided additional input on the Vision & Implementation Plan, including:

1. **Seismic Retrofit Study**
   Exploration of alternate seismic approaches by Tipping Structural Engineers

2. **Turtle Island Monument**
   Design Development & Funding

3. **Meeting Hall / Council Chambers**
   Preference for Maudelle Shirek Building location

4. **More Planting, Less Paving**
   Preference for integration of native species and biodiversity, preservation of existing mature tree canopy, and inclusion of a large green open space

5. **Park Performance Venues**
   Study of Park performance venues by ELS Architecture & Urban Design

6. **2180 Milvia Parking Lot Removal**
   Integration of Park uses into the parking lot west of 2180 Milvia

7. **Identified for additional study:**
   a. Allston Way & Center Street closure
   b. Dorothy Day House & Options Recovery relocation
   c. Inclusion of historic interpretive panels
   d. Daylighting of Strawberry Creek & culverts
Site Plan indicating areas of Additional Study
Tree Condition Map
Dan Gallanger, City of Berkeley Urban Forester, and Thomas Dodge, City of Berkeley Forestry Technician, walked the Civic Center area with the design team. Gallanger and Dodge identified the high value trees and gave the team an oral overview of the trees’ health.

In addition to discussing tree protection strategies for the high value trees, the group identified the need for an updated tree survey, a tree protection plan, and a tree succession plan to support a healthy tree canopy ecosystem in the park into the future.

Sequoia (center) east of Turtle Island Monument
Community Engagement

2.1 Engagement Plan
2.2 Engagement Summary
2.3 Key Design Drivers
2.1 Engagement Plan

The primary task of this phase is to create a preferred design concept for the Civic Center based on community, Commission, and Council input. The design team combined engagement with the general public and targeted outreach efforts to groups with specialized knowledge or interests in the project, including:

**General Public Engagement**
> Open House - Nov 16, 2022
> Online Survey - Dec 2022 - Jan 2023

**Youth Engagement**
> In-person Work Sessions - Feb 15, 2023

**Focused Engagement**
> Online & In-person Meetings
  Sept 2022 - May 2023

**Arts Organization Engagement**
> Online Survey - Jan - Feb 2023
> Focus Group Tour & Meeting - Feb 24, 2023

Documentation of these efforts includes detailed meeting notes, and summaries of survey data and open-ended responses. The design team synthesized the input into key design drivers to guide the design concept.
Maudelle Shirek Building

**Question:**
Which proposed uses are you most excited about for the Maudelle Shirek Building?
(Pick up to four)
- Civic Center Design Concept
- Veterans Memorial Building
- City Services
- Berkeley Historical Society/Museum
- Berkeley Community Media
- City Council
- Policy Center/Think Tank
- Care & Shelter
- No Opinion
- Other: _____________

Veterans Memorial Building

**Question:**
What kinds of art programs do you think the community needs most at a new Arts Center in the Veterans Memorial Building?
(Pick up to four)

Slower and Safer Streets

**Question:**
How do you feel about the following design approaches to improve pedestrian safety and calm traffic around Civic Center?
A. Slowing traffic on MLK with a street diet?
B. Changing paths around and within the park?
C. Reducing or eliminating parking on Center?
D. Revising paving treatment of Center?

MLK Jr. Civic Center Park

**Question:**
In your view, what park character would best advance the vision for Center?
(Pick up to six)

Berkeley Community Arts Center at the Veterans Memorial Building

**EXISTING CHARACTER AND SPACE**

MLK Jr Civic Center Park

**Character Inspiration**

- **Traditional**
  - Focuses on traditional park elements and materials, often with formal and symmetrical plant layout that honors grand square and ideal.

- **Playful**
  - Focuses on elements that promote active use and permit movement of design and activity. Allows for use of non-traditional materials and one-informal path layout.

- **Natural**
  - Focuses on natural elements, with open wood, stone, and planting to crate a space with natural feel. Can also incorporate strategies for enhancing biodiversity and local stormwater systems.
2.2

Engagement Summary

General Public Engagement
To complement the public outreach effort of the 2020 Vision & Implementation Plan, the design team developed a presentation and survey to reintroduce the Civic Center project to the public, and to gather feedback on design approaches to the buildings, park and streets.

The presentation and survey were shared in two forms - in person and online - to maximize the response rate. Almost 700 responses were gathered, providing the design team with feedback in the form of multiple-choice and open-ended responses.

Public Open House on Nov 16, 2022
- Participants gave input on four topics: MLK Jr Civic Center Park, Surrounding Streets, Maudelle Shirek, and Veterans Memorial Buildings
- Participants provided written feedback on more than 200 postcards
- Held at Berkeley Main Library

Online Survey Dec 9, 2022 to Jan 6, 2023
- 654 Online Survey Respondents
  Dec 2022 to Jan 2023
Participants at Open House Nov 2022

200+ Written Comments on Postcards Nov 2022

40 Participants at Open House Nov 2022

Photos of Open House - Nov 16, 2022
General Public Engagement Results

Participants in the outreach effort were asked to provide information about themselves, including age, district they lived in, and relationship to Civic Center area.

The results indicated that less than 6% of participants were between the ages of 15 and 24. With Berkeley High School and Berkeley City College in the adjacent blocks, students in this age range are important users of the Civic Center.

To address this missing age group, additional engagement events were held at Berkeley High School and at Berkeley Community College on February 15, 2023.

32 additional youth participants were shown preliminary design concepts and asked similar questions to the Open House participants about the parks and streets. Students were also given the opportunity to provide open-ended feedback on the design - what they liked, what they would change.

In most cases, their responses aligned with the commentary heard during the Open House and Online Survey - with some notable differences. Highlights from their responses are noted throughout the Engagement Results on the following pages.

What is your relationship to MLK Jr. Civic Center Park?

Amounts are shown as a percentage of total respondents, respondents were allowed to choose more than one answer.
How old are you?
Amounts are shown as a percentage of 692 total respondents.

What City Council district do you live in?
Amounts are shown as a percentage of 697 total respondents.
Martin Luther King Jr Civic Center Park

What character would you like to see in the park? Amounts are shown as a percentage of 692 total respondents.

- Natural: 48%
- Traditional: 30%
- Playful: 22%

Youth response aligns with survey response (50% natural, 27% traditional, 23% playful)

What uses would you like to see in prioritized in the park? Amounts are shown as a percentage of 683 total respondents.

- Enhanced biodiversity and protected mature trees: 61%
- New seating, tables and furnishings to expand use: 55%
- A daylit creek: 51%
- Art installations, permanent or seasonal: 48%
- Improved lighting: 44%
- Expansion of the park into (and in place of) the: 44%
- Improved paths and path network: 41%
- Upgraded lawn and terrace for large events and: 36%
- Expanded and upgraded play areas for all ages: 36%
- Additional small performance venue to host: 29%
- Food and beverage options in the park: 29%
- Other: 13%

Youth ranked biodiversity highly (78%), did not rank creek highly (22%)

Youth ranked active uses highly - Upgraded lawn (70%), Food and Beverage (61%)
Anything else you want to share with us about MLK Jr. Civic Center Park?
Online Survey: 290 write-in responses

What, in your opinion, should the park be designed for?
Online Survey: 453 write-in responses

Write-In Response Emerging Themes

1. There are significant safety concerns about the presence of the unhoused population.

2. There’s a desire for a mix of programs and spaces to invite a range of people to use the park.

3. People want to bring more nature to the park by promoting biodiversity and daylighting Strawberry Creek.

4. People want to see spaces for families & kids.

5. People want clean, safe, and well-maintained restrooms.
Surrounding Streets
What character would you like to see in the surrounding streets?
Amounts are shown as a percentage of 665 total respondents.

How do you feel about the following design approaches to improve pedestrian safety and calm traffic around the park?
Amounts are shown as a percentage of 647 total respondents.

Youth response aligns with survey response (48% natural, 30% traditional, 22% playful)

Youth is more supportive of MLK changes (57% agree/strongly agree)

Youth is less interested in changes to Center St (39% agree/strongly agree with removing parking, 42% agree/strongly agree with changes paving)
Anything else you want to share with us about the streets around MLK Jr. Civic Center Park?
Online Survey: 274 write-in responses

Write-In Response Emerging Themes

1. There are divergent opinions on traffic mitigation on MLK, however, the majority of comments are not in favor of a road diet.

2. People want to see pedestrians and cyclists prioritized on Center Street and Allston Street.

3. People want to ensure dropoff and pickup needs are met around Berkeley High School.

4. There are concerns about parking being removed.

"MLK is still the main cross-downtown thoroughfare and is meant for cars. It’s important to keep pedestrians safe, but cars should have priority."

"MLK is loud and dangerous! Prioritize pedestrians over cars, please!"

"Redirect traffic with some kind of a way to more easily drop off at BHS while allowing for full force pedestrian passage at most times of the day."

"There is currently such a shortage of parking that it keeps people away--so don’t decrease parking."

Youth noted concerns related to dropoff and parking near BHS
## Building Uses

**Which proposed use are you most excited about for the Maudelle Shirek Building?**

Amounts are shown as a percentage of 564 total respondents.

<table>
<thead>
<tr>
<th>Use</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkeley Historical Society &amp; Museum</td>
<td>70%</td>
</tr>
<tr>
<td>Hearing &amp; Meeting Rooms</td>
<td>58%</td>
</tr>
<tr>
<td>Council Chambers</td>
<td>51%</td>
</tr>
<tr>
<td>Berkeley Community Media</td>
<td>44%</td>
</tr>
<tr>
<td>City Services</td>
<td>42%</td>
</tr>
<tr>
<td>City and Elected Official Offices</td>
<td>35%</td>
</tr>
<tr>
<td>Vision-Aligned Educational Institute for Public Service</td>
<td>21%</td>
</tr>
<tr>
<td>Other</td>
<td>10%</td>
</tr>
</tbody>
</table>

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**“Having a go to location to vote on election day and all related Berkeley city services.”**

**“Active use of meeting rooms for organizing events and activism, attending City Council meetings and public meetings.”**

**“Perhaps some sort of partnership with UC to bring new energy and researchers to the building?”**

**“With the co-location of the Historical Society, Vision Institute, and Community Media, the community will have better access to these resources.”**

---

*Siegel & Strain Architects*
What types of programs do you think the community needs most at a new Arts Center in the Veterans Memorial Building?
Amounts are shown as a percentage of 546 total respondents.

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Music Performance</td>
<td>48%</td>
</tr>
<tr>
<td>Visual Arts Exhibition</td>
<td>45%</td>
</tr>
<tr>
<td>Film Screenings</td>
<td>40%</td>
</tr>
<tr>
<td>Theater Performance</td>
<td>37%</td>
</tr>
<tr>
<td>Dance Performance</td>
<td>34%</td>
</tr>
<tr>
<td>Makerspace</td>
<td>32%</td>
</tr>
<tr>
<td>Visual Arts Class Spaces</td>
<td>30%</td>
</tr>
<tr>
<td>Music Class Spaces</td>
<td>27%</td>
</tr>
<tr>
<td>Dance Class Spaces</td>
<td>28%</td>
</tr>
<tr>
<td>Theater Class Spaces</td>
<td>19%</td>
</tr>
<tr>
<td>Digital Arts Class Spaces</td>
<td>17%</td>
</tr>
<tr>
<td>Co-working Arts Administration Space</td>
<td>12%</td>
</tr>
<tr>
<td>Other</td>
<td>9%</td>
</tr>
</tbody>
</table>

BCC students noted interest in using the space for art classes, performances. 'There's a shortage of arts class spaces, and I think this would be a great thing for the community."

Film screenings and music performances!

"I think it needs to appear more open, accessible, inviting and welcoming...signage and a well-designed entrance foyer."

