Master Plan Report

for the

Restoration & Preservation

of the

Alameda Carnegie Building

November 7, 2007

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Recent Aerial Photograph, showing:

1. *Carnegie Building*
2. *Oak Street*
3. *Santa Clara Avenue*
4. *Children's Library Building*
5. *Neighboring Apartment Building*
6. *City Hall*

Introduction

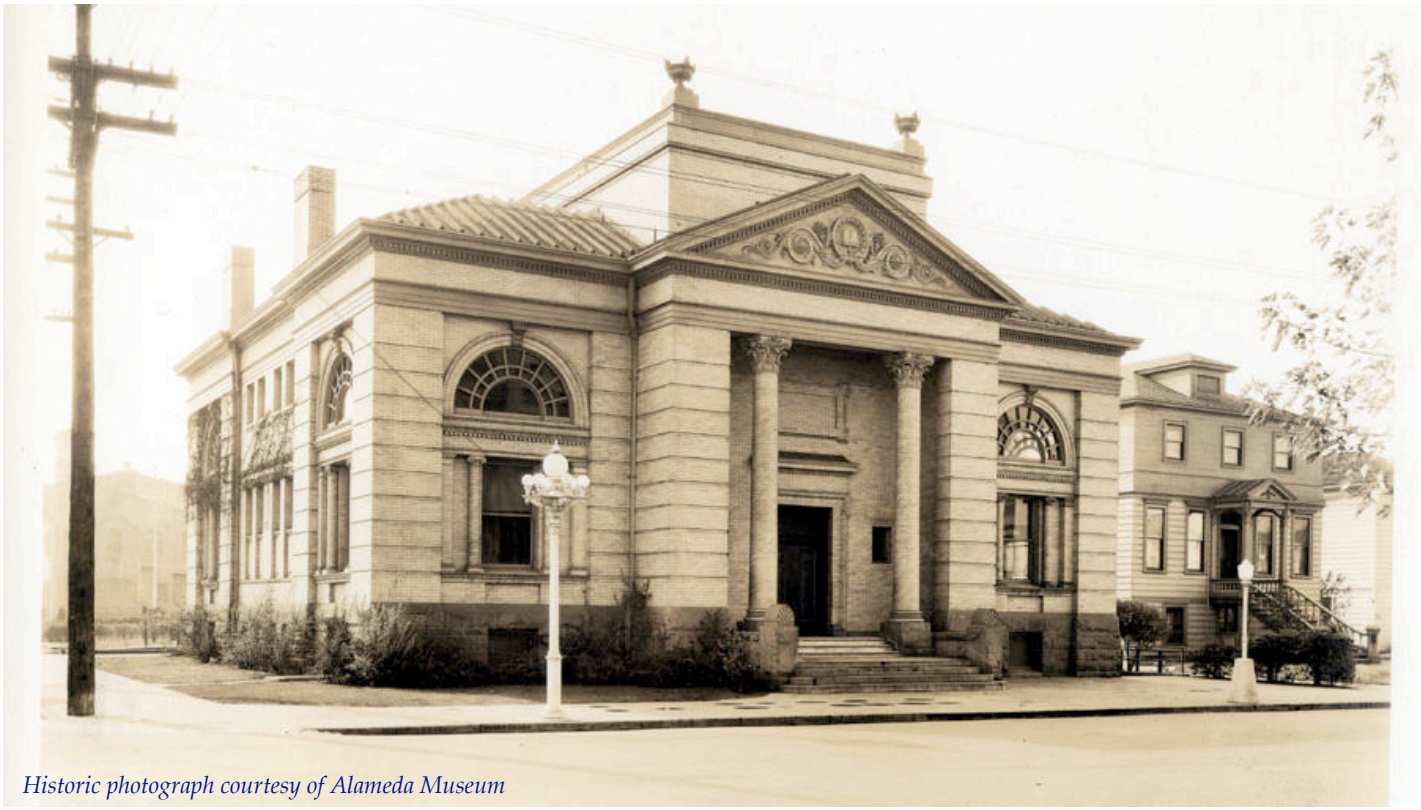
Building History

The Alameda Free Library was constructed in 1903, designed by William H. Willcox and John M. Curtis, built by Alameda-based Foster & Son, at a cost of $30,842.

The building is listed on the National Register of Historic Places, with the architectural period of significance listed between 1903-1949 (See 1982 "Application for Listing on National Historic Register" in Appendix), in addition to being an Alameda civic and architectural treasure and an emblem of local character.

In 1899, the City of Alameda was one of the first three cities in California to receive a library grant from Andrew Carnegie. Willcox and Curtis, based in San Francisco, won the competition to design the library. Their design allowed visibility from the reference desk to all public areas on both the main levels. The building was dedicated on April 16, 1903 and the library moved in four months later. The building remained in continuous operation as a library until 1998. (Refer to "Chronology of Construction" from Carey & Co.'s 1997 "Historic Structure Report," included in appendix.)

In 1998, the library moved to an interim building and later into a new Main Library building. A FEMA-funded seismic upgrade designed by Muller & Caulfield was completed in 2001. This work included demolition of existing heating, lighting, electrical wiring, which were not replaced due to limited funds. The building has been vacant for nearly 10 years and will not be re-occupied as a public library.



Historic photograph courtesy of Alameda Museum

Building Layout

The building has four levels: the Basement, the Main Level, the stacks Mezzanine, and the Gallery. The main level is raised almost 6' above the surrounding streets on a grey sandstone plinth, which allows windows to admit daylight into the basement. The basement is about 3'6" below grade, with a (very low) ceiling height of 7' 10 1/2"

Above: *Interior photograph from a postcard taken prior to 1907, showing the open plan interior. The stacks had not yet been constructed. Note the globe lighting fixtures and the wire fence dividers on the ground floor.*

The world globe is currently on display at the Alameda Museum. Historic photograph courtesy of the Alameda Museum.

Unlike City Hall, the existing building has no elevator and no street level access into the building without the use of an elevator or lift.

The building is divided into three bays. The right (West) and left (East) bays of the main level have 10'4"ceilings, while the central bay opens upward more than 25' to the barrel vaulted ceiling. A skylight in the roof allows daylight to enter through glass panels in the vaulted ceiling. The gallery level (actually a 2nd floor) covers the east and west bays of the main level.

A curved apse extends the main floor of the central bay to the South, opposite the entrance. The ceiling height of the apse is 15', which allowed the installation of a proprietary low-ceilinged two-story stacks structure with a glass floor mezzanine in 1909.

Project Goal

The goal of the current effort is to restore the building to its historic majesty without compromising the building's original design, and to reopen the building for public use. Every year the building remains unused without a tenant to maintain it, it is subject to further deterioration and the threat of serious damage.

Our charge is to investigate potential uses and to describe and set a budget for required construction. Upgrades required for occupancy include new electrical and interior lighting systems, a new heating system, fire sprinklers, more complete disabled access to the entire building, additional restrooms, and restoration or preservation of historic elements that were not addressed in the seismic upgrade.

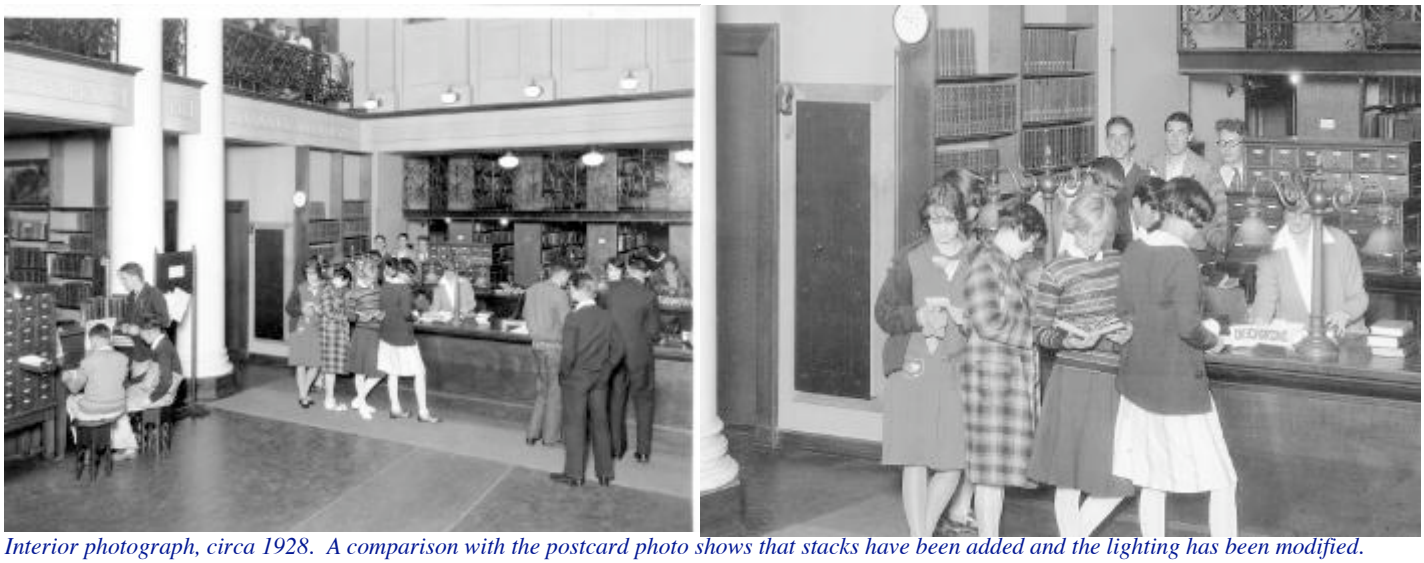
A new use will be considered appropriate if it is **compatible with the historic building,** provides for **public use of the building** as frequently as possible, and **provides the funding necessary** to upgrade the building and pay its for ongoing maintenance. The new use should be in accordance with the Secretary of the Interior's guidelines for the restoration of historic properties:

> A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Identifying a new tenant to reopen the building will not only restore and preserve the distinctive character of the building, but also contribute to the revitalization of Alameda's civic core. This project will transform an important parcel of central real estate from nearly a decade of dormancy into useful space that can work synergistically with the rest of the neighborhood.

Preservation and reuse of the Carnegie will contribute to Alameda's Green City Goals. Green City guidelines, which will regulate environmental stewardship and preserve the character of Alameda's architectural history, are currently under development by the City of Alameda Planning & Building Department. As much as possible, design for the new use of the Carnegie will provide energy efficiency, water efficiency, access to alternative transportation, and good indoor air quality.