"Love the idea of a true dance/music/arts center integrated into a revitalized & restored park."
Focused Engagement
In addition to the general public, and with input from the project’s City Steering Team, the design team identified City departments, park users, neighbors, and affiliated organizations who could provide detailed input on the design concept.

The design team shared drawings, diagrams, photographs, and precedent images of the park and buildings at these meetings and asked specific questions aimed at gathering insights from those most familiar with the area and its current condition.

The groups ranged from current tenants like the Berkeley Historical Society & Museum and The Ecology Center to discuss specific space needs, to the Parks, Recreation and Waterfront Department staff to discuss park maintenance budgets, approaches, and possible community involvement.

The design team met with representatives from some of these groups, such as BUSD and the CCCC, multiple times to solicit specific feedback.

City of Berkeley Staff & Departments
Civic Arts
City Clerk
Elected Officials
Fire Department
Parks, Recreation and Waterfront
Police Department
Public Works Department
Real Estate
Special Events
Transportation
Urban Forester

Neighbors, Users & Affiliated Organizations
Berkeley City College
Berkeley Community Media
Berkeley Commissioners
Berkeley Historical Society & Museum
Berkeley Unified School District
Community for a Cultural Civic Center (CCCC)
Creek Daylighting Advocates
Ecology Center
Potential Educational Partners
Skate XP
Farmers Market
2000 vtrs/wk
60 Vendors

Berkeley Historical Society & Museum

Special Events
16+ / year
pre-pandemic

Berkeley Community Media
60 City Broadcasts / year

Council, Commissions, Committee Meetings
350+ / year

Berkeley Civic Center User Groups
Arts Organization Engagement

As part of this effort and with assistance from the design team, the Civic Arts Division of Economic Development devised and released a survey to the recipients of City Civic Arts grants in January 2023. A focus group work session was held in February 2023 to discuss transforming the Veterans Memorial Building into a Berkeley Community Arts Center.

79 Arts Organizations and Cultural Producers responded to questions related to their current space use, space needs, and desire to be located in the Civic Center area through the online survey.

16 participants from a wide-range of organization sizes, representing the disciplines of theater, dance, music, visual arts, and literary arts, attended the focus group to identify priority space needs in the Veterans Memorial Building for a Community Arts Center and to give input on the development of a spatial program.

Strong interest and demonstrated need for a Community Arts Center

Survey responses demonstrate that Berkeley-based arts organizations have a need for spaces for performances, classes, workshops, exhibitions and other public programs:

- **43% Respondents** do not have a facility for their public programming. They operate out of a home office or an administrative office and rent venues as needed for public programming.

- **66% Respondents** rent space for their programming. This includes organizations that do not have a facility, and those that have a facility but need additional space on an occasional basis.

- **46% Respondents** produce public programs for smaller audience sizes (250 people or less) indicating a good fit for the various public spaces in the Veterans Memorial Building.

Veterans Memorial Building’s downtown, central location near the arts district and transit is very appealing to arts groups.
Arts Survey Respondents

Arts organizations are interested in multiple types of public program space in a renovated Veterans Memorial Building:

- **33 Music Orgs**
- **27 Theater Orgs**
- **30 Arts Education Orgs**
- **27 Visual Arts Orgs**
- **22 Dance Orgs**

[Bar chart showing preferences for different types of spaces, with percentages for Arts Organizations and Public.]
2.3

Key Design Drivers

The design team received feedback during the outreach and engagement events in a number of forms - written responses to directed and open-ended survey questions, verbal feedback, and additional feedback sent via email to the Civic Center email address. The outcome of the engagement effort was integrated into 9 key design drivers to guide the design concept.

Overall, the community’s responses during this phase reinforced the 2020 Vision Statement:

- Civic Center will be the heart of Berkeley’s community.
- Civic Center will be the prime space for civic life, culture, and the arts.
- It will reflect the city’s diverse identities, celebrating its history and contributing to shaping its future.
- It is a place of shared resources and a platform for free expression accessible to all.
- The Civic Center aims to manifest the city’s values, advance social justice, and demonstrate the power of true public space.
1 The Civic Center Park and buildings should be a place to gather as a community.

“Informal and formal gatherings of people of all ages. A safe place to be in community together.”

Parks should bring people together
Relaxing at performances, listening to music
Inviting public space for gathering & enjoyment

300 + Written comments related to community gathering
MLK Jr Civic Center Park should be natural in character, preserving mature trees and enhancing native biodiversity.

As our city is becoming increasingly developed, the park should present a peaceful, calming, safe space where people can be in nature.”
3 The Park and open space should offer a safe, clean, and comfortable place to be outdoors with others.

“The focus should be in day-to-day use with events being an important secondary use. Keep the park safe and accessible.”

- **55%** of respondents prioritized new seating, tables and furnishing.
- **48%** of respondents prioritized art installations.
- **44%** of respondents prioritized improved lighting.
- **3** of respondents prioritized natural character, preserving mature trees and enhancing native biodiversity.
Many are passionate about daylighting Strawberry Creek while others raised concerns.

“Daylighting Strawberry Creek and restoring native vegetation can be a wonderful anchor to this vision.”

“Costs of daylighting need to be weighed against other park improvements.”

Too expensive / infeasible, hard to maintain.

A perfect opportunity to restore native plants and biodiversity, and to daylight Strawberry Creek.

51% of respondents prioritized daylighting Strawberry Creek.
Center Street should be better integrated into the Park and open space experience.

53% of respondents support natural character for streets around park.

51% of respondents agreed with revising paving treatment on Center St.

Center St used for more active uses, like the Saturday Farmer’s Market.
The Maudelle Shirek Building should be the seat of Berkeley’s democracy, with meeting and public-serving spaces supporting civic participation in City government.

58% of respondents support community hearing & mtg rooms at MSB

51% of respondents support Council Chambers at MSB

A one stop shop for the general public.

Promote access and use by all by making the building as inviting, interactive, and safe as possible.
The civic uses in the Maudelle Shirek Building should be paired with vision-aligned services and educational functions.

70% of respondents support Berkeley Historical Society & Museum at MSB

44% of respondents support Berkeley Community Media at MSB

..center for education, inspiration, and action. Celebrate Berkeley’s activist history!

..a hub for BCM’s important educational and public service work.
The Veterans Memorial Building should be a Community Arts Center for creative expression and accessible to all.

72% of arts survey respondents showed high interest in space downtown.
9

The Community Arts Center should be activated all day every day, hosting arts organizations and practitioners across all disciplines, delivering performances and programming for the community.

Proximity to BHS, BCC supports partnerships and youth engagement

Generate lots of activity in the building day and night!
Vision

3.1 Vision Statement
3.1

Vision Statement for Berkeley’s Civic Center

Reaffirmed in 2022-23 public engagement process.
Civic Center will be the heart of Berkeley’s community. Civic Center will be the prime space for civic life, culture, and the arts. It will reflect the city’s diverse identities, celebrating its history and contributing to shaping its future. A place of shared resources and a platform for free expression accessible to all, the Civic Center aims to manifest the city’s values, advance social justice, and demonstrate the power of true public space.
Design Considerations

4.1 Opportunities
4.2 Programs & Uses
4.1
Opportunities

A Historic Asset
The Maudelle Shirek Building, Veterans Memorial Building, and Civic Center Park are contributing structures to the Berkeley Civic Center Historic District which is recognized both locally and nationally. Together they have served and are serving the community as gathering places, the seat of democracy, and settings for art and artistic expressions. They maintain much of their historic fabric, and present to the City an opportunity to reestablish the area as the heart of Berkeley’s civic life.

A City Campus
This one block area of downtown contains seven structures owned or operated by the City of Berkeley. Densifying city uses in this area will further strengthen the city campus and provide flexibility for future growth and changing needs.

A Guiding Vision
With the adopted vision statement as the north star for the project, four points on a compass emerge from the engagement efforts and design thinking which are representative of Berkeley’s culture and collective values:

Community
an inclusive and caring community

The Arts
expressive artistic and cultural events and pieces

Governance
good governance demonstrated through progressive policies

Education
powerful education tied directly to history and nature
"It is a historical architectural treasure that needs our love and funding!"

"It is beautiful and should be invested in now, to preserve what we have and make it publicly usable again. Don't let it further deteriorate."

"It is beautiful, and an asset to the city."

Maudelle Shirek Building Entry

Veterans Memorial Building Ceiling

THE ARTS

COMMUNITY

GOVERNANCE

EDUCATION
4.2

Programs & Uses

Parameters for Prioritizing Uses

Through the public outreach effort, many programs and uses were proposed and discussed for the Civic Center Park, Maudelle Shirek Building, and Veterans Memorial building. In order to prioritize those uses in the available space, the design team considered three additional parameters:

- **Vision Aligned** - Strengthen community; support civic life, culture and the arts; reflect diverse identities; celebrate Berkeley’s history; and manifest the city’s values.

- **Use Aligned** - Complement co-located uses based on space type needs, access and security requirements, and time of use to activate the area 24/7.

- **Funding** - Draw on sources of outside funding to bring investment to the restoration and enhancement of this historic district.
### Design Considerations - Programs / Uses Matrix

**Berkeley Community Media**
- Public-Facing City Offices
- Berkeley Community Media
- Flexible Work Space
- The Berkeley Historical Society & Museum
- Meeting Rooms
- Hearing Rooms

**Veterans Memorial Building**
- Rooftop Event Space
- Scene shop/Storage
- Classroom & Meeting Spaces
- Practice & Rehearsal Spaces
- Small Performance Spaces
- Performing Arts Auditorium
- Expanded Lobby

**Maudelle Shirek Building**
- Public Policy Institute
# Civic Center Park

<table>
<thead>
<tr>
<th>PARK ELEMENTS</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civic Gathering Space</td>
<td>Utilized for civic events, festivals</td>
</tr>
<tr>
<td>Large Green</td>
<td></td>
</tr>
<tr>
<td>Turtle Island Monument</td>
<td>Separate project under Civic Arts and Park, Recreation and Waterfront Department</td>
</tr>
<tr>
<td>Performance Spaces</td>
<td>Co-located with civic gathering</td>
</tr>
<tr>
<td>Large Performance Venue</td>
<td>Identify multiple small performance spaces</td>
</tr>
<tr>
<td>Small Performance Venue(s)</td>
<td></td>
</tr>
<tr>
<td>Neighborhood Park Functions</td>
<td>Multi-age, natural in character</td>
</tr>
<tr>
<td>Seating for individuals and groups</td>
<td>Multi-use plaza w/ skatable elements</td>
</tr>
<tr>
<td>Play Areas</td>
<td></td>
</tr>
<tr>
<td>Skate Spot</td>
<td></td>
</tr>
<tr>
<td>Natural Habitat</td>
<td>Pollinators and habitat builders</td>
</tr>
<tr>
<td>Native plants</td>
<td>Protect existing tree canopy, develop tree succession plan</td>
</tr>
<tr>
<td>Historic/Mature Trees</td>
<td></td>
</tr>
<tr>
<td>Food &amp; Beverage</td>
<td>For high school and city college students, people who live &amp; work in area</td>
</tr>
<tr>
<td>Leasable space for vendors</td>
<td></td>
</tr>
<tr>
<td>Cafe seating</td>
<td></td>
</tr>
<tr>
<td>Farmers Market</td>
<td>Center Street, expansion into park</td>
</tr>
<tr>
<td>Stalls, Food Trucks, Fresh Produce</td>
<td></td>
</tr>
<tr>
<td>Prepared Food, Crafts</td>
<td></td>
</tr>
<tr>
<td>Daylit Creek</td>
<td>Partial-flow most likely, needs further study</td>
</tr>
</tbody>
</table>
Berkeley’s Civic Center Design Concept

Entrance to fountain terrace from green

Existing Skate spot along MLK Jr Way

Large central green

Design Considerations - Programs / Uses Matrix

- Civic Gathering Space
- Turtle Island Monument & Terrace
- Performance Space(s)
- Neighborhood Park w/ furnishings & play areas
- Natural with native & pollinator-friendly plants
- Restrooms, Food & Beverage, Restrooms
- Farmers Market
- Daylit Creek

Civic Center Park
## Maudelle Shirek Building

<table>
<thead>
<tr>
<th>USE</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hearing Rooms - 9,600 SF</strong></td>
<td></td>
</tr>
<tr>
<td>Large Multi-purpose meeting room/</td>
<td>Seats 200-300</td>
</tr>
<tr>
<td>Council Chambers</td>
<td>Can be used for closed sessions</td>
</tr>
<tr>
<td>Conference Room</td>
<td>Historic Council Chambers, seats 70</td>
</tr>
<tr>
<td>Historic Hearing Room</td>
<td>Seats 120</td>
</tr>
<tr>
<td>New Hearing Room</td>
<td></td>
</tr>
<tr>
<td>Support Spaces</td>
<td></td>
</tr>
<tr>
<td><strong>Meeting Rooms - 2,165 SF</strong></td>
<td></td>
</tr>
<tr>
<td>Small Meeting Rooms</td>
<td>Seat 10-20</td>
</tr>
<tr>
<td>Large Meeting Rooms</td>
<td>Seat 20-30</td>
</tr>
<tr>
<td><strong>Flexible Work Spaces - 3,375 SF</strong></td>
<td></td>
</tr>
<tr>
<td>Reception Area/Service Counter</td>
<td></td>
</tr>
<tr>
<td>Private &amp; Open offices</td>
<td></td>
</tr>
<tr>
<td>Conference Rooms</td>
<td></td>
</tr>
<tr>
<td>Print, Storage &amp; Support</td>
<td></td>
</tr>
<tr>
<td>Break Room/Kitchenette</td>
<td></td>
</tr>
<tr>
<td><strong>Berkeley Historical Society &amp; Museum - 8,000 SF</strong></td>
<td>3500 SF, may be located off-site</td>
</tr>
<tr>
<td>Permanent &amp; Temporary Exhibit</td>
<td></td>
</tr>
<tr>
<td>Offices, Research Room, Meeting Rooms</td>
<td></td>
</tr>
<tr>
<td>Exhibit Preparation Room</td>
<td></td>
</tr>
<tr>
<td>Archival Storage</td>
<td></td>
</tr>
<tr>
<td>Bookstore/Gift Shop</td>
<td></td>
</tr>
<tr>
<td><strong>Berkeley Community Media - 5,500 SF</strong></td>
<td></td>
</tr>
<tr>
<td>Broadcast, Podcast &amp; Green Cove Studios</td>
<td></td>
</tr>
<tr>
<td>Offices, Editing Suites</td>
<td></td>
</tr>
<tr>
<td>Lounge/Classroom</td>
<td></td>
</tr>
<tr>
<td>Kitchenette</td>
<td></td>
</tr>
<tr>
<td><strong>Public Facing City Offices - SF Varies</strong></td>
<td>To be determined, dependent on department</td>
</tr>
<tr>
<td>Classrooms, Meeting Rooms</td>
<td></td>
</tr>
<tr>
<td>Offices</td>
<td></td>
</tr>
<tr>
<td><strong>Public Policy Institute - SF Varies</strong></td>
<td>To be determined, dependent on program development</td>
</tr>
<tr>
<td>Classrooms, Meeting Rooms</td>
<td></td>
</tr>
<tr>
<td>Offices</td>
<td></td>
</tr>
</tbody>
</table>
# Veterans Memorial Building

<table>
<thead>
<tr>
<th>USE</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Performance Space</strong></td>
<td></td>
</tr>
<tr>
<td>Large Performance Auditorium</td>
<td>300-500 seats</td>
</tr>
<tr>
<td>Small Performance Rooms</td>
<td>100-120 seats</td>
</tr>
<tr>
<td>Backstage</td>
<td>Expanded for access to basement</td>
</tr>
<tr>
<td><strong>Multi-functional Spaces</strong></td>
<td></td>
</tr>
<tr>
<td>Rehearsal Spaces</td>
<td>Also function as small performance</td>
</tr>
<tr>
<td>Lecture/Conference spaces</td>
<td>Could utilize large auditorium</td>
</tr>
<tr>
<td>Classrooms/Workshops</td>
<td></td>
</tr>
<tr>
<td><strong>Exhibition Space</strong></td>
<td></td>
</tr>
<tr>
<td>Visual Arts Exhibition Hall</td>
<td>Climate controlled, gallery lighting</td>
</tr>
<tr>
<td>Flexible Arts Exhibition Space</td>
<td>In public halls, temporary exhibits</td>
</tr>
<tr>
<td><strong>Support Spaces</strong></td>
<td></td>
</tr>
<tr>
<td>Offices</td>
<td></td>
</tr>
<tr>
<td>Bathrooms</td>
<td></td>
</tr>
<tr>
<td>Dressing Rooms</td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td></td>
</tr>
<tr>
<td>Stage/Scenery Shop</td>
<td></td>
</tr>
<tr>
<td><strong>Event Space</strong></td>
<td></td>
</tr>
<tr>
<td>Entry Porch</td>
<td>To be determined</td>
</tr>
<tr>
<td>Lobby/Pre-function Space</td>
<td></td>
</tr>
<tr>
<td>Banquet Area</td>
<td></td>
</tr>
<tr>
<td>Commercial Kitchen</td>
<td></td>
</tr>
<tr>
<td>Rooftop Terrace</td>
<td></td>
</tr>
</tbody>
</table>
Design Concept

5.1 Preferred Design Concept
5.2 MLK Jr Civic Center Park & Surrounding Streets
5.3 Maudelle Shirek Building
5.4 Veterans Memorial Building
5.1 Preferred Design Concept

Maudelle Shirek Building
Seat of Berkeley’s democracy with flexible meeting spaces, and supportive and vision-aligned city services and educational uses.

Note: All drawings are illustrative and conceptual. Further landscape and architectural design is required in future specific design phases.

Siegel & Strain Architects
Veterans Memorial Building
A Community Arts Center, run by the City, with performance venues, teaching and exhibit space, accessible by all in the community.

Civic Center Park & Surrounding Streets
A safe nature-based urban oasis for all of Berkeley. The park design will support community use throughout the day, evening and weekend for strolling, relaxing, having lunch, visiting, and attending an impromptu gathering or organized event.
5.2 MLK Jr Civic Center Park & Surrounding Streets
5.2

Design Goals
MLK Jr Civic Center Park and Surrounding Streets

Civic Center Park has the potential to be an urban oasis for residents and visitors to Berkeley’s Downtown, and also provide a central gathering place for civic life - from outdoor performances to political demonstrations.

The design concept for Civic Center Park builds from the existing organization of the park, and layers in new design elements and programs that support the desired everyday vibrancy of the Park. The proposed design concept also simplifies the layout and reclaims underutilized space to accommodate new activity areas where possible.

The design concept is based on six key design goals to be achieved through targeted reconfiguration and refurbishment of the Park.

All of these goals point towards a future for Civic Center Park that the public is asking for: a place of natural and architectural beauty that provides both calm retreat and invitation to participate in public life, both through everyday activities and special events.
1. Preserve and build upon Civic Center Park’s strengths

2. Improve pedestrian safety and usability of paths

3. Enhance natural features, promote biodiversity and green design

4. Expand invitations for a variety of everyday uses

5. Enhance the potential of the Park to host weekly and special events

6. Study feasibility and tradeoffs of daylighting Strawberry Creek
1

Preserve and build upon the strengths of Civic Center

The design process for the Park and surrounding streets began with a thorough analysis of the existing elements in the Park to determine what needs to remain and what should be improved. This was also informed by insights into what aspects of the Park were performing well and could be enhanced through public realm upgrades.

This led to a design approach that maintains the overall structure of the park, and preserves existing mature trees, important monuments and memorials, and the main central gathering space - the lawn. Any upgrades to the Park will also need to be reviewed by the Landmarks Preservation Commission.

Note: All drawings are illustrative and conceptual, further landscape design will be required.
Central Lawn, MLK Jr Civic Center Park

Peace Wall and site of future Turtle Island Monument

Site Plan with Existing Elements to Remain

Proposed Turtle Island Monument

Existing mature trees to remain
Learning from feedback on the 2020 Vision Plan

During the 2019/2020 Vision and Implementation Plan effort, multiple alternative design concepts were developed for the park and neighboring buildings, shown on the opposite page. These options varied in levels of intervention and big moves that organized the park.

While the overall vision statement was supported and accepted, the recommended design concept was not adopted or instructed to move forward.

For this design concept effort, the design team employed a lighter touch towards the park, seeking a balance between retaining the historic character and key elements with park enhancements for everyday vitality and user experience.

Key guidance from the feedback received during the Vision Plan process was applied to the updated design concept:

- Avoid introducing too much new hardscaping and retain as much green space and softscape as possible.
- Avoid removing existing trees if possible, especially mature trees that help create the iconic canopy and support biodiversity.
- Keep Allston Way open for vehicle circulation as a key east-west connection through Berkeley.
2019/2020 Vision Plan Alternative Site Plans
Monuments and Memorials

The emerging design concept proposes keeping the following monuments and memorials in their current locations:

A Turtle Island Monument
A proposed indigenous monument that will restore the center of the park and reintroduce water to the fountain.

B Peace Wall
Perimeter wall at fountain terrace, with mosaic of individually decorated tiles, rebuilt in 1988.

C Existing Flag Pole
One of the first elements of the park. It was relocated to its current position in 2006.

D Strawberry Tree Memorial
Two trees and a plaque were placed to honor Irish students who died in a nearby balcony collapse.

E Peace Marker
A small marker was placed here as part of the Peace Pole Project, date unknown.

F Old City Hall Markers
This area has a few ground marking plaques. A proposed sculpture is also to be installed in this area.

Turtle Island Monument, MLK Jr Civic Center Park (early concept rendering, PGAdesign)
Site Plan with Monuments and Memorials

Peace Wall, MLK Jr Civic Center Park

Flag Pole, MLK Jr Civic Center Park
2

Improve pedestrian safety and usability of paths

In order to better connect the park to its surrounding context and invite more pedestrian activity, the design concept shows a number of treatments to increase safety and enhance the pedestrian experience.

Key elements of these treatments may include:
> pedestrian bulb-outs at intersections on MLK Jr Way,
> new crosswalks between Berkeley High School and the Park at Allston Way
> a new flush-surface, shared street on Center Street.

These proposals and other traffic calming approaches, such as raised pedestrian crosswalks or tables on MLK Jr Way at Center and Allston, will be considered in an area-wide traffic study recommended by this report.

Another pivotal change is the realignment of the park path network, elimination of the secondary interior paths, and widening of the perimeter sidewalks to allow for a more comfortable walking experience.
Site Plan with Pedestrian Improvements

- **Reconfiguration of Center Street as a shared space**
- **Wider perimeter sidewalks around the park**
- **Simplified and improved paths**
- **New crosswalk to Berkeley High**
- **Inviting and wider paths**
- **Pedestrian priority shared street**

**HtO Park, Toronto**

**Clematis Street, West Palm Beach**
Existent Path System

The existing path system is notably defined by the narrow perimeter sidewalk and redundant parallel path running nearby. While the original intent was to encourage more people to walk within the park, both sets of narrow paths end up providing a substandard pedestrian experience. Additionally, this layout carves the park into a multitude of small spaces that are harder to occupy and program.
Proposed Path System

The proposed path network eliminates redundant internal parallel paths while widening both the perimeter sidewalk and the remaining internal pathways. This provides a better pedestrian experience while creating larger program areas between the paths. It also better accommodates furnishings for pop-up programming.