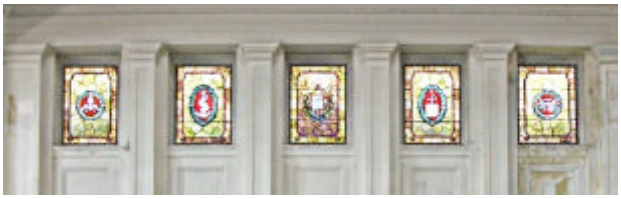
Adaptive reuse, also known as "building recycling", as an alternative to demolition and new construction, conserves the energy embedded in the existing building, relieves stress on landfills, and reduces the need to mine or manufacture virgin materials. Reopening this central building will help to consolidate economic and civic activity for the city, which makes alternative transportation more feasible and means that fewer greenhouse gases will be released by people driving between scattered locations.



Interior photograph, circa 1928. A comparison with the postcard photo shows that stacks have been added and the lighting has been modified. Original light fixtures remain on the counter. Historic photograph courtesy of the Alameda Museum.

Restoration and Upgrades

Priorities for Preservation



Stained glass windows. These windows have warped slightly and will be restored. Care must be taken to avoid blocking light to these windows during design of the addition.

Both the interior and exterior of the existing building have historical significance. The work completed in 2000-2001 included a new roof and waterproofing of other problematic exterior elements in addition to the seismic upgrade. Required additional upgrades to the building envelope are therefore minimal. Restoration of the windows and main entry door will complete the exterior restoration.

The proposed addition on the south side of the building, which is discussed in the next section, will provide accessibility for any proposed use of the building.

Any new, non-library use will require changes to the interior of the building. We recommend the following guidelines for interior features be given the highest priority for preservation:

Interior walls like this one, built on the Gallery Level in 1965 to create a second private librarian's office, disrupt the open plan interior and daylighting and should be avoided.

1. The open plan interior at the main floor and gallery levels, with its high-ceilinged central bay. New uses that require full-height walls or fixtures taller than the historic library shelving to divide up the space should be avoided.
2. Daylighting, utilizing the historic windows and skylights. New uses that preclude seeing the architectural space under daylight conditions should be avoided.
3. The ornamental rails around the gallery level are highly significant, even though they are only 33" high and modern codes require 42" high guardrails. We hope to employ the California Historic Building Code to retain the existing railing at its current height, if considered safe under new use. There is no known history of accidents at these rails while the building was a library.
4. The eight massive Corinthian columns. Fortunately, no potential use of the building threatens these columns.
5. The stained glass windows on the south wall, opposite the entry door. The sun illuminates these windows throughout most of the day. Care must be taken to avoid shading them by the proposed new addition or by any future construction next door.
6. The main stairs and entry vestibule.

These priorities emphasize the "feel" of the main atrium as well as the architectural details. Although the architectural details are extraordinary and beautiful, and will be preserved, historic preservationists feel that the spaciousness and daylight found in the main atrium are what truly defines the character of the building. The Carey & Co. 1997 "Historic Structure Report" ranks each exterior and interior component of the building as "very significant", "significant", "contributing", or "non-contributing." Our prioritization is in keeping with Carey & Co as well as the priorities of the Carnegie Foundation, which formally regulated layout and access to light but not appearance or design of the libraries it financed.

Open Plan Interior

The open floor plan of the main level not only gives the building its characteristic "feel," it was also essential to the way the library historically functioned. According to Dr. Abigail Van Slyck, a historian

of the Carnegie Libraries, this layout was crucial to the Carnegie library revolution.

> … In their day Carnegie libraries were innovative designs that helped revolutionize the small public library as a building type. Efficiency was the operative word, both for Carnegie and for the professional librarians who advised him, and their goal was to allow a single librarian to supervise the entire library. Thus, the Carnegie program recommended a one-story building without full-height interior partitions, an arrangement which gave the librarian seated at the centrally-located charging desk an unencumbered view of the bookshelves lining the perimeter walls. ("Styles," www.carnegie-libraries.org)

Library use in 1987. The library moved due to overcrowding.

Daylighting

Along with the open floor plan, the daylighting found in the main open area is considered crucial. Carnegie Libraries were designed to symbolize and facilitate enlightenment for the people who used them.

Light was (and is) functionally important for the reading experience of the seeing public. When the Carnegies were built, between 1896-1925, electricity was both expensive and unreliable. Properly placed windows and skylights could provide brighter, more uniform lighting (during daylight hours) than the light fixtures of the time. Design guidelines administered by Carnegie's personal secretary ensured that "rectangular rooms were evenly lit from windows that started six feet from the floor." (Dr. Abigail Van Slyck, "Styles," www.carnegie-libraries.org)

Historic photos show window shades that were drawn at times to mitigate direct sunlight through the windows. The base building upgrade includes installation of shades similar to the historic shades. The intention is that these shades will be raised as soon as the sun moves so that users of the building can take advantage of the daylight, as historic building users did.

A plastic film to block 98-99% of the UV spectrum without blocking the visible spectrum can be applied to historic window glazing, also as part of the base building upgrade. We will study the exterior appearance of window films as part of the next phase.

Further modifications to shade or otherwise change the daylighting would be detrimental to very significant historic fabric.

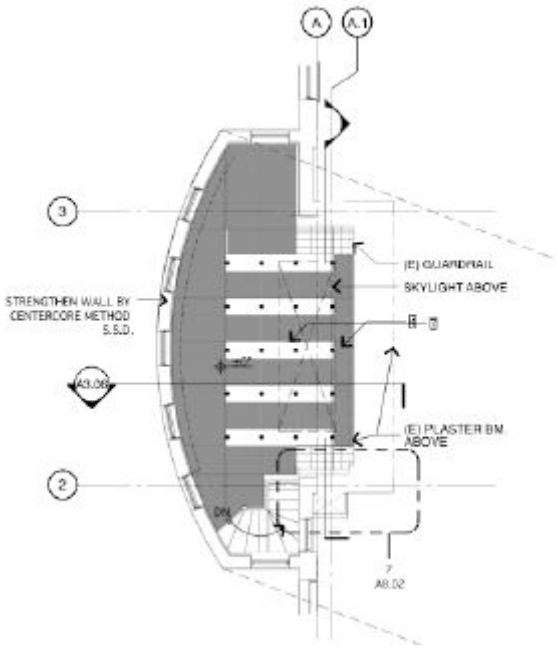
Overall photograph of stacks and relationship to the second floor and atrium.

Other features

Other significant features to be preserved are detailed in the appendix section, "Preliminary Guidelines for Treatment of Existing Historic, Non-conforming, Missing or Ambiguous Elements". These features are of less importance in determining how the building can be preserved and reused, either because they will definitely be preserved in any case or because they are not of primary significance and may be modified if necessary to preserve the more significant features noted above.

Stacks

The existing stacks, which feature load-bearing shelf-support posts that support the glass mezzanine floor as well as two floors of bookshelves, are historically significant, although less so than the features noted above. The ceiling height of the main level below the gallery is 10'4", while the ceiling height of the stacks main level below the mezzanine is just 6'5". The stacks were not part of the original construction, but were



Stacks detail plan, from 1999 Construction Document for Seismic Upgrade.

added to the original apse in 1909. Similar stacks were incorporated into most libraries at the time, but the Carnegie is thought to have one of the few remaining sets.

The Library Bureau, a company founded in 1876, was awarded the contract for construction of the stacks in 1908. Melvil Dewey, who founded the Library Bureau, also published the Dewey Decimal classification system in 1876. The Library Bureau is still in business in Massachusetts today.

Use of the stacks will be prohibited unless they are made accessible. Note that this restriction applies to all potential uses of the stacks, whether by the public or employees. The existing aisles between the shelves are only 28"; 36" is required for wheelchair access.

Compliance could be achieved by removing all of the shelves from one side of each center aisle, as well as most of the wall-mounted shelves. Of course, this would change the stacks' appearance and render them much less useful for storage, since 60% of the shelving must be removed. Some shelving has already been removed for access during the 1996 remodel.

A second option is for the stacks to be "mothballed" (preserved but not reused). This would allow them to remain in their current state, although potential floor space would be lost for the reuse of the building.

The third alternative is to modify the stacks in a way that allows efficient use of the space, while preserving some of their features, such as the glass floor, the support posts at the main floor level, the visible end panels, and some of the shelving.

Men's smoking room.

Men's Smoking Room

The large room inside the basement-level exterior door on the West side of the building was first opened as a men's smoking/ reading room on February 9, 1909. It closed just six years later on December 1, 1915, due to unpopularity.

The space re-opened as a Children's Room on August 15, 1917, and remained open in this capacity for about 9 years, until the Children's Room moved to Children's Library in 1926. The Alameda Museum occupied the space from 1950 until the 1980's.

No historic photographs showing the room in use as a men's smoking/reading room or a children's room have been located.

One reason for the room's disuse may be that the low ceiling height, just 7'10", makes this a marginal quality space.

In light of the room's historic lack of popularity, its low ceiling, and the lack of historic documentation, we recommend giving priority to preservation of the Main and Gallery Level open spaces. All other things being equal, we recommend keeping the smoking room intact, but if subdivisions or modifications to this room will allow more flexibility in preserving the upper floors, subdivisions or modifications to this room are preferred.

Above: aluminum windows on the East elevation.
Left: 1912 wire glass and metal sash.

Exterior Upgrades

Upgrades to Exterior Windows and Doors

Exterior windows will be restored. A number of windows were replaced in the 1960's with historically inappropriate aluminum sash, while others have been replaced over the years with ventilation louvers. Most of the original windows on the south and west facades are glazed with translucent wire glass, which was retrofitted in 1912, and which is not required by today's building codes. It may be appropriate to replace the wire glass with clear, energy efficient and UV-resistant glazing. Alternatively, it may be possible to install a retrofit film on the inside surface of the glass to improve energy efficiency and block UV.

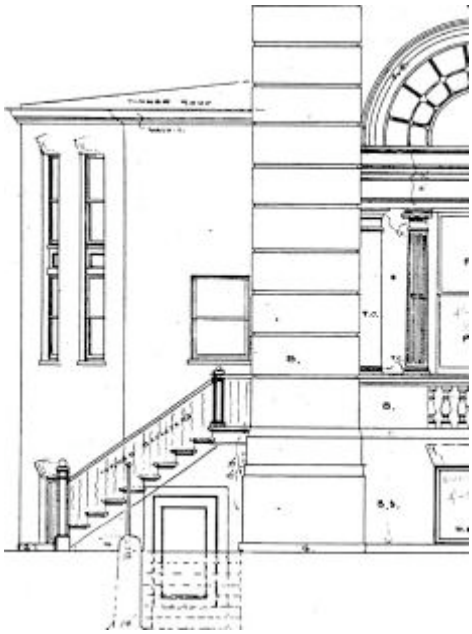
The main front doors and vestibule doors, which were also replaced with aluminum storefront doors, will be restored.

Librarian's Railing

The existing railing outside the Librarian's door is a simple metal pipe construction, and does not match the original construction documents, which showed two turned balusters per step and ornamental globes on top of newel posts. The railing does match the existing basement railing, which appears very similar to the "gas pipe railing" show on the construction documents. Historic photographs do not exist for this location, but the chronology indicates that the original wood stairs were replaced with concrete in 1934.

Given that this railing will be a prominent feature in the new major entryway to the proposed addition (discussed below), the original design seems more appropriate. Depending on cost, we propose restoring the railing based on the original construction documents.

Librarian's rail (existing and original design).



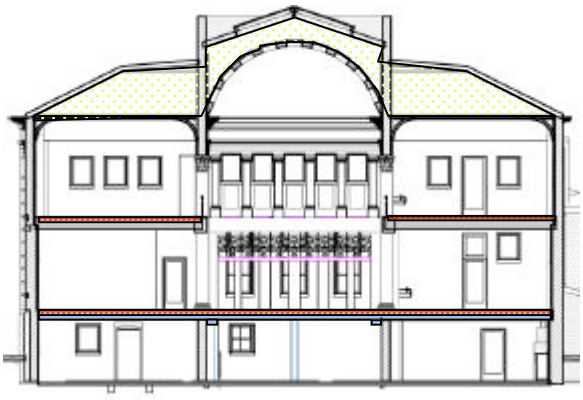
Decorative Urns

Historic photographs show four decorative metal urns on top of the corners of the parapet walls, visually prominent especially from the north. These were removed in 1956. Photographs show enough detail to allow accurate replication. We are designing and researching the cost for a replacement.

Original main entry door.

Decorative urn from roof parapet, from photo circa 1929. Urns were removed in 1956 after a portion of the parapet wall collapsed. This enhanced photograph provides enough detail to create a replica of the urns.

Historic photographs courtesy of the Alameda Museum.



Radiant heating (red) will be installed underneath the main and gallery level floors; ducts (blue) for forced air heating will be installed between basement joists. Attic air space (yellow) will be used for ventilation.

Insulation could be applied to historic exposed brick exterior walls in the basement. Interior walls would remain brick.

Clockwise from top left: Schoolhouse style; original desk lighting fixture; original globe-style fixture; and balustrade fixture with fluorescent system installed in 1945. Historic photographs courtesy of the Alameda Museum.

Thermal Comfort and Energy Efficiency (base building)

The proposed heating system will combine a forced air system in the basement and radiant heating on the first and second floors. Forced air is inefficient in very tall open spaces like the upper levels of the Carnegie Building, since the warm air will rise to the top of a vaulted ceiling, wasting energy and leaving the people at the bottom feeling cold. The proposed radiant system has several advantages: the hot water pipes can be concealed in the existing floor system; there is no need for bulky ducts that would be difficult or impossible to conceal in the open-plan building; and the radiant system heats the people and objects that are close to the floor, so that air temperatures can be lower for equivalent comfort.

The building will not be air-conditioned. Ventilation, currently provided by the existing manually operated windows, will be augmented by an automatic attic exhaust fan, which will remove heat build-up on warm days. Ventilation slots will be inserted into the ceiling at the gallery level, coordinated with the ceiling design. Additional ventilation slots will be inserted into the end coffers of the central barrel vault. This will allow warm air, which will collect at the ceilings, to be exhausted while cooler air is pulled in through the open windows.

Ducts for the forced air system in the basement will be concealed, running where possible between joists, to avoid impacting the low ceiling height in the basement.

Applying insulation to the exposed brick walls in the basement would improve the building's energy efficiency and thermal comfort, but also dramatically change the historic appearance of the basement interior by covering the brick with gyp board. Depending on the use and importance of these different factors, insulation may or may not be applied.

Blown-in insulation could be added to the 1 1/2" existing air pocket between the plaster surface and the brick wall providing some insulation at the main floor & gallery levels, if calculations show that it is worthwhile.

Also refer to "Changes to Significant Spaces: Climate Control" in "Use of the Building" section, below, for an analysis of technologies to provide precise control for temperature and humidity that could be required for accreditation of a museum.

Interior Lighting

Existing daylighting through the historic windows and skylight provides a base illumination of about 300 lux (30 foot-candles) at noon, which would be sufficient for many kinds of tasks and uses during the day. Whether this level of daylighting would need to be dimmed or is appropriate for use as a museum is a subject of contention, and will be discussed further in the "Use of the Building" section, below.

Daylight was historically augmented with electric lights. The original drawings show 2, 4, and 6-fixture lights, which appear in early (pre-1907) photographs as simple globes. In 1924, new "schoolhouse"-style fixtures were installed, replacing the original fixtures. Fluorescent fixtures replaced those in 1945. The historical architect and electrical





Antique fixtures that resemble historic fixtures from this building.

engineer are working to determine which style of fixtures will be most appropriate for the building reuse.

Visible lighting fixtures on the main and gallery levels will consist of new fixtures that match historical fixtures, with energy efficient lamps and ballasts, augmented by appropriately styled task lighting and recessed lighting fixtures in the ceiling. Additional concealed fixtures will light the vaulted ceiling and columns, to provide dramatic lighting of the historic features.

Proposed fixtures for the basement are shallow fluorescent indirect strip fixtures that will hang only 3" below the ceiling, but will cast light up on the ceiling where it will be reflected back into the room.

Code Compliance

Carnegie code analysis per 2007 California Building Code (CBC) and the California Historical Building Code (CHBC) is included in the appendix.

Because the building is historic, the building could continue in its historic use without code upgrades except as needed to provide accessibility. However, where new uses are proposed, an evaluation must be made to see if risks are increased, and if they are, those aspects of the building may need to be brought up to current code. Since the historic library use is not being considered, all potential uses must be evaluated.

The building structure has already been upgraded to comply with seismic codes as they relate to historic buildings.

"Occupancy" is legally defined by the California Building Code (CBC). It is not based on how many people are actually expected to be in the building on a typical day. The number is calculated using code formulas based on the square footage of the areas of the building devoted to various uses. Increasing the number of code-defined occupants in the building may trigger new requirements for life safety. We calculated the total occupancy of the main and gallery levels for various uses as follows:

- Historic library use: 125 occupants as defined by CBC. This is the base number to which all other uses must be compared. This number was calculated to be as high as possible by classifying most of the floor area as "reading room" rather than "stacks". Reading rooms have one person for every 50 sq ft, while stacks have one person for every 100 sq ft.
- Planning & Building Center, with exhibit and conference space on the main level and workstations on the gallery level: 258 occupants as defined by

	Library (historic use) *# Occupants*	Planning & Building Center *# Occupants*	Alameda Museum, or Exhibit Hall, Art Gallery, Community Gathering Space *# Occupants*	Performance or Meeting Space *# Occupants*
Main Floor	68	224	199	489
Mezzanine	4	4	4	0
Gallery	53	31	170	376
Total Open "Fire" Area	**125**	**258**	**373**	**866**
Basement	103	76	103	103
Total	228	334	476	969




Recessed and semi-recessed fire sprinklers.

CBC. Exhibit and conference space has one person for every 15 sq ft. Workstations have one person for every 100 sq ft. The permit center occupancy is about double the historic library use, but the number of CBC-defined occupants in the gallery decreases from 53 for the library to 31 for the Planning and Building Center.

- Alameda Museum use, with exhibit space on both the main and gallery levels: 373 occupants as defined by CBC. This is three times the library occupancy. This number would also apply to an art gallery or for use for public receptions where people are seated at tables. The number of CBC-defined occupants of the gallery increases from 53 for the library to 170 for an exhibit space.
- Performances, receptions, etc.: If the entire space were filled with chairs (one person for every 7 sq ft), the total occupants could be 866 as defined by CBC. This would be an increase of almost seven times the number of occupants for the historic library use. We did not complete a detailed code compliance analysis for this option.

We propose to add a complete code-complying fire sprinkler system to the base building, regardless of its use. Sprinklers could allow some increase in building occupancy without triggering the need for other upgrades. Since the floors and roof are of wood construction, the sprinkler system will also be an important protection for this historic resource.

Accessibility

Accessibility for individuals with mobility impairments is required to all areas of the building that are open to the public or are used by employees. This would apply to all areas of the building for any of the proposed uses.

An accessible entrance and elevator with access to all levels of the building will be provided by the proposed building addition. See discussion below.

The stacks will either be "mothballed" and preserved but not used, or modified partially or completely to allow accessibility and use. See discussion in "Priorities for Preservation" section, above.


Original railings (above) and glass railing that could be used for retrofit.

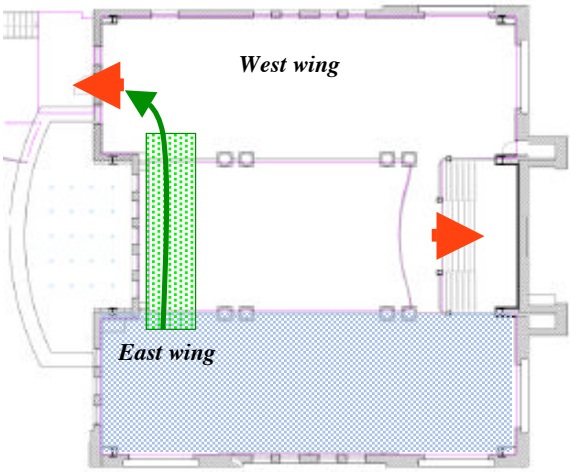
Railing Height

The existing guardrail at the open edge of the gallery is only 33" high. The California Building Code for new construction requires a height of 42". The California Historical Building Code (CHBC) allows the existing railing height and spacing of balusters to continue in their historic condition unless a "distinct hazard" has been identified or created by a greater use or occupancy as defined by CBC. Use of the building for a public assembly or similar type of use would certainly create a "distinct hazard" if alcoholic beverages are served or if crowds of people are likely to be near or pressed against the railing. The fall from the railing would be 12' to the floor below. An increase in code-defined occupancy could also constitute a "distinct hazard".

The retrofit could consist of a single horizontal bar above the top of the existing rail, or a 42" glass structural rail inside the existing railing.

Exiting

The main floor and the basement each currently have two exits, as required by code. The two existing exits from the main floor level, along with the new exit in the addition, will provide enough exits from the main level, regardless of the building use.



Gallery Level plan, showing exit routes if proposed addition is constructed. If occupancy stays the same, the East wing may have only one exit; if it increases, a second balcony exit (green) will be constructed.

The existing gallery level has only one exit: the main stair. The proposed elevator addition will also include a staircase, which will provide a second exit for the west side of the gallery level. Occupants of the east side of the U-shaped gallery level will have to pass by the existing staircase to reach this new staircase, meaning they still effectively have only one exit.