Consolidated program areas between fewer paths
Wider sidewalks around the perimeter of MLK Jr Civic Center Park

Remiseparken, Copenhagen
3 Enhance natural features, promote biodiversity and green design

During the 2022/23 Design Concept public engagement process, participants were very clear about prioritizing nature in the MLK Jr Civic Center Park.

The design concept incorporates this commitment to nature in multiple ways, including the retention of almost all existing mature trees and a “Green Center Street” that features stormwater infrastructure and bioswales. Woven throughout the park between pathways and the more active open green and plaza areas are enhanced plantings that introduce more pollinator-friendly, native, and less water-intensive softscape to the park, adding color and habitat while protecting the roots of the trees they surround from heavy foot-traffic and over-watering.
Green infrastructure on Center Street

New undergrowth planting around mature trees

Expanded street tree canopy

Permeable paving material in plaza areas

Site Plan with improved plantings & green infrastructure

Bioswales and permeable paving for stormwater runoff

Pollinator-friendly, native plantings

SW 12th Avenue, Portland, OR

California Native Plant Society
Landscape and Planting Palette

While the mature tree canopy is an irreplaceable asset for the Park that will be retained in the design concept, other existing softscape and planting areas leave room for improvement.

The design concept proposes a series of planting areas that ring the main open space, enhance the existing mature tree root zones, and help create a strong buffer along MLK Jr Way.

These planting areas will balance spaces for nature with quiet spaces for people, mixing a variety of species and programs - from quiet seating under mature trees to pollinator gardens to bioswales managing stormwater.
New undergrowth to protect mature trees

Expanded street tree canopy

Green infrastructure for stormwater management

Permeable paving areas
“Green” Center Street

A space for all modes of transportation that prioritizes pedestrians and landscaping, aligned with the City’s Streets and Open Space Improvement Plan. An area-wide traffic study including the redesigned Center Street is recommended by this report.
Realignment to create plaza space in front of Veterans Memorial Building

Maintain 26’ clear for emergency access

Flush, curbless transition from street to sidewalk

Green infrastructure and bioswales for stormwater management and greening

Occidental Ave, Seattle

Woonerf, Odense
4

Expand invitations for a variety of everyday uses

While the existing park is well-activated a few times a year for large events and festivals, it lacks furnishings and sufficient programs to enliven it on a daily basis.

Through upgrading existing park activity areas like the skate spot and lawn, and introducing new programs like food and beverage and a multi-age play area, the design concept expands the everyday potential of the space.

Along with these key program areas, upgrading and adding seating and lighting will make the park a safer and more inviting space.
Site Plan with improvements for everyday uses

Jubilee Gardens, London

The Italian Gardens Cafe, London
A plaza area with skateable features and furnishings mixed with general seating and plantings.
Playground

A natural play area for children mixed with landscaping and trees.
Seating and Furnishings

One of the key components of the design concept is the desire to expand invitations for people to use and stay in the Park by increasing the amount, variety, and quality of furnishings available.

Fixed benches in activity areas, cafe seating near new food and beverage options, and possibly larger signature seating fixtures will create space for a variety of users - from farmer’s market attendees to Berkeley High students on their lunch break. Additionally, well-designed benches can be placed under mature trees to protect the roots while providing a quiet place of repose.

Beyond seating, other key opportunities to improve the level of comfort and safety for park users include upgrading lighting, signage, art installations, and trash receptacles. Lighting is to be carefully located and designed to provide safe pathways and gathering areas while reducing impact on adjacent neighborhoods and complying with dark-sky requirements.
Inviting places to rest

Natural play spaces

Well-lit pathways

Cafe seating

Flexible seating for events
5

Enhance the potential of the park to host weekly and special events

Along with the everyday experience, the Park also needs to accommodate a variety of weekly and special events.

The design concept focuses on a few key areas that are able to flex between everyday activity and the special gatherings that happen at Civic Center, from outdoor music performances to craft fairs.

There is also an opportunity to rethink the relationship between the farmer’s market and the Park, and create a more integrated experience between the two.
Site Plan with improvements for special events

- Flexible space for markets and fairs
- Seating for everyday social gatherings

La Placita, Mission, San Francisco
Grand Park, Los Angeles
Central Lawn

A flexible, open green space for daily recreation and public gatherings.

- Expansive green for everyday and special events
- New seating and space for pop-up activation around perimeter paths
- Newly graded lawn to improve drainage and seating configuration
- Seating along path edges
- Performance area with carefully designed sound & light infrastructure to minimize impact on neighborhood

Queens Park, Toronto
Brunnsparken, Gothenburg
### Arts and Market Plaza

A dignified accessible entrance to the Veterans Memorial Building that integrates Center Street and the park.

- **Permeable paving surface**
- **Space to allow the farmer’s market to expand into the park**

---

**Bell Street Park, Seattle**

**The Porch at 30th, Philadelphia**
Flex Zone
Replace existing parking lot with a space for food, beverage, and outdoor seating that can flexibly accommodate events, performances, deliveries, and support functions for the park.

- New open back stair and entrance to 2180 Milvia
- Permeable, drivable paving treatment to accommodate a variety of uses
- New food and beverage kiosks at rear of building

Accessible garden ramps
Flexible cafe seating

Lower Sproul Plaza, Berkeley
Monash University, Melbourne
Berkeley’s Civic Center Design Concept
DRAFT FINAL REPORT
May 2023

Flex Zone

E.0 - Everyday Seating
E.1 - Performance
E.2 - Outdoor Market
E.3 - Support / Delivery

New open back stair and entrance to 2180 Milvia
New food and beverage kiosks at rear of building
Permeable, drivable paving treatment

Note: All drawings are illustrative and conceptual, further landscape design will be required.

Lincoln Center, New York
Flower Market, Barcelona

Pop-up outdoor market
Study feasibility and tradeoffs of daylighting Strawberry Creek

While public engagement revealed a consistent desire to daylight Strawberry Creek, it also brought up concerns of feasibility, cost, maintenance, and spatial constraints.

This alternate design concept illustrates a partial-flow daylighting scenario that minimizes disruption to the overall park layout and key monuments, while reducing Center St to a minimum-required driving lane for emergency and service access. Deliveries and drop-off to the Veterans Memorial Building would be impacted, and need further study. The size of the Arts & Market Plaza has been reduced to a bridge spanning the daylit creek, and the farmer’s market would need to be relocated to another site. Extending the daylit creek into the block west of Martin Luther King Jr Way was also mentioned by some in the community, and needs further study.
Site Plan with partial flow daylit Strawberry Creek

50-65’ width, partial-flow creekbed scenario

Rockridge-Temescal Greenbelt, Oakland

Los Angeles State Historic Park, LA
Daylighting Considerations

A 1999 Creek Study prepared by Wolf Mason included investigation of various daylighting scenarios for Strawberry Creek in Downtown Berkeley, including a partial flow scenario at MLK Jr Civic Center Park. Key takeaways from the report and its implications on the Park are:

- The existing culvert is estimated to be roughly 18’ under the surface of the park, sloping down to the west. Because of this depth, a full restoration of a natural creek bed would require over 150’ of width, which is considered infeasible.

- Partial-flow scenarios require retaining the existing culvert and introducing a flow control structure somewhere downstream of the BART line, most likely near the northeast corner of Civic Center Park.

Further study will be required to ultimately determine feasibility for daylighting the creek, including studies of the creek hydrology, traffic impacts, emergency access and public use.

Further community outreach is needed to stakeholders such as the Ecology Center, festival operators, Berkeley High School, Berkeley City College, Civic Arts groups, the YMCA Teen Center, and other nearby property owners.

Once a specific project is identified, additional studies will be needed to determine impact and comply with the CEQA process. A strategy for long-term maintenance and management will need to be proposed.

While this process continues, some park upgrades may be completed outside of the area of impact of the creek.
A flow control structure would be required in this area for a partial-flow daylighting scenario.

The existing culvert passes through the BART alignment along Shattuck Avenue through a roughly 8’ diameter culvert.

Existing Strawberry Creek culvert location in Downtown Berkeley
(based on Wolfe Mason Study From 1999)
5.3 Maudelle Shirek Building
5.3

Maudelle Shirek Building—
Seat of Berkeley’s Democracy

As the historic seat of government in Berkeley, this project proposes returning city functions back to the Maudelle Shirek Building. Input from public engagement scored Hearing & Meeting Rooms, Council Chambers, and public-facing city services as priority uses for the building.

Returning these functions to the heart of Berkeley’s Civic Center will bring citizens to the area throughout the day and into the evening to attend meetings, hearings, and gatherings.

In order to return the highest and best use to this site, the Maudelle Shirek Building required additions, modern amenities, seismic upgrades, and other repairs.

“Active use of meeting rooms for organizing events and activism, attending City Council meetings and public meetings.”

“Its use should honor the memory of Maudelle Shirek with progressive social action, women’s leadership, and racial justice.”

| Hearing & Meeting Rooms | 57% |
| Council Chambers         | 51% |
| City Services            | 44% |
Additions & Improvements

Main Entry
The main entry to the Maudelle Shirek Building is up an inaccessible flight of stairs. This plan proposes an improved plaza and universally accessible ramps leading up to the main entry on the first floor. The ramps curve from the two crossings at Martin Luther King Jr Way towards the central entry terrace, creating a gracious way for all to access the building through the same main entry.

The addition replaces the ahistorical rear additions, and is sited on the southern portion of the Public Service Building’s controlled parking lot.

A study of the police and fire departments parking capacity and needs is required to confirm that they can be met on this site or nearby.

Rear Addition
The design concept includes an addition at the rear of the building, creating space for a modern and appropriately sized multi-purpose gathering room that can serve the community as a space for large public events and City Council meetings.

Siegel & Strain Architects
Site Plan - Proposed Addition Location
Seismic Improvements: Damage Control + to Immediate Occupancy

**Approach:** The City’s Public Works Department recommends a seismic upgrade for the Maudelle Shirek Building to the level of Damage Control Plus (DC+) at the historic structure and the new addition be built to the Immediate Occupancy (IO) level.

At the DC+ level of seismic retrofit, the Maudelle Shirek Building would be occupiable weeks to months after a major seismic event. The addition, built at the IO level, could be re-opened days after a major seismic event.

**Discussion:** This combined DC+/IO structure will provide flexibility for City and public use of this asset now and in the future. After a major seismic event, the combined structure is likely to experience minimal damage. The IO addition should be designed to operate independently of the historic portion, so it can reopen quickly after inspections and minor repairs. The historic structure may need to remain closed pending further repairs, depending on the results of the inspection. With this level of improvement, the building can function as an operations and service center in the event of natural disasters or other emergencies.

As part of the 2020 Vision Plan, the City investigated an IO solution that featured base isolators either at or below the ground level of the Maudelle Shirek Building. This approach represents a significant cost and potential impacts on usable space.

Tipping Structural Engineers developed a concept for achieving DC+ to near IO levels by addressing structural deficiencies related to lateral and shear strength through additions. This scheme would also involve strengthening individual beams and columns in shear, likely using fiber reinforced polymer sheets. Their study is documented in a report on the Civic Center buildings submitted to Council in August 2021.

Further refinement of this approach to minimize impact on historic finishes while optimizing performance and cost considerations will be required as part of the development of a specific design for the historic building and addition.
Seismic Improvement Locations

SECOND FLOOR (6,500 SF)

FIRST FLOOR (14,400 SF)

GROUND FLOOR (16,350 SF)
Other Improvements
Beyond the additions, a specific design will need to address other required improvements. These include addressing the mechanical, electrical, lighting and plumbing systems to bring them into compliance with current building code and City policy. The City of Berkeley is committed to converting buildings to be all-electric, including this historic structure. Relatedly, energy production through solar panels on the roof of the addition should be explored. A building assessment report was completed in 2021 by Allana Buick and Bers to identify needed improvements and repairs to the building envelope (enclosure), and their recommendations should be integrated into a future project. All of this work taken together results in a more sustainable and resilient building.