The construction of an additional section of balcony, at the south end of the open space, would provide an additional exit path for the east side of the gallery level, bringing it into compliance. The rendering below shows an added balcony. Balcony rail is designed to be compatible, but different from historic rail. Although the balcony would be a new element in the main area of the building, it does not disrupt the overall feel of openness.

This additional exit is not required for the Planning & Building Center use by CBC or CHBC, since the number of code-defined occupants on the east gallery level (15) will be less than the number of previous occupants for the library (43). It will be required for use as a museum gallery, since the museum use would have more than three times as many code-defined occupants on the gallery level as the historic library use.

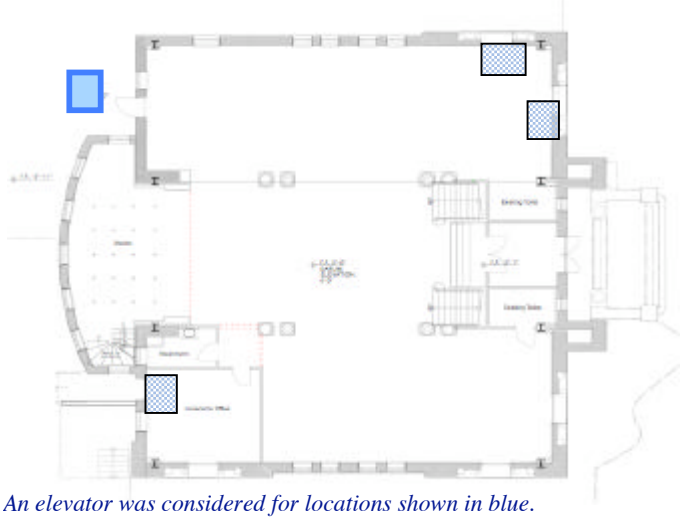
Restrooms

Four WC's for women and one WC plus one urinal for men are proposed in the basement of the new addition. This number will comply with current codes for a planning & building center or for a museum.

More restrooms would be needed for high-occupancy uses of the whole building such as performances or receptions. They could be provided by adding a second story of the restroom addition at the main floor level.

Gallery level with added balcony for exiting. Balcony rail is designed to be compatible but different from historic rail. Although the balcony introduces a new element in the main area of the building, it does not disrupt the overall feel of openness.

Corner view. The "mezzanine" second level of the stacks is much lower and cannot be accessed from the second floor of the library. A steep and narrow spiral staircase in the corner of the first floor stacks area is the only way to access the mezzanine.



An elevator was considered for locations shown in blue.

Proposed Building Addition

We have prepared schematic drawings for an addition to the Southwest corner of the building, which would mitigate several of the building's code issues, including restrooms and accessibility.

Accessibility

The various levels, including the basement, main level, stacks mezzanine, and gallery, and their relationship to the street create difficulties in making the building accessible to citizens with mobility impairments. We considered three potential locations for a new elevator inside the building, and determined that all three were too detrimental to the historical fabric, provided insufficient access, or both.

A proposed building addition with a new, accessible entrance and elevator with access to all levels of the building is described on the following page. In terms of elevator placement, this option will have the least impact on the historic fabric of the building, while providing access to every level of the building. This addition will sit next to the "back corner" of the building, on the western end of the southern façade.

The stairs at the main building entry preclude wheelchair access without impact on important historic fabric. The CHBC allows accessibility to be provided through a secondary entrance that is used by the public within 200 feet of the main entrance. We have included landscaping and architectural features to designate the new entrance as a major entrance.

Restrooms and Relationship to Property Line

The proposed addition contains additional restrooms with six fixtures at the basement level. This number could be doubled if additional restrooms are included in a second story on the main level. The footprint of the proposed addition at the basement level extends to the property line, which will require a variance from current zoning.

Addition's Relationship to Children's Library

The Children's Library was originally the home of C. H. Foster, the contractor who built the Carnegie Library. C. H. Foster died in 1915.

In 1926, the main floor of the house was converted into the Children's Library with a sloped "bridge" corridor connecting it to the main level of the Carnegie Stacks. In 1996, the historic connector bridge was demolished and replaced with a connector building, which housed two wheelchair lifts that provide access to the main levels of both buildings.

The proposed building addition will demolish and replace the 1996 connector building. Considering the longevity of connection, the relationship between the two buildings is itself historic. The history and proximity of the two buildings, as well as the current shared use of the space between for accessibility solutions, means that we must consider the relationship to Children's Library in our design of the proposed building addition.

We would prefer to provide full accessibility to both buildings with the proposed addition. However, the floor heights for the stacks mezzanine of the Carnegie Building and the main level of the Children's Library

The connector bridge was built in 1926.

Addition cross section.

are too close together to allow stacking the landings. It is physically impossible to access all levels of the Carnegie and both levels of the Children's Library with a single elevator.

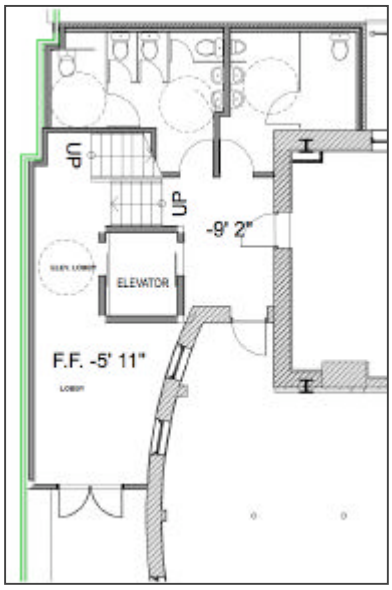
We propose an additional lift that travels between the main and lower levels of the Children's Library inside the Children's Library building. There is currently such a lift in operation inside the connector building; we propose removing and reinstalling this lift in a new location, as part of the scope of construction for the Carnegie Building.

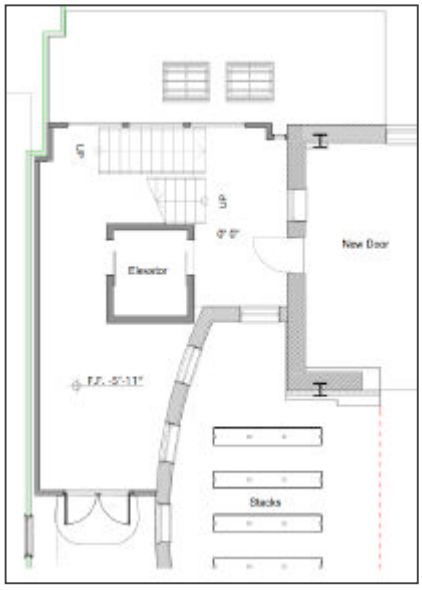
The proposed addition extends all the way to the northern exterior wall of the Children's Library. Unless the Children's Library is moved, the proposed addition would cover four historic windows on the side of the children's library (one on the lower level, three on the upper level), plus a historic window opening on the upper level that was converted to a door in 1926. These windows could potentially remain in place with views into the addition, which will be daylit with windows and skylights, or they could be sealed off. It has been suggested that windows on the lower level are in currently unfinished areas and could be sealed without significant detriment to the building's occupants. Upper level windows could be replaced with new skylights. The upper level door opening that currently leads to the connector building lift could be restored to its historic configuration as a window.

Alternatively, the Children's Library building, also owned by the City, could be moved 5′ to the south, away from the Carnegie Building. This solution would eliminate the conflict between the proposed building addition and the Children's Library windows, since all of the windows could retain their views to the outside; the upper level door would be restored as a window, as above. Such a move would require replacing the Children's Library foundation. Since the existing foundation is brick and does not conform to modern structural safety standards, replacing the foundation will be beneficial.

The current setback from the Children's Library building to the southern property line is approximately 6'. Moving the building 5′ to the south would cause the 2′ roof overhang to encroach on the neighbor's property. If regulatory variance and the neighbor's permission can be obtained, this option may prove the most practical and aesthetic solution.

Addition renderings, option 1 (left) and option 2a (below).





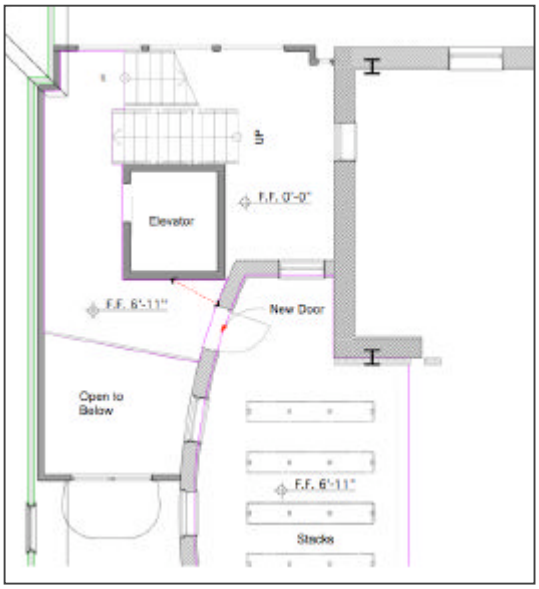
Addition's Effect on Historic Fabric of the Carnegie Building

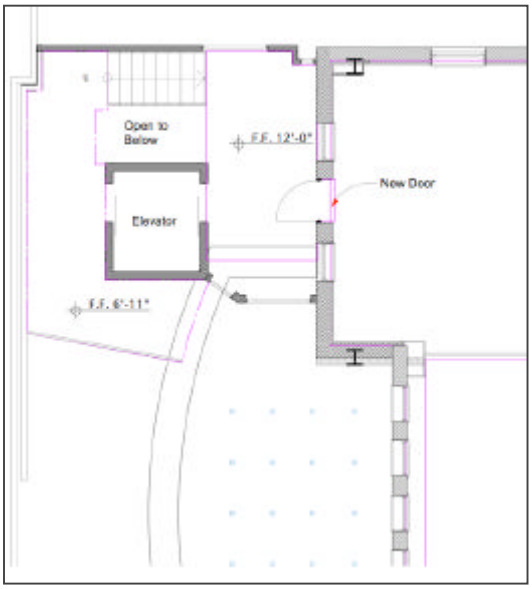
The proposed addition will enclose nearly half of the southern exterior wall of the Carnegie Building, rated as "contributing" by Carey & Co. The portion of the wall that will be enclosed is currently not visible from the street or sidewalk, and hard to view even from inside the lot around the neighboring apartment building and the Children's Library building. We plan to retain the wall as is, as an interior wall of the addition. We will convert one window on each level into a door that accesses the elevator landing and stairwell. A portion of the roof, rated as "very significant", will be enclosed above the apse/stacks area. We recommend the brick and metal cornice to be exposed on the interior of the addition.