Along with the improved entrance, accessibility upgrades will be required throughout including: adjusting door widths and locations, clearing accessible pathways, installing a modern elevator core, and modifying elements to meet accessible reach requirements.

Egress from the building does not comply with modern fire codes. Proper exit separations and paths will need to be added, as will additional stair cores and exits from the building for the increased occupancy.

An existing attic space could be upgraded to serve as storage space with improvements to the vertical circulation. This will require further study in a specific design phase.

All of these changes will need to be addressed while respecting the historic nature of the building, and meeting Secretary of the Interior standards for historic preservation. As a part of that effort, the beautiful historic finishes will need repairs and restoration, and non-historic elements will be replaced with modern, healthy and resilient materials.
“...it was a pain to get to and move between rooms and floors”

“...upgrade to LEED standards, include solar panels...advanced MERV/HVAC....light filled with natural materials.”

“...accessibility through the front door is important.”
Space Use

Meeting & Hearing Rooms

Between Council, Commissions and Boards, the City hosts over 350 public meetings every year. Currently City Council meetings are held at the BUSD board room on Addison Street, and most other meetings are held in various locations around Berkeley. Providing new meeting spaces in Civic Center will create a central building in the City of Berkeley that is a symbol of citizen involvement in governance.

Creation of a multi-purpose hearing room or meeting space similar in size to that of BUSD’s Board Room will require an addition to the Maudelle Shirek Building, best located on the west side or behind the building.

As a two-story structure, this new addition could house the large multi-purpose hearing room with flexible seating for over 200, plus an expanded public lobby on the first floor. This level could also contain multiple support spaces for the hearing room - closed session meeting rooms, AV support, restrooms, storage, and more. Near the entry, two small meeting rooms can be used by City staff, commissions, and the public.

The historic meeting room on the second floor could be refurbished for smaller meetings of around 70 people. A proposed second small hearing room on the north wing could hold over 100 occupants and the south wing could be divided into two additional meeting rooms.
SECOND FLOOR (6,500 SF)
- Small Hearing Rooms (70-120 people)
- Large Meeting Rooms (20-30 people)

FIRST FLOOR (14,400 SF)
- Large Hearing Room (200-300 people)
- Council Support Spaces
- Small Meeting Rooms (10-20 people)

GROUND FLOOR (16,350 SF)
- Mechanical
- Vertical Circulation
- Restrooms
Flexible Office/Meeting Space

The north and south wings on the first (or main) floor of the historic Maudelle Shirek Building offer high-ceiling spaces. During the engagement process the public expressed support for uses such as public-facing city services, offices, and other interactive city functions in this building as a way to bring foot-traffic to the building throughout the day. These first floor wing spaces are optimal for these types of uses.

A detailed spatial programming effort during a specific design phase is necessary to determine the appropriate uses, some ideas for consideration include:

- City Customer Service Counter - interface with City staff and get help with City processes
- Building administration offices - support spaces for running the daily operations of the meeting spaces and public services in the building.
- Public Policy Institute - partnership with local educational institutions to support the development of future decision makers

“I’d like to see see more active uses...perhaps some sort of partnership with UC to bring new energy and researchers to the building?”

“center for civic life...a one stop shop for the general public....”

Leiden City Hall Lobby, Netherlands

Public Lobby at Devente City Hall, Netherlands
ATTIC (2,500 SF)

SECOND FLOOR (6,500 SF)

FIRST FLOOR (14,400 SF)
- Reception/Counter Areas
- Offices
- Conference/Meeting Rooms
- Support Spaces

GROUND FLOOR (16,350 SF)
Berkeley Historical Society & Museum

The Historical Society envisions a museum that “engages visitors of all ages in learning what has made Berkeley ‘Berkeley,’ and showcases the City as a place where ideas emerge that influence the rest of the country and the world.”

Providing a source of information and inspiration for the current participants in the City’s government is a strong use of the space that aligns with the vision of the Civic Center as the heart of civic life in Berkeley. The public halls and lobbies of the Maudelle Shirek Building could host rotating exhibits that can be explored either as a visitor or while waiting to attend a public meeting or for a turn at the customer service desk.

On the ground floor, a permanent exhibit, research room, offices, and exhibit preparation room are proposed. Archival storage could be located either off-site, in an improved attic, or on the ground floor of the building, depending on other space needs.

Controlling access between the exhibits and more secure spaces of the building could present a conflict, and would need to be carefully managed. Sources for funding a museum expansion should be further studied.
Berkeley’s Civic Center Design Concept

ATTIC (2,500 SF)
(Alternate Archive location)

SECOND FLOOR (6,500 SF)
Exhibition Spaces

FIRST FLOOR (14,400 SF)
Exhibition Spaces

GROUND FLOOR (16,350 SF)
Exhibit Prep Room
Offices
Research Room
Exhibition Space
(Alternate Archive location)
**Berkeley Community Media**

BCM serves multiple functions related to the city government. They broadcast city meetings, including Council, ZAB and Rent Stabilization meetings; they work with governmental non-profits and politicians; and they offer support in developing Public Service Announcements. Their internship program teaches students media literacy and production technology.

BCM’s space needs are substantial, and many of them are single-use. They currently operate mostly through funding from the City and grants. Their mission and function are well aligned with returning public meeting spaces to the building, and with the larger vision of the Civic Center.

BCM’s space needs include a broadcast studio which can double as a press conference room which is a complementary use to Council Chambers with similar controlled access requirements. BCM also needs smaller studio spaces, editing suites, offices, lounge and kitchenette.
ATTIC (2,500 SF)

SECOND FLOOR (6,500 SF)
- Broadcast Studio

FIRST FLOOR (14,400 SF)
- Offices
- Editing Suite
- Small Studios
- Lounge/Kitchenette

GROUND FLOOR (16,350 SF)
5.4 Veterans Memorial Building
Veterans Memorial Building - Community Arts Center

The public, Berkeley’s arts community, Civic Arts Commission, and the Civic Arts Program broadly support the use of the Veterans Memorial Building as a Community Arts Center. To ensure that the building is a shared resource and platform for creative expression accessible to all, the Community Arts Center would be owned and operated by the City of Berkeley for the benefit of our community. Community need demonstrates that the Veterans Memorial Building could be active throughout the day, every day of the week, presenting and hosting all types of arts organizations and artists across all disciplines including music, theater, dance, visual arts, literary arts, and more.

New art functions may require additions, particularly related to the stage. Further study with arts organizations, Civic Arts staff, related commissions and the interested public is required to determine the detailed space needs and the best way to meet them. In a survey with local arts organizations who expressed interest in using the building, many expressed interest in utilizing all the spaces that the VMB has to offer for public programming. These takeaways align with the perception of need in the general public survey responses.

**Veterans Memorial Building is very desirable as an arts center:**
- Downtown, central location near arts district and transit is very appealing to arts groups.
- Multi-unit residential buildings are located nearby; VMB is accessible by walking.
- Historic structure with tall ceilings and natural light. Architectural features worth preserving.
- Unique flexible spaces and smaller performance spaces for 100–200 audience members.
- Adjacent to park, where outdoor performances could be located.
- Relationship to nearby educational facilities – BHS and BCC.
- 42% of arts survey respondents support exhibition space
- 49% of arts survey respondents support a concert hall
- 47% of arts survey respondents support a large auditorium

- 45% of public survey respondents prioritized arts exhibition
- 48% of public survey respondents prioritized music performance
- 37% of public survey respondents prioritized theater performance

Existing Conditions
Additions & Improvements

Seismic Improvements:
Building Performance Objective for New Buildings
Plus

Approach: The City’s Public Works Department recommends a seismic upgrade for the Veterans Memorial Building to the level of Building Performance Objective for New Buildings Plus (BPON+).

At this level of seismic retrofit, the building would be reoccupied several months to a year after a major seismic event.

Discussion: Improving the building to the level of BPON+ will provide a low risk of injury in a major seismic event. After such an event, there may be some localized structural damage that would require repairs prior to re-opening. This level of improvement is above code required minimums, providing additional protection to the historic asset.

As part of the 2020 Vision Plan, the City investigated two approaches - Building Performance Objective for Existing Buildings (BPOE), and Immediate Occupancy (IO). The IO approach represented significant cost, and the BPOE approach is a step lower than what is expected of new buildings designed to current code.

A second seismic report was submitted to City Council by Tipping Structural Engineers in August 2021, proposing a Building Performance Objective for New Building (BPON+) retrofit that addresses a lack of lateral strength and deficient strength at the roof-wall and floor-wall connections. This scheme strengthens the existing diaphragms, improves floor-to-wall and wall-to-roof connections, and reinforces select areas with shotcrete or carbon fiber.

During a specific design phase for the building, further study would be done to locate seismic improvements, including considering exterior fin buttresses at the rear, with the goal of minimizing the impact on historic finishes while optimizing performance and cost.
Additions
The results of arts organization engagement showed a real need for additional space on either side of the stage in the large auditorium. Proposed uses include a loading dock, additional backstage and greenroom spaces, a new vertical access core to the basement level, and storage for scenery. The design concept shows a possible configuration accommodating these uses. A specific design phase will need to refine the proposed additions, and confirm if any other spaces are needed, such as additional class or practice rooms.

Accessibility upgrades will be required throughout the building, including a new and more gracious accessible entry ramp sequence, a modern elevator core, and adjustment of doors and other elements to meet accessible clearance and reach requirements.

Egress from the building does not comply with modern fire codes, in particular from the basement level, and should be addressed during the specific design phase to provide proper exiting paths once space uses are confirmed. Additional exits from areas determined to have assembly uses will need to be provided, with access to the public right of way or an area of refuge.

All of these changes will need to be addressed while respecting the historic nature of the building, and meeting Secretary of the Interior standards for historic preservation. As a part of that effort, the historic finishes will need repairs and restoration, and non-historic elements will be replaced with modern, healthy and resilient materials.

Other Improvements
A specific design will need to address other required improvements. These include new mechanical, electrical, lighting and plumbing systems to bring them into compliance with current building code and City policy. The City of Berkeley is committed to converting buildings to all-electric, including this historic structure. Relatedly, energy production through solar panels on the roof should be explored. A building assessment report was completed in 2021 by Allana Buick and Bers to identify needed improvements and repairs to the building envelope (enclosure), and their recommendations should be integrated into a future project. All of this work taken together will result in a more sustainable and resilient building.
“Please make sure gender-neutral bathrooms are included.”

“It needs to appear more open, accessible, inviting and welcoming.”

“...refurbish front doors and restrooms so visitors have a more pleasant experience.”
Space Use

Program Spaces
Arts Survey participants and the public all noted a need for multi-disciplinary spaces available to rent by the larger community.

During the focus group session, participants more specifically described a need for flexible, multi-use spaces that can support all types of performances, exhibitions, classes, screenings, studios, conferences, panel discussions, and readings.

The layout of the large auditorium should be carefully considered to maintain flexibility. Ideas discussed include lowering the stage, creating additions to the east and west for more backstage space, and deployable risers to allow for many performance configurations.