The existing bathroom on the basement level, which Carey & Co rated as non-contributing, will be demolished, and the floor, currently 2 feet above the main basement floor, will be excavated to allow a floor at the same level as the main basement floor. The existing door between the bathroom and the rest of the basement would be reconfigured to provide access between the basement and the addition.

Several windows in the mezzanine will be covered by the addition. These windows would remain in place as they are, opening into the new entry.

As mentioned in the "Priorities for Preservation" section, care must be taken to avoid shading the stained glass windows on the south wall, opposite the entry door, which are currently illuminated by the sun throughout most of the day. We rejected an option for the addition roofline that was overly tall adjacent to the historic windows.





Addition floor plans. Above: basement, main level, and stacks mezzanine. Right: gallery.

An historic window was modified to create this doorway onto the connector building during the 1995 accessibility upgrade. Shelves on the right were removed to allow access to the connector building.

Rendering, showing new entrance from elevator addition into the main level.

Stained glass blockage, existing.

Stained glass blockage, Option 1.

Stained glass blockage, Option 2a.

Use of the Building

The Carnegie Building, a significant historic asset for the City of Alameda, has been empty for nearly ten years. The ultimate use of the building must be decided in order to complete the upgrades, described above, required "regardless of use," since the eventual users will be responsible for funding those upgrades. Once occupied, the building's users will be in a position to take charge of ongoing maintenance.

The Carnegie Building contains 10,804 usable square feet in the basement, main level, stacks mezzanine, and gallery (13,826 total square feet including circulation and addition). The historically connected Children's Library may have as much as an additional 4500 sq ft, counting the garage and the low-ceiling (7'6") unfinished basement space.

The Children's Library is not included in our scope of work. The size of the Children's Library is estimated from an old landscape plan, since no building plans were available. The Children's Library is currently occupied by Alameda County Health Services; there are no plans for Health Services to move.

The Carnegie Building's historic status, central location, and vacant square footage provide a valuable opportunity for a future occupant.

Methodology

Suffolk High School was converted into a Cultural Arts Center.

Two main concerns motivated this master plan study: first, the Carnegie Building, one of Alameda's most important civic treasures, had been vacant and closed to the public for nearly a decade; second, the city's Planning & Building Department had identified the need for a bigger space to increase the public area and provide additional information materials and a self-help area, and was considering moving to the Carnegie. Our charge was 1) to define a series of upgrades, described in the previous section, that would restore and preserve the building and make it ready for a new user and 2) prepare conceptual design for reuse of the building for the Planning & Building Department and two alternatives, and evaluate the desirability of each use.

We sought public input about alternative ways to use the space during two public workshops. During the first workshop, participants suggested two potential alternative uses for the Carnegie Building: the Alameda History Museum, and a Community Art Center to be combined with the Planning and Building Center.

Use of the Carnegie Building as a dedicated performing arts center was mentioned during the first workshop, but participants decided this use would be difficult due to noisy acoustics, railing & occupancy restrictions, and lack of an appropriate stage area (the stacks area ceiling and "proscenium" opening are too low). The participants agreed that neither the main level nor the mezzanine level of the stacks area would work as a stage, even if the stacks were removed.

During the second workshop, we presented conceptual layouts for the two uses, presented renderings and floor plans, and sought input about the benefits and drawbacks of each design.

Cultural Arts Center

During the second workshop, some participants urged that the entire building should be dedicated for use as a Cultural Arts Center. New Cultural Arts Centers are typically between 50,000 – 60,000 square feet,

An historic, 25,000 square foot school in Youngstown was converted into a Cultural Arts Center.

An old church in Simi Valley was converted into a Cultural Arts Center, which includes a theater and two galleries but no studio or classrooms.

Reception in the existing location of the Planning & Building Department.

much larger than the Carnegie Building, and include rental event spaces as well as arts studios and classrooms. Studio One, a new center in Oakland in a renovated historic building near Oakland Tech is 20,000 square feet. This is nearly all classrooms and studios for children's programs.

Advocates of a new Cultural Arts Center described spaces that could include multiple classrooms (at least 2), informal performance space (for chamber music, poetry readings), art exhibit space, and art studio space (such as a ceramics studio and/or dance studio).

However, even conceptual study of a Cultural Arts Center use was infeasible due to lack of a clear vision about what a Cultural Arts Center would contain. A number of members of the arts community are working together to develop a cohesive voice and programming goals, so that a Cultural Arts Center could be considered in another building in the future.

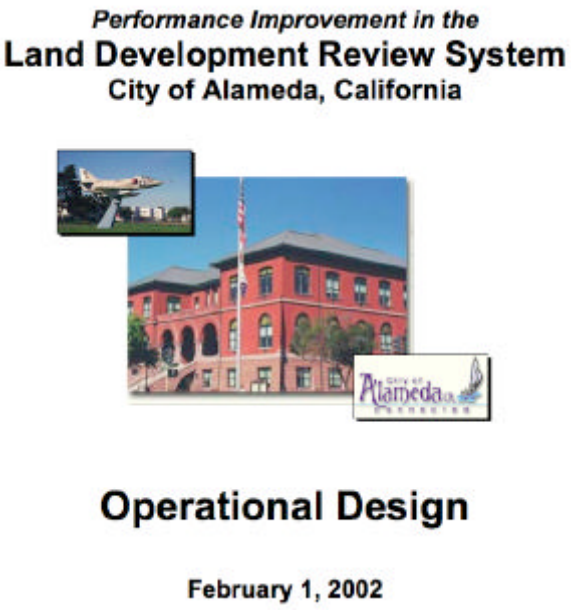
Several other historic public buildings were mentioned, which could be renovated and occupied for uses that are not selected to occupy the Carnegie Building. One workshop participant suggested that the Veteran's Building is poorly maintained and could be rededicated, and there was mention of using a historic electric substation for Cultural Arts.

Alternatives for Study

Since no other suggestions were offered at the workshops, and since the planning and building center use does not conflict with display space and an information and ticket sales desk for local artists, we developed conceptual plans for two uses:

- Alameda Museum
- Planning & Building Center with Community Art Center

We worked with the Alameda History Museum, the Planning & Building Department, and three local artists' groups to define a program for each group, including required square footage, adjacency, and other space characteristics. We developed floor plans and 3-D renderings showing how each group could use the Carnegie Building.



Community Arts/ Planning & Building Center

The Planning & Building Department is responsible for the physical design of the City of Alameda. Zoning guidelines define how the community's neighborhoods and districts are laid out. Enforcement of design and building codes ensures that buildings are safe and aesthetically coherent with their context. The Planning & Building Department steers the city's architectural development to meet important goals, including good stewardship for the city's history, the environment, and local character.

The Department is currently housed in a 6,000 square foot office space in the basement of City Hall, across the street from the Carnegie Building. Six years ago, working with Horizon Center, Inc., the City of Alameda developed an "Operational Design for Performance Improvement in the Land Development Review System" which defines goals for physical quarters, amongst other elements. The Operational Design included recommendations for improving service delivery to customers in need of land development approvals, including an expanded public reception and wait area.

San Leandro Permit Center's long reception counter creates a defined area where the public can interface with Building Officials.

Photograph taken from the City of Oakland Planning Office, showing the Permit Center mezzanine and building atrium.

Current City Hall office for the Planning and Building Department on a busy day.

A move to the Carnegie Building would mean a dramatic increase in floor space available for reception and public waiting, as well as an organizational shift in the way that Planning & Building Department staff interfaces with the public.

The Planning & Building Department proposes to move all current and planned Planning & Building Department personnel into the Carnegie.

About 1/4 of the main level would be sufficient to create a one-stop permit center, which would greatly improve the efficiency of the Department's interface with the public. The public would interact with Planning & Building personnel at six tables arranged to look like the former library reading room. A ticketing and arts information desk would be located adjacent to the Planning & Building receptionist.

In the Planning & Building Center design, 1727 square feet, or approximately 55% of the main level open area, would be dedicated to rotating exhibits of local art and Alameda history. Additional space near the entrance would provide room for new displays about Green Building and Preservation of Alameda's rich architectural heritage. If the Carnegie is used as a Community Art/ Planning and Building Center, an operational plan for display of art and museum exhibits, tickets office for cultural events, and after-hours use will be prepared for consideration by the City Council.

The majority of the main level would be available for receptions, events, and lectures after regular business hours and on weekends.

The City Hall floor space currently occupied by the Planning & Building Department would provide sufficient room for the Public Works Department, which is currently located at Alameda West. Moving Public Works into proximity with Planning & Building would benefit the operational efficiency of both departments in keeping with the "Operational Design" proposed by Horizon. In addition, it would help the City to meet environmental goals by allowing personnel who need to meet with others in another department to walk across the street instead of driving across the city.

Basement

In the west bay, the men's smoking room would be subdivided and used to provide private offices for the Planning & Building Director and Administrative Management Analyst, as well as a private conference room. The remainder of the west bay would provide open work areas for five administrative personnel. We would restore existing cabinets and windows.

Existing walls would be retained in the center bay. The northern end would house elevator, boiler & mechanical equipment, with a lunchroom, permit center storage, library space, and copier/ work area in the rest of the space. New walls would be constructed to provide a second private conference room for this level.

Existing brick walls in the east bay would be removed and the space would be partitioned for code enforcement and inspector workstations, as well as electrical and phone panels.

Planning & Building Center rendering of one-stop permit area.

Main Level

The permit center use would keep the majority of the main level open and undivided. The open area would include a waiting area, space for rotating museum exhibits, sculpture and painting, six tables for public reading and permit consultation, three public work stations, and book shelves with educational and self-help literature. This flexible area would allow public meetings and other events to happen on the main level when the permit center is closed.

The historic librarian's office would be used as a conference room, and the adjoining washroom would be kept as a coffee room.

A reception desk, would be constructed where the original reference desk was located to provide space for a staff person from the Planning & Building Department and a representative for the community arts group. The main level stacks would retain the maximum 40% of the original shelving for use as a permit center library, as well as a workstation for one permit technician. We would construct a 30" wire gate, in keeping with the style of the fencing that originally subdivided the main level, to separate the stacks from the main floor area.

The historic men's restroom would be used for chair storage for public meetings.

Two new glass walls would be built to enclose space to the west of the main entry stair, including the historic women's restroom. These new walls would enclose a conference room and a private office for the permit center manager.

Stacks Mezzanine

This space would be used as a private office. Existing end stack posts and end walls would remain; most interior posts, frames, and shelving would be removed. Glass panels to match existing glass floor would be used to fill in gaps in floor around the old posts. In order to provide acoustic privacy, glass would be installed behind the existing metal railing.