Some of the smaller lodge rooms on the first floor might have specific functions - a municipal gallery on the west side and a classroom that supports visual arts with storage and sinks on the east side. Others can remain flexible open spaces.
BASEMENT (10,300 SF)
- Mechanical/Crawl Space

FIRST FLOOR (11,300 SF)
- Auditorium
- Gallery/Visual Arts Rooms
- Stage/Backstage

SECOND FLOOR (6,400 SF)
- Dressing Rooms
- Learning Lab/Artist Workspace
- Small Performance/Practice
- Balcony Seating

ROOFTOP (4,000 SF)
- Small performance spaces in east and west lodge rooms
- Artist studio, artist-in-residence programs

Expand stage wings to east and west, creating larger backstage, access to basement and loading dock
Support Spaces
Transforming the Veterans Memorial Building into a successful arts center will require significant and high-quality space dedicated to support functions.

One major support function mentioned by the participants in the focus group was the ability to host donor events in a large downtown space. During the 2020 Vision Plan, a rooftop event space was suggested, and is shown in this design concept, to be further studied during the specific design phase.

Spaces between the east and west wings on the first and second floor can accommodate offices, restrooms, storage, and other support spaces required for hosting classes, events, and performances in the venue.

The large open area on the basement level could be repurposed for any number of back-of-house functions including a stage shop and additional backstage and practice spaces for groups renting the large auditorium.

Back-of-house types of uses include:
- Dressing/Changing rooms
- Offices
- Rehearsals
- Storage for productions and facility
- Storage for City’s public art collection

Studio Gang Island in the Sky, Chicago IL
**ROOFTOP (4,000 SF)**
- Event Space
- Rooftop Terrace

**SECOND FLOOR (6,400 SF)**
- Storage Space
- Restrooms

**FIRST FLOOR (11,300 SF)**
- Box Office/Administration
- Restrooms
- Loading Dock
- Main Lobby

**BASEMENT (10,300 SF)**
- Storage
- Dressing Rooms
- Stage/Scenery Shop
- Restrooms
- Lower Lobby
- Commercial Kitchen

**Rooftop event space for banquets and community gatherings**

**Box office with increased transparency to street and entry porch**
Cost Summary

6.1 Preliminary Cost Ranges
6.1 Preliminary Cost Ranges

Construction Costs

Preliminary construction cost ranges provided in this report are based on the March 2023 Draft Berkeley Civic Center Design Concept Report, the 2021 Civic Center Buildings Study by Tipping Structural Engineers, and guidance from the City of Berkeley Public Works Department. See Appendix A for a full list of exclusions.

<table>
<thead>
<tr>
<th>Description</th>
<th>Low (x $1,000)</th>
<th>High (x $1,000)</th>
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<tbody>
<tr>
<td>Maudelle Shirek Building - 27,500 GSF Existing + 15,000 GSF Addition</td>
<td>$ 51,200</td>
<td>$ 62,600</td>
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<tr>
<td>Seismic Retrofit - Damage Control+ to near Immediate Occupancy</td>
<td>$ 13,400</td>
<td>$ 16,400</td>
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<td>Envelope &amp; Systems (Electrification, Accessibility, upgrades, finishes)</td>
<td>$ 15,500</td>
<td>$ 18,900</td>
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<tr>
<td>Two-story addition on West side</td>
<td>$ 19,000</td>
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<td>PVs at new addition, panels &amp; infrastructure</td>
<td>$ 600</td>
<td>$ 800</td>
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<tr>
<td>Site Improvement &amp; Utilities</td>
<td>$ 2,700</td>
<td>$ 3,300</td>
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<tr>
<td>Veterans Memorial Building - 28,000 GSF Existing + 5,950 GSF Addition</td>
<td>$ 26,300</td>
<td>$ 36,900</td>
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<tr>
<td>Seismic Retrofit - Building Performance Objective for New Buildings</td>
<td>$ 6,300</td>
<td>$ 7,700</td>
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<tr>
<td>Envelope &amp; Systems (Electrification, Accessibility, upgrades, finishes)</td>
<td>$ 15,800</td>
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<tr>
<td>New Addition at Stage</td>
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<tr>
<td>Roof Terrace (in high range only)</td>
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<tr>
<td>PVs at new addition, panels &amp; infrastructure</td>
<td>$ 500</td>
<td>$ 700</td>
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<td>Site Improvement &amp; Utilities</td>
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<td>Martin Luther King Jr. Civic Center Park &amp; Streets</td>
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<td>Paths/paving, planting/irrigation, new trees/tree protection, utilities</td>
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<tr>
<td>Site Improvements to 2180 Milvia entry, VMB entry, restrooms</td>
<td>$ 1,800</td>
<td>$ 2,200</td>
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<td>ESTIMATED CONSTRUCTION COSTS</td>
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<tr>
<td>+ Construction Contingency (10%)</td>
<td>$ 9,783</td>
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<tr>
<td>TOTAL ESTIMATED CONSTRUCTION COSTS</td>
<td>$103,753</td>
<td>$131,587</td>
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</table>
Other City Costs

Leading up to and during construction, the City will incur costs related to technical studies, existing conditions, design, planning approvals, permitting and management, to name a few. These costs will be further refined in future efforts as more is defined about review process, design requirements and parameters, funding and financing, and timeline.

<table>
<thead>
<tr>
<th>Other City Costs (estimated at 20% of construction costs)</th>
<th>Low (x $1,000)</th>
<th>High (x $1,000)</th>
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<tbody>
<tr>
<td></td>
<td>$21,523</td>
<td>$26,305</td>
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**TOTAL ESTIMATED CONSTRUCTION COSTS + OTHER CITY COSTS** $125,276 $157,892

Operations & Maintenance Costs

Utilizing the 2023 annual Operations & Maintenance budget from the 1947 Center Street building, a $/SF annual cost was determined for O&M at the common and occupied spaces in city-owned buildings. That was applied to the areas of the Maudelle Shirek and Veterans Memorial Building to arrive at the following annual Operations & Maintenance budgets:

**Maudelle Shirek Building** $1,234,389
- Occupied Space - $1,167,936
- Common Space - $66,453

**Veterans Memorial Building** $1,069,860
- Occupied Space - $1,012,900
- Common Space - $56,690
Implementation

7.1 Organizational Management Structure
7.2 Funding Strategies
7.3 Recommended Next Steps
Organization Management Structures

Maudelle Shirek Building - The Seat of Berkeley’s Democracy

With the primary uses being city and public meeting rooms, control of the Maudelle Shirek Building should remain with the City. This will ensure that the meeting spaces are available to all citizens of Berkeley, aligning with the Vision Statement’s ideal of a place of shared resources and platform for free expression for all.

As with other buildings in the Civic Center, the Maudelle Shirek Building will be managed through the Public Works Department. Tenants, whether they be City Departments or outside non-profit entities, will enter into lease agreements for space within the building, and pay into the Building Maintenance Fund. The Public Works Department utilizes those funds to provide baseline services including building maintenance, electrical and communications systems, and janitorial services.

Tenant improvements to the spaces, including interior wall alterations, furniture, equipment, and interior finish improvements, are the responsibility of the tenant Department or non-profit. That includes design, permitting, and management of contractors, installers, deliveries, or other third-parties involved in the improvements. Proposed improvements are reviewed and approved by the Public Works department prior to execution.

To proceed into a specific design phase, the City should create memorandums of understanding with the selected departments and vision-aligned non-profits. How space is allocated in the final design will be impacted by both the space needs and available funding of the future tenants, and will need to be finalized before lease agreements are signed.
Veterans Memorial Building - Municipal Arts Center
A shared resource and platform for creative expression accessible to all.

The community-serving Municipal Arts Center will be the artistic destination in the heart of Berkeley serving as a shared resource and platform for creative expression for people of all ages across all disciplines including music, theater, dance, visual arts, literary arts, and more. The Center will be accessible to all Berkeley residents and the regional Bay Area community.

The project team recommends a City-owned and operated model for the Veterans Memorial Building.

The design team and Civic Arts staff explored two approaches to the management of the Veterans Memorial Building: a City-run arts space or an anchor tenant-run arts space. Civic Arts staff and the project team held outreach meetings with several local privately-run and municipal-run cultural and arts centers to understand their operating models. This included discussions with operators and/or developers from the Palo Alto Art Center (PAAC), Walnut Creek’s Lesher Center for the Arts (LCA), Oakland’s Kaiser Convention Center, Livermore Valley Performing Arts Center, and San Francisco’s Yerba Buena Center for the Arts (YBCA).

Oakland’s Kaiser Convention Center, Livermore Valley Performing Arts Center, and San Francisco’s Yerba Buena Center for the Arts (YBCA).

The key finding from this initial research was that operating an art center as a City-run facility ensures that it remains accessible to the entire community while also ensuring that building uses and programming aligns with City values.

The Civic Arts staff and design team also met with lease management staff in the Parks, Recreation and Waterfront and Public Works departments to discuss successful models and lessons learned from other City-owned and operated facilities and programs.

From these conversations, the project
team has researched how others have operated and maintained spaces that are accessible to the community for use while also generating revenue to support operations. The research includes revenue-generating programs and offerings, required level of staffing and management, selection of programs & performances, and operating budgets.

**Value Proposition/Offerings**

Taking into consideration the public support for an open and accessible arts center for the Berkeley community, the Vision Statement, and the desire to maximize the activation of the Civic Center, the Arts Center will offer performances in the evenings and on weekends, classes for adults and students during the day, and afterschool and weekend programs for adults, teens and children, and provide space resources to local arts organizations and artists.

The Arts Center may also include a rooftop café, as well as numerous potential rental spaces including auditorium rentals for performances and rehearsals, galleries and large rooms for lectures, panels and exhibitions, as well as other event space for rent.

The Arts Center will attract, engage, and retain paying presenters, audiences and other local and regional visitors to participate in a unique cultural synergy expressive of Berkeley’s values and spirit. Importantly, the Arts Center will provide a much needed venue for local arts organizations who currently rent event, exhibition, performance and rehearsal space in other Bay Area cities because local facilities are not available.
**Revenue Model**

The revenue model is a multi-prong approach. One revenue stream could be generated from space rentals for arts presentations by local arts organizations and arts programming, such as classes. Revenue could be generated as a share of ticket sales for performances. Rental revenue can also be earned for community gatherings and events, particularly the rooftop event space. The second revenue stream is generated through fundraising by the nonprofit public benefit corporation whose mission is to support the Arts Center’s mission and to act as the fundraising arm & fiscal agent.

**Operating Structure**

We envision that the Veterans Memorial Building will be managed by the City’s Civic Arts program in partnership with the Public Works Department. Management of arts-specific facilities requires knowledge of the programmatic needs of the various arts disciplines. Rental agreements for space within the building would ensure that funds are paid into the Building Maintenance Fund to be utilized by Civic Arts to maintain arts related equipment and by Public Works Departments to provide baseline services including building maintenance, electrical and communications systems, and janitorial services. In addition, a nonprofit public benefit corporation will be formed whose mission is to support the Arts Center’s mission and to function as the fundraising arm & fiscal agent.

This public-private partnership will be essential to support strategic planning, programming, education & community engagement, and funding of the Center. This to-be-formed organization will support costs related to fundraising, marketing, furniture/fixtures/equipment, event production, security, and auxiliary staffing.

Civic Arts staff will continue to hold additional outreach meetings with local examples of municipal-run cultural and arts centers to refine the operating model. The long-term management and staffing of Veterans Memorial Building and its associated programs will be defined through further study.
7.2 Funding Strategies

With an approved design concept, this project would move into its next phase of additional recommended studies, environmental reviews, and initiating specific design projects. This work is estimated to cost around $15 million and take 2-3 years.

A variety of funding sources could contribute to the City’s approach to funding. The first approach would involve many different sources of funding all leading to one large project, phased in over the course of years. The following funding sources might contribute to the project:

- **Congressionally Directed Spending Requests** (aka earmarks). These are typically in the range of $750,000-$1.5 million. The City has submitted a request to our federal legislators for this project and should learn in the fall whether the earmark is successful. If so, funding would commence in calendar year 2024. There is no match requirement.