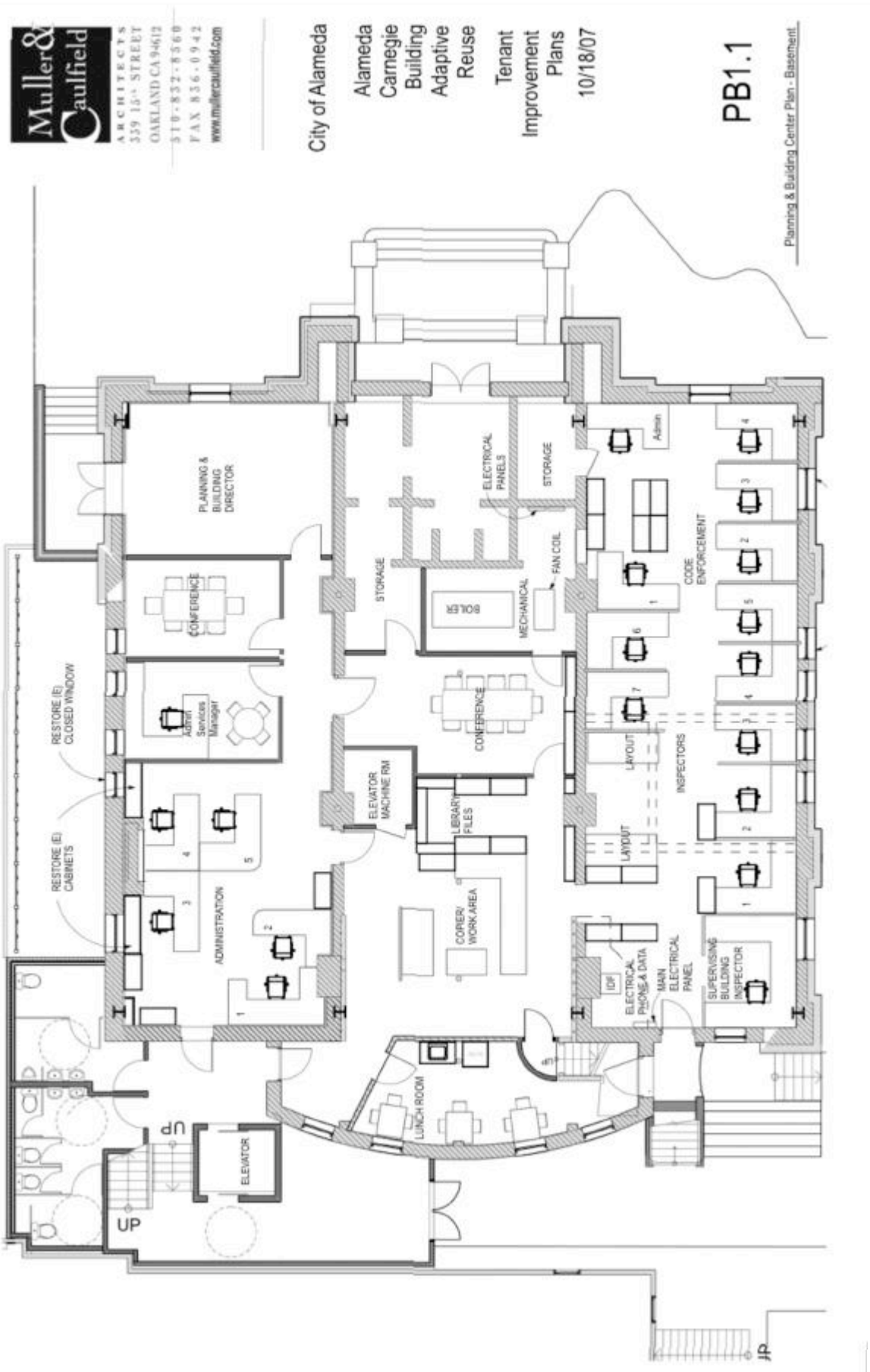
Gallery Level

An open office configuration would provide workspace for planners, plan checkers, permit techs, and planning service managers. Furnishings would include 5' 3" high (max.) partitions and file cabinets, as well as desks, and layout tables. Since occupant load for the gallery level would be a decrease from that of the historic library, the existing railing could be retained without modification.

Planning & Building Center gallery rendering. This area would be available for private tours during business hours.

Planning and Builing Center rendering from historic main entrance.

Planning and Builing Center rendering from gallery vestibule.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PB1.1
Planning & Building Center Plan - Basement
PLANNING & BUILDING DIRECTOR
CONFERENCE
Admin Services Manager
RESTORE (E) CLOSED WINDOW
RESTORE (E) CABINETS
ADMINISTRATION
STORAGE
ELECTRICAL PANELS
STORAGE
FAN COIL
MECHANICAL
BOILER
CONFERENCE
ELEVATOR MACHINE RM
LIBRARY FILES
CORER/ WORK AREA
LUNCH ROOM
ELEVATOR
UP
UP
Admin
CODE ENFORCEMENT
LAYOUT
INSPECTORS
LAYOUT
IDF
ELECTRICAL PHONE & DATA
MAIN ELECTRICAL PANEL
SUPERVISING BUILDING INSPECTOR

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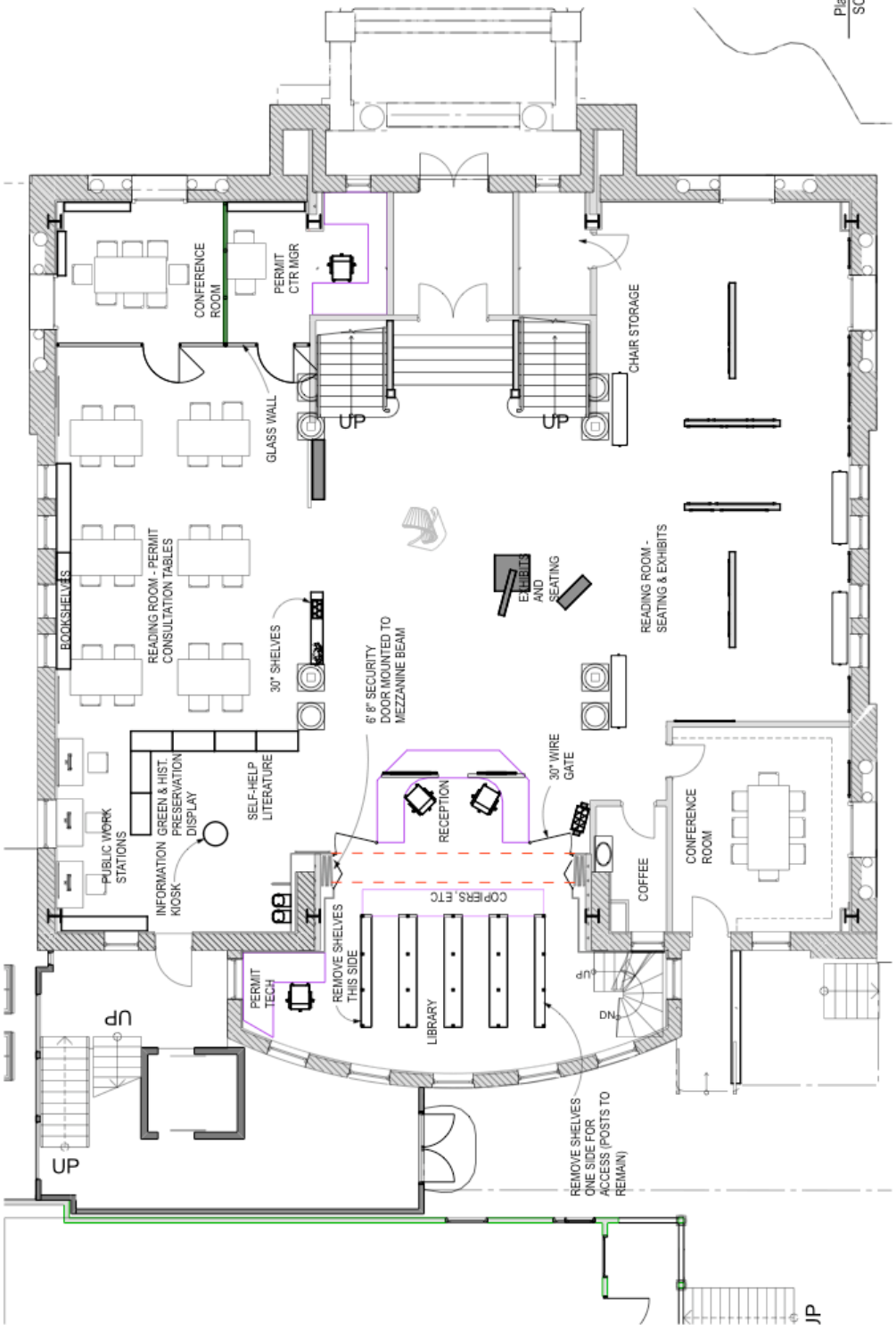
PB1.2

Planning & Building Center - 1st Floor
SCALE: 1/8" = 1'-0"



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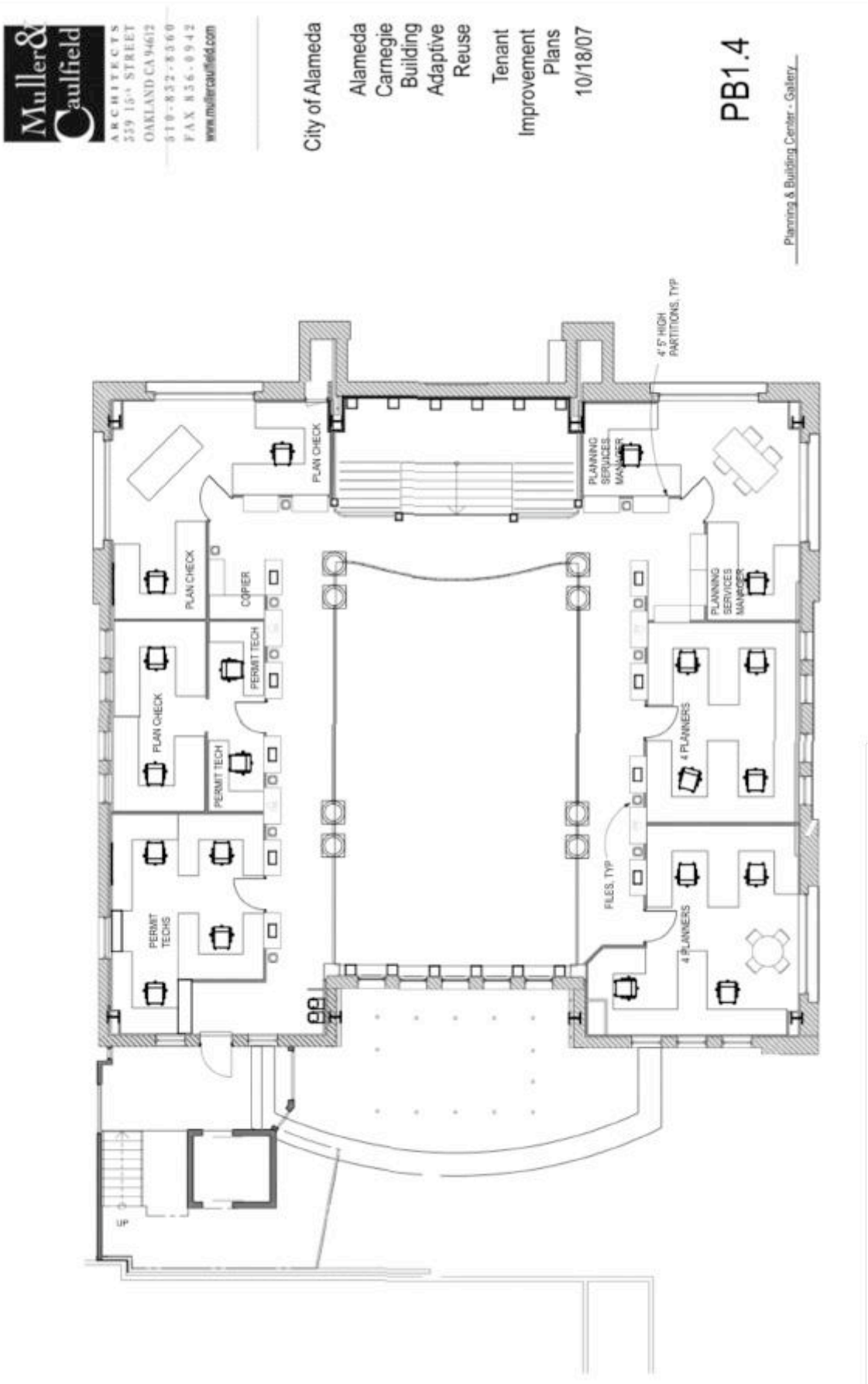
PB1.3

Planning & Building Center - Mezzanine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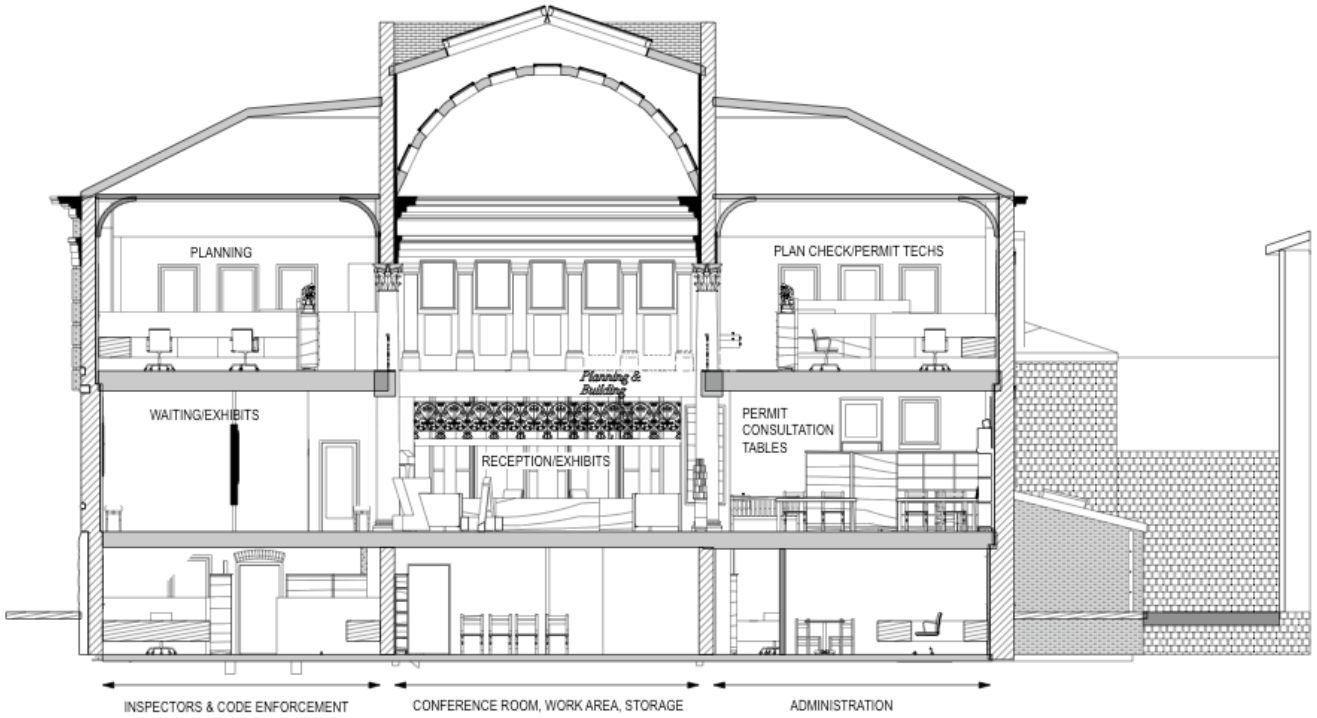
PB1.4
Planning & Building Center - Gallery
4'-5" HIGH PARTITIONS, TYP
PLAN CHECK
PLANNING SERVICES MANAGER
COPIER
PERMIT TECH
4 PLANNERS
FILES, TYP
UP



Historic Cross Section - Planning & Building Center

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PB3.1

Main level rendering of Alameda Museum uses looking towards the new main entrance.

Use by Alameda Museum

The Alameda Museum features permanent historical displays and rotating exhibits by local artists. Historic exhibits include Native American artifacts, "vignettes" or small areas laid out in the manner of historic American rooms, historic garments, paper memorabilia, and other antiquities known to have been used in Alameda. It is currently located in a 9700 square foot storefront at 2324 Alameda Ave, two blocks from the Carnegie Building.

The Carnegie would offer the museum several advantages over their current facility. The Carnegie's additional square footage would make room for additional historical exhibits. The building's iconic status and historic significance could create a significant draw for the residents of Alameda and neighboring areas, increasing attendance and donations of both money and historic relics. The historic nature of the building is thematically connected to the historicism of the museum's exhibits. A historic museum in an important historic building like the Carnegie could add to Alameda's reputation as a destination for antiques, historic architecture, and important relics from the past.

The compatibility of the bright daylighting found in the Carnegie's main open area with museum use is a matter of concern. Most professional curators concede that daylight, in both visible and UV spectra, is one of the most potent "agents of destruction" for important objects that should be preserved for the future.

Basement

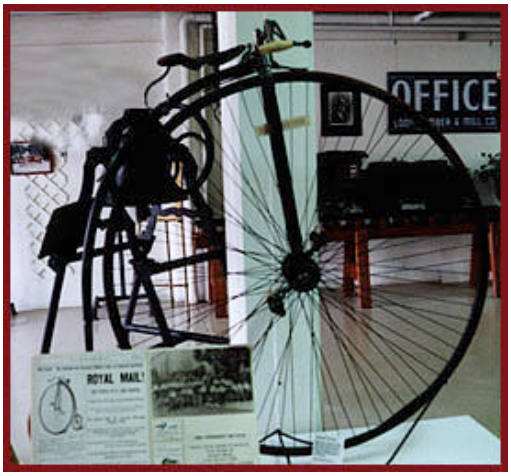
The men's smoking room would be used as a museum store and public lecture hall without major modification. The remainder of the basement would be used for storage and processing.

Main & Gallery Levels

The Main and Gallery levels would be used for museum exhibits. Display cases would be constructed for 3-dimensional objects. Short partitions would provide a surface to display for 2-dimensional objects. Since the occupant load on the Gallery Level would be an increase over the historic library use, the existing metal railing would be augmented with a structural glass rail or single horizontal bar above the existing railing. A new exit balcony would be constructed to provide a second exit from the east bay. The Librarian's Office would become the museum office.

The Museum would provide a total of 840 square feet of space for rotating exhibits by local artists in the area between the stacks and the main reception desk in the center of the main level, and in the north end of the east bay of the gallery level.

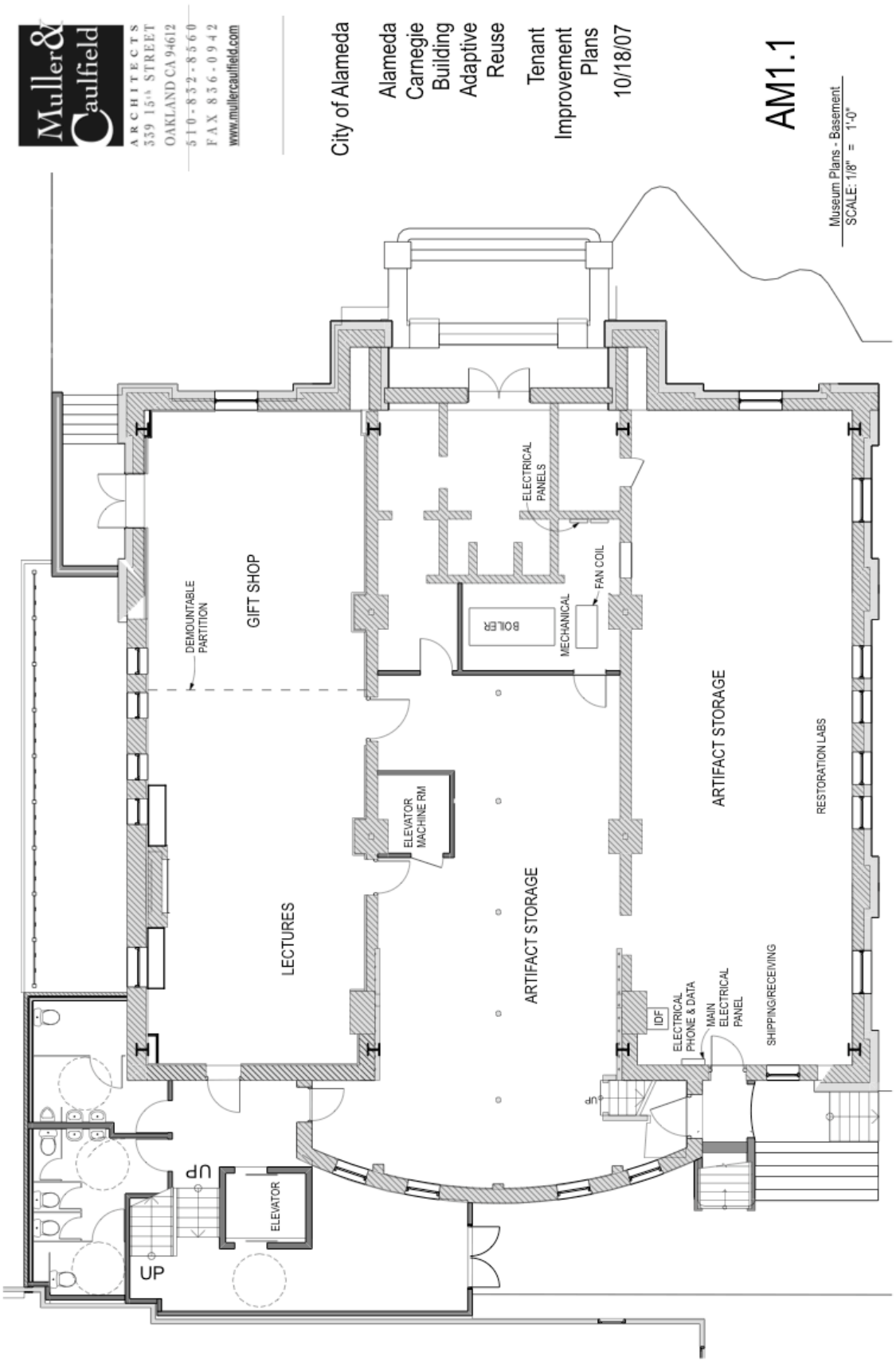
Rendering of reception area.