- **Federal Infrastructure Funding**. Staff and consultants have not yet been able to find a category within the current funding stream that is a strong fit for this project, but that may change as future opportunities arise. Grant match requirements vary.

- **FEMA/Cal OES Hazard Mitigation Grants**. These grants require a cost/benefit calculation that makes the BPON+ standard more likely to qualify for a grant. For that reason, the Veteran’s Building is more likely to benefit. Grants require a 25% match.

- **Sustainability/Resiliency Grants**: the state and federal government offer grants that might help fund the electric conversion, green infrastructure, permeable paving, etc. Grant match requirements vary.

- **Urban Greening Grant/Coastal Conservancy Grant**: these grants may fund a feasibility study of daylighting the creek. Grant match requirements vary.
• **City Funding.** The City’s General Fund, a future tax measure, or Certificate of Participation could contribute to the project. In addition, traffic safety and stormwater elements of the project might get contributions from Measure BB, Gas Tax, and/or the City’s Storm Fund.

• **Foundations and/or Private Individuals.** Given the Civic Center’s history and importance, private foundations and individuals might be a component to the overall funding strategy.

• **Bonding Capacity/Debt Service**
  - Using early construction costs estimates, and the general fund as collateral, assuming the Maudelle Shirek Building has a project cost of ~$54M, the annual debt service would be ~$3,900,000/year (30 year amortization). A ~$71M project cost would have debt service of ~$4,900,000/year. For the Veterans Memorial Building, a project cost of ~$34M would have annual debt service of ~$2,400,000 and a project cost of ~$41M would have annual debt service of ~$2,900,000. There would be a reduction in annual debt service of approximately $50,000/year if both projects were financed together.

  An alternative, more opportunistic approach would be to identify specific project components that would be good fits for available grants, and when successful in gaining grants, move those elements forward, e.g., the project’s raised sidewalks and bulbouts. This approach would likely take more time, involve more project cost overall (less efficiencies of scale), but might be more realistic.

  Regardless, this project will be significantly more attractive for funding with an adopted design concept. Recognizing that strong plans need funding, and funding is attracted to strong plans, and staff are excited to work with City Council on moving this project forward.
7.3

Recommended Next Steps

As the City continues to develop a funding and long-term implementation plans for the Civic Center Park, surrounding streets, the Maudelle Shirek Building and the Veterans Memorial Building, immediate steps for improvements are offered as a way to initiate improvements and enhance the Civic Center experience.

Some of these steps can be undertaken in collaboration with vision-aligned partners and non-profit organizations. Future studies and longer term efforts are also offered with the goals of developing specific plans that launch the Berkeley Civic Center into its improved future.

Early Activation Projects
To offer a better experience of the Civic Center Park, the City and City partners could fund early activation projects that reinvigorate the Park in advance of more significant future improvements, including:

- Installation of new furnishings, including tables and seating or picnic tables with benches, specifically selected and placed for lunch time use
- Introduction of pop-up food vendor events and/or food trucks during the weekdays
- Installation of new tree protection elements
- Biodiversity enhancement through new plantings
- Lighting and path repairs and upgrades
- Restroom repairs and upgrades
- Review of current special events needs and lease agreements for Civic Center Park, considering changes to agreements specific to this Park
- Increase funding for Park operations and maintenance
Future Studies
Additional information is needed to support specific design projects for the Civic Center Park, surrounding streets, Maudelle Shirek Building and Veterans Memorial Building. These include:

- Topographic Survey of the Civic Center Park, surrounding streets and building sites
- Updated Arborist Report for Civic Center and surrounding street trees, and Tree Succession Plan
- As-Built drawings & Existing Condition reports for buildings
- Traffic Study to identify the impacts on traffic flow/circulation/delays on adjacent city blocks, impacts on intersection capacity, emergency response times and parking of introducing traffic calming devices such as: a flush-surface shared street on Center; bulb-outs on MLK Jr Way; reduced parking on MLK Jr Way and Center; raised crosswalks or tables on MJK Jr Way at Center and Allston; and crosswalks, either raised or flush with pavers, on Allston between the existing Berkeley High School gates and Civic Center Park.

- A grant pre-application was submitted to the California Coastal Conservancy for funding of the Strawberry Creek daylighting effort. While the application reviewers were excited about the project “because of the ecological and community benefits”, they suggested the City apply to the Urban Greening program at the California Natural Resources Agency. Members of the CCCC and others are pursuing this and other grant funding opportunities. The City will need to be the lead on any formal grant applications. Creek grant applications should include:

1. A detailed description of the project location and park features - a large green for civic gatherings, festivals and recreation; Turtle Island Monument and Plaza; Mature trees (redwoods, poplars, camphors, magnolias, oaks, and the signature Sequoia) many of which were planted 80+ years ago; and pedestrian and vehicular paths and parking areas.
2. The need for the project and benefits to the area, which is an urban setting.
3. Community-led planning and engagement, involving stakeholders such as surrounding property owners, and primary park users such as BHS, BCC, City of Berkeley, Ecology Center, festival hosts and others.
4. Plans for technical and hydrological studies for daylighting Strawberry Creek in the Civic Center area.
5. Plans for a traffic study to identify impacts to traffic flow/circulation, emergency response times and parking of daylighting the creek.
6. The process for applying for and securing permits, including the necessary studies for the CEQA process.
7. A long-term maintenance and management plan for the creek and impacted areas of the park.
8. Preliminary budget including all technical studies, design efforts, permitting efforts, and construction costs.

Longer Term Efforts
Prior to the implementation of specific project design and construction efforts, the City may consider:

- Establish relationships with potential non-profit partners and funding entities to engage in a capital improvement campaign
- Develop funding plans for each of the constituent projects – the Park, surround streets and the historic structures
- Building assessment reports were prepared for the historic structures in 2021 identifying repairs needed as part of the future project. In the interim, City staff continues to monitor the buildings. Dependent on the project schedule, the City may need to stabilize the structures should risk of further deterioration arise before construction begins.
- Initiate specific design projects, including documentation of detailed spatial programming
- Identify entitlement/approvals path for specific designs including CEQA requirements and discretionary reviews.
Berkeley Civic Center

Design Concept ROM Cost Plan
Berkeley, California

Based on review & analysis of:

Berkeley's Civic Center Design Concept Report

Report Prepared for:

Siegel & Strain Architects

May 9, 2023 rev3
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ROM COST DETAILS 5
CIVIC CENTER PARK COST DETAIL 6
BASIS OF ESTIMATE

REFERENCE DOCUMENTATION

This Construction Cost Estimate was produced from the following documentation. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

<table>
<thead>
<tr>
<th>Document</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seismic Evaluation and Conceptual Retrofit Design by Tipping Structural Engineers</td>
<td>8/2/2021</td>
</tr>
<tr>
<td>Berkeley Civic Center Design Concept Report by Siegel &amp; Strain Architects</td>
<td>3/10/2023</td>
</tr>
<tr>
<td>BCC2 Cost Estimate markup from Siegel &amp; Strain Architects</td>
<td>4/19/2023</td>
</tr>
<tr>
<td>Discussions with and review comments from design team</td>
<td>various</td>
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</table>

PROJECT DESCRIPTION

The scope of work comprises a master plan for redevelopment of the old City Hall building and the Berkeley Veterans Memorial Building and the Civic Center Park around the City Civic Center in Berkeley. The summary page for each part shows the square foot area of each existing building as well as the new proposed program area. A midrange of the likely cost per square foot for the proposed scale of work is provided along with the resulting dollar cost in the current market. The two adjoining columns to the right show the dollar costs at 10% lower and 10% higher than the midrange. The Estimated Total Construction Costs Range are escalated assuming start of construction in 2028 with a project duration of 4 years. At this point in time there is no information about phasing or the scenarios that might be chosen, so current costs provide the most appropriate cost ranges in accordance with the Design Concept by the design architect.

Component cost models have been provided for some of the buildings earmarked for renovation. These are provided as a guide to how some representative costs/sf have been derived. The cost models develop $/SF costs for building systems based upon other similar building types adjusted for time and location. The cost scenarios that entail renovation benefit from existing floor plans that enable some approximate quantification of building metrics such as the total length of exterior wall, roof area, and partition length.

The general description of renovated spaces cites the updating of a percentage of finishes and equipment. Unit pricing assumes that this scope will be accompanied by some reconfiguration of spaces, and that some structural work will also be triggered. Some corresponding work to building skin and roofing is also assumed. The general contractor markups for supervision, general requirements, bonds and insurance, and fee are typical for the type of projects being considered, but will vary depending on the entire scope of work under contract.

Site costs are also included. TBD Consultants has provided some allowances for utility work that may be required, to cover the case of new buildings in new locations, as well as the reconfiguration of site layouts or upgrades to existing infrastructure.

The cost of phasing any of the projects is excluded. The basis of pricing assumes the general contractor will have full access to the unoccupied buildings and site area subject to the scope of work for the duration of any discrete project.

BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs in Q1 of 2023. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher. Conversely in the current competitive market should a larger number of sub-bids be received (i.e. 6 and above) pricing can expected to be lower than the current estimate.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage basis.

- **Site Requirements**: 7.0%
- **Jobsite Management**: 15.0%
- **Phasing**: 0.0%

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

- **Insurance & Bonding**: 2.50%
  - General Contractor Bonding
  - Sub-Contractor Bonding
  - OSIP

- **Fee (G.C. Profit)**: 5.0%
BASIS OF ESTIMATE

**Additional conditions of construction**
- The general contract will be by CM/GC method or competitively bid with qualified general and main subcontractors.
- The entire scope of work for each scenario will be bid as one contract.
- There will not be small business set-aside and equal opportunity employment requirements.
- The contractor will be required to pay prevailing wages.
- The contractor will have full access to the site during working hours; buildings will be unoccupied.
- Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost plan is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

**CONTINGENCY**

**Design Contingency** 20.0%

The Design Contingency is carried to cover scope that lacks definition and scope that is anticipated to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

**Construction/Owners Contingency** 10.0%  
*Carried *below the line* of Construction Costs

The Construction Contingency has not been carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. (As Risks are mitigated, Construction Contingency can be reduce, but should not be eliminated.)

An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, bidding conditions, claims and delays.

**CONSTRUCTION SCHEDULE & ESCALATION**

<table>
<thead>
<tr>
<th>Escalation</th>
<th>Duration (days) 2371</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design</td>
<td>Duration (days) 1824</td>
</tr>
<tr>
<td>Construction</td>
<td>Duration (days) 1094</td>
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</tbody>
</table>

**CONSTRUCTION**

- **Construction Start Date**: May-2028
- **Mid-date of Construction**: Oct-2029
- **Escalation Period**: 78
- **Construction End Date**: Apr-2031
- **Construction Duration**: 36 months
- **Escalation End Date**: Construction Mid-Point

**ESCALATION**

Escalation is required to the midpoint of construction which is assumed to be 78 months from May 9, 2023 rev3

<table>
<thead>
<tr>
<th>Escalation</th>
<th>Compounded Rate</th>
<th>Based on a cumulative escalation over 7 years</th>
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<tr>
<td>Year 1</td>
<td>5.50%</td>
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<tr>
<td>Year 2</td>
<td>5.00%</td>
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<tr>
<td>Year 3</td>
<td>4.50%</td>
<td></td>
</tr>
<tr>
<td>Year 4</td>
<td>4.00%</td>
<td></td>
</tr>
<tr>
<td>Year 5</td>
<td>4.00%</td>
<td></td>
</tr>
<tr>
<td>Year 6</td>
<td>4.00%</td>
<td></td>
</tr>
<tr>
<td>Year 7</td>
<td>4.00%</td>
<td></td>
</tr>
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</table>

This calculation does not account for adverse bidding conditions and a separate Bid Contingency should be carried if there are limited qualified bidders or if a market research study indicates.
BASIS OF ESTIMATE

EXCLUSIONS FROM TOTAL ESTIMATED CONSTRUCTION COSTS

- Costs for phasing for all projects
- All City costs (i.e., soft costs, permitting and fees, inspections, design fees, technical reports, construction and project management, and financing costs)
- Preconstruction services
- Surge & moving costs
- Premium foundation systems (drilled piers, micro piles, etc.)
- Over excavation & recompaction of site soils
- Delays in construction due to environmental mitigation measures
- Artwork / Public art
- Utility connection fees and charges
- Furniture, fixtures and equipment (FF&E) except fixed seating in auditorium space if applicable
- Land acquisition, feasibility studies, financing costs and all other owner costs
- Hazardous materials abatement
- Construction/Owner's contingency
- Costs for LEED certification
- Operations and maintenance costs
- Creek daylighting
# Overall Summary (Total Project Costs)

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Building / Site Area</th>
<th>MID-RANGE</th>
<th>LOW (-10%)</th>
<th>HIGH (+10%)</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td><strong>PRELIMINARY ORDER OF MAGNITUDE COST ESTIMATE</strong></td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>Maudelle Shirek Building - 27,500 GSF Existing + 15,500 GSF Addition</td>
<td>x $1,000</td>
<td>x $1,000</td>
<td>x $1,000</td>
<td></td>
<td></td>
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<tr>
<td>Seismic Retrofit - (Damage Control+) to (Near Immediate Occupancy)</td>
<td>27,500</td>
<td>$542</td>
<td>$14,900</td>
<td>$13,400</td>
<td>$16,400</td>
</tr>
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<td>Envelope Systems including electrification, Accessibility, all other building upgrade and finishes</td>
<td>27,500</td>
<td>$625</td>
<td>$17,200</td>
<td>$15,500</td>
<td>$18,900</td>
</tr>
<tr>
<td>Two story addition on West side</td>
<td>15,500</td>
<td>$1,161</td>
<td>$21,100</td>
<td>$19,000</td>
<td>$23,200</td>
</tr>
<tr>
<td>PVs at new addition, Panels &amp; infrastructure</td>
<td>7,750</td>
<td>$100</td>
<td>$700</td>
<td>$600</td>
<td>$800</td>
</tr>
<tr>
<td>Site improvement &amp; utilities</td>
<td>18,600</td>
<td>$116</td>
<td>$3,000</td>
<td>$2,700</td>
<td>$3,300</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>43,000</td>
<td>$1,323</td>
<td>$69,900</td>
<td>$51,200</td>
<td>$62,600</td>
</tr>
</tbody>
</table>

| Veterans Memorial Building - 28,000 gsf existing + 4,000 sf roof terrace | | | | | |
| Seismic Retrofit - BPON+ (or Better Performance Objective for New Buildings) | 28,000 | $250 | $7,000 | $6,300 | $7,700 |
| Envelope Systems including electrification, Accessibility, all other building upgrade and finishes | 28,000 | $629 | $17,600 | $15,800 | $19,400 |
| New Additions to either side of Stage | 1,950 | $1,641 | $3,200 | $2,900 | $3,500 |
| Roof Terrace (including 1,500 sf enclosure + 2,500 sf roof deck) in High range only | 4,000 | $1,050 | $4,200 | | excluded |
| PVs at new addition, Panels & infrastructure | 7,000 | $86 | $600 | $500 | $700 |
| Site Improvements (paved areas in back for loading/service) & utilities | 5,500 | $164 | $900 | $800 | $1,000 |
| **TOTAL** | 33,950 | $987 | $33,500 | $26,300 | $36,900 |

| Martin Luther King Jr. Civic Center Park & Streets | | | | | |
| Paths and paving, planting and irrigation, new trees and tree protection, utilities | 203,000 | $80 | $16,300 | $14,670 | $17,930 |
| Site Improvements to 2180 Milvia Western entry, VMB entry and public restrooms in Park | 20,000 | $100 | $2,000 | $1,800 | $2,200 |
| **TOTAL** | 223,000 | $82 | $18,300 | $16,470 | $20,130 |

| **TOTAL ESTIMATED CONSTRUCTION COST** | 76,950 | $1,413 | $108,700 | $93,970 | $119,630 |
| ADD CONSTRUCTION CONTINGENCY | 10% | $141 | $10,870 | $9,783 | $11,957 |
| **TOTAL CONSTRUCTION COST INCLUDING 10% CONSTRUCTION CONTINGENCY** | 76,950 | $1,554 | $119,570 | $103,753 | $131,587 |
| ADD CITY COSTS including permitting, inspections, design fees, technical reports, consultants, CM, PM. This excludes environmental studies, FF&E, financing | 20% | $311 | $23,914 | $21,523 | $26,305 |
| **TOTAL CONSTRUCTION COSTS TO CITY** | 76,950 | $1,865 | $143,484 | $125,276 | $157,892 |

**NOTES:**

- Estimates provided are based on information from:
  - March 10, 2023 BCC Vision & Implementation Plan
  - Tipping Structural Engineers
  - Berkeley Public Works Department

**EXCLUSIONS FROM TOTAL ESTIMATED CONSTRUCTION COSTS:**

- Costs for phasing for all projects
- All City costs (i.e. soft costs, permitting and fees, inspections, design fees, technical reports, construction and project management, and financing costs)
- Preconstruction services
- Surge & moving costs
- Premium foundation systems (drilled piers, micropiles, etc.)
- Over excavation & recompaction of site soils
- Delays in construction due to environmental mitigation measures
- AV, telecommunications, and security equipment
- Artwork / Public art
- Utility connection fees and charges
- Furniture, fixtures and equipment (FF&E) except fixed seating in auditorium space if applicable
- Land acquisition, feasibility studies, financing costs and all other owner costs
- Hazardous materials abatement
- Construction/Owner's contingency
- Operations and maintenance costs
- Costs for LEED certification
- Creek daylighting
<table>
<thead>
<tr>
<th>ITEMIZED ROM COST DETAILS</th>
<th>GROSS FLOOR AREA</th>
<th>$/SF</th>
<th>Direct Const Cost</th>
<th>Gen Rqmt / Gen Cond</th>
<th>Bond &amp; Insurance</th>
<th>General Ctor Fee</th>
<th>Design Contingency</th>
<th>Subtotal $/SF</th>
<th>Escalation</th>
<th>Total Construction Cost</th>
<th>COMMENTS</th>
</tr>
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<tbody>
<tr>
<td>PRELIMINARY ORDER OF MAGNITUDE</td>
<td></td>
<td></td>
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<tr>
<td>MAUDELLE SHIREK BECOMES THE BERKELEY CENTER / BERKELEY THINK</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Enhanced Seismic Retrofit (DC+)</td>
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<td>2,217</td>
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<td>615</td>
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<td>Landscape/Exterior Improvements</td>
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<td>293</td>
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<td>576</td>
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<td>335</td>
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<td>88</td>
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<td>173</td>
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<td>5,992</td>
<td>831</td>
<td>1,661</td>
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<td>42,864</td>
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<td>VETERANS MEMORIAL BUILDING - to be Converted into an &quot;Arts Hub&quot;</td>
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<tr>
<td>Function as Cultural Hive</td>
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<td>739</td>
<td>102</td>
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<td>Roof Terrace</td>
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<td>Site Utilities</td>
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<td>VETERANS MEMORIAL BUILDING - TOTAL</td>
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<td>$741</td>
<td>8,247</td>
<td>33,500</td>
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<td>Martin Luther King Jr. Civic Center Park &amp; Streets</td>
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</tr>
<tr>
<td>Program Room / Storage / Food / Café / Restaurant</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Site paths and paving, planting and irrigation, new trees and tree protection, utilities, furnishings and bollards, infrastructure and lighting, playground and skate spot</td>
<td>203,000</td>
<td>$38.33</td>
<td>7,780</td>
<td>1,712</td>
<td>237</td>
<td>475</td>
<td>2,041</td>
<td>12,245</td>
<td>$60</td>
<td>4,013</td>
<td>16,300</td>
</tr>
<tr>
<td>Improvements to 2180 Milvia western entry, VMB entry and public restrooms in Park</td>
<td>20,000</td>
<td>$48.50</td>
<td>970</td>
<td>213</td>
<td>30</td>
<td>59</td>
<td>254</td>
<td>1,527</td>
<td>$76</td>
<td>500</td>
<td>2,000</td>
</tr>
<tr>
<td>MLK JR. CIVIC CENTER PARK &amp; STREETS - TOTAL</td>
<td>223,000</td>
<td>$39.24</td>
<td>8,750</td>
<td>1,925</td>
<td>267</td>
<td>534</td>
<td>2,295</td>
<td>13,771</td>
<td>$62</td>
<td>4,513</td>
<td>18,300</td>
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</tbody>
</table>
## BERKELEY CIVIC CENTER PARK - SITE IMPROVEMENTS

### CIVIC CENTER PARK ROM ESTIMATE

<table>
<thead>
<tr>
<th></th>
<th>GROSS AREA</th>
<th>$/SF MIDRANGE</th>
<th>Direct Construction Cost</th>
<th>COMMENTS</th>
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</thead>
<tbody>
<tr>
<td><strong>PRELIMINARY ORDER OF MAGNITUDE</strong></td>
<td>X $1,000</td>
<td></td>
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<tr>
<td><strong>BERKELEY CIVIC CENTER PARK - LANDSCAPING</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Landscape Design</td>
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<tr>
<td>Grass / Open Green</td>
<td>32,000</td>
<td>$6.50</td>
<td>208</td>
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<tr>
<td>Hardscape</td>
<td>93,000</td>
<td>$35.00</td>
<td>3,255</td>
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<tr>
<td>Planting</td>
<td>27,000</td>
<td>$16.80</td>
<td>454</td>
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<tr>
<td>Playscape</td>
<td>13,000</td>
<td>$22.40</td>
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<tr>
<td>Pedestrian space / paths / shared street</td>
<td>38,000</td>
<td>$25.70</td>
<td>977</td>
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<tr>
<td>Rough Grading &amp; Site Demolition</td>
<td>203,000</td>
<td>$4.00</td>
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<tr>
<td>Street Improvement + Crossings</td>
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<td>$17.00</td>
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<tr>
<td>New Tree Planting</td>
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<td>$3,000</td>
<td>180</td>
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<td>Special feature allowance</td>
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<td>$280,000</td>
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<tr>
<td>Turtle Island Monument</td>
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<td>100</td>
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<tr>
<td>Peace Wall</td>
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<td>$200</td>
<td>36</td>
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<tr>
<td>Misc. park furniture / benches</td>
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<td>$1.00</td>
<td>203</td>
<td>allowance</td>
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<tr>
<td>Site lighting</td>
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<td>$2.80</td>
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<tr>
<td><strong>LANDSCAPE CONCEPT DESIGN - TOTAL</strong></td>
<td>203,000</td>
<td>$38.33</td>
<td>7,780</td>
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</tr>
<tr>
<td><strong>ENTRY/RESTROOM IMPROVEMENTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2180 Milvia western entry</td>
<td>11,500</td>
<td>$30.00</td>
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<tr>
<td>VMB entry</td>
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<td>$30.00</td>
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<tr>
<td>Public restroom in park</td>
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<td>$400.00</td>
<td>400</td>
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</tr>
<tr>
<td><strong>ENTRY/RESTROOM IMPROVEMENTS - TOTAL</strong></td>
<td>20,000</td>
<td>$48.50</td>
<td>970</td>
<td></td>
</tr>
</tbody>
</table>