Exhibits in current storefront location.

Alameda Museum historic "vignette".

Renderings from gallery level.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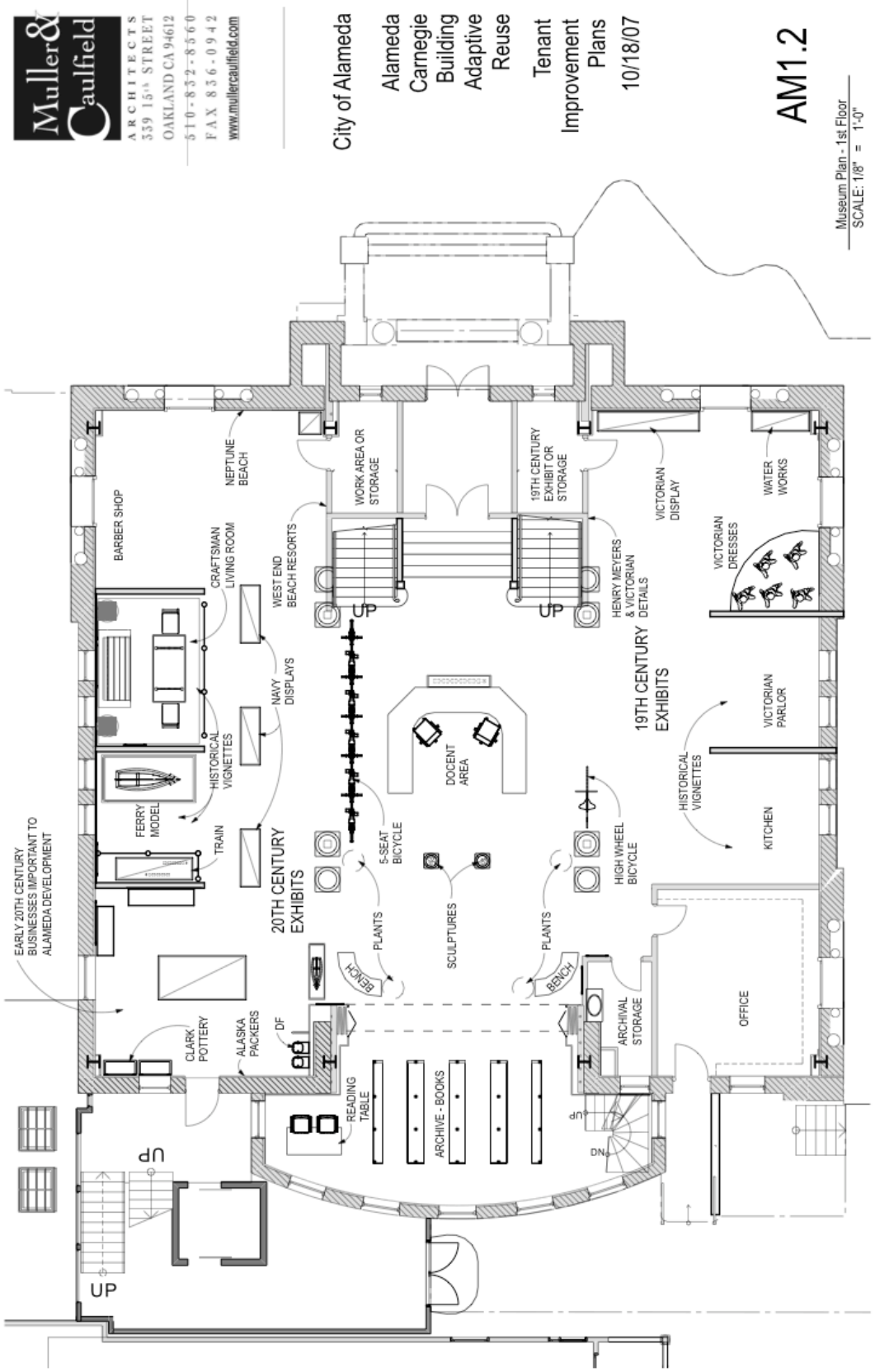
AM1.1
Museum Plans - Basement
SCALE: 1/8" = 1'-0"
GIFT SHOP
DEMOUNTABLE PARTITION
LECTURES
ELECTRICAL PANELS
FAN COIL
BOILER
MECHANICAL
ELEVATOR MACHINE RM
ARTIFACT STORAGE
ARTIFACT STORAGE
RESTORATION LABS
IDF
ELECTRICAL PHONE & DATA
MAIN ELECTRICAL PANEL
SHIPPING/RECEIVING
UP
ELEVATOR
UP
UP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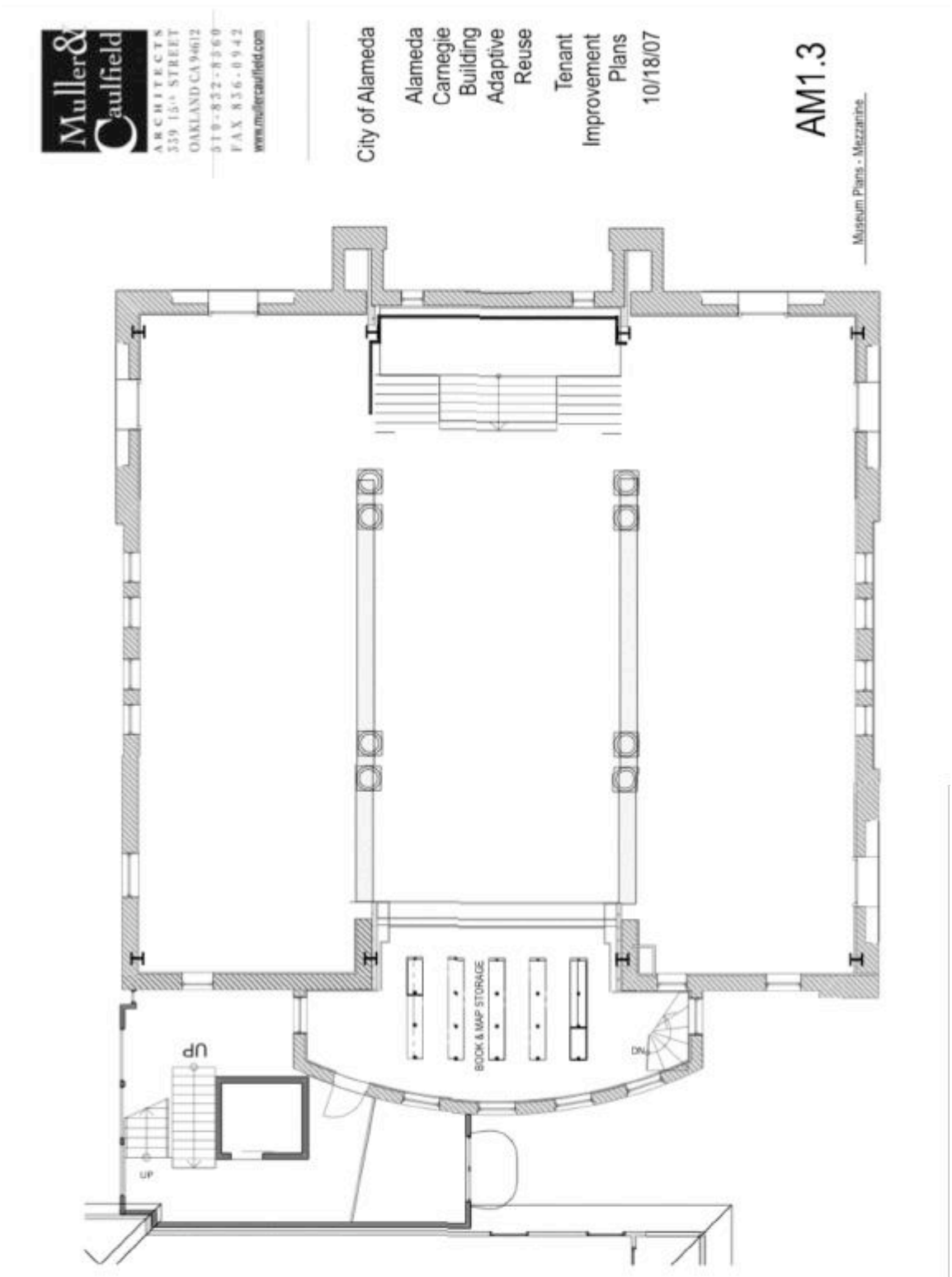
AM1.2
Museum Plan - 1st Floor
SCALE: 1/8" = 1'-0"
19TH CENTURY EXHIBITS
20TH CENTURY EXHIBITS
BARBER SHOP
NEPTUNE BEACH
WORK AREA OR STORAGE
19TH CENTURY EXHIBIT OR STORAGE
VICTORIAN DISPLAY
WATER WORKS
CRAFTSMAN LIVING ROOM
WEST END BEACH RESORTS
HENRY MEYERS & VICTORIAN DETAILS
VICTORIAN DRESSES
NAVY DISPLAYS
HISTORICAL VIGNETTES
FERRY MODEL
TRAIN
DOCENT AREA
VICTORIAN PARLOR
KITCHEN
5-SEAT BICYCLE
HIGH WHEEL BICYCLE
PLANTS
SCULPTURES
BENCH
EARLY 20TH CENTURY BUSINESSES IMPORTANT TO ALAMEDA DEVELOPMENT
CLARK POTTERY
ALASKA PACKERS
DF
READING TABLE
ARCHIVE - BOOKS
ARCHIVAL STORAGE
OFFICE
UP
DN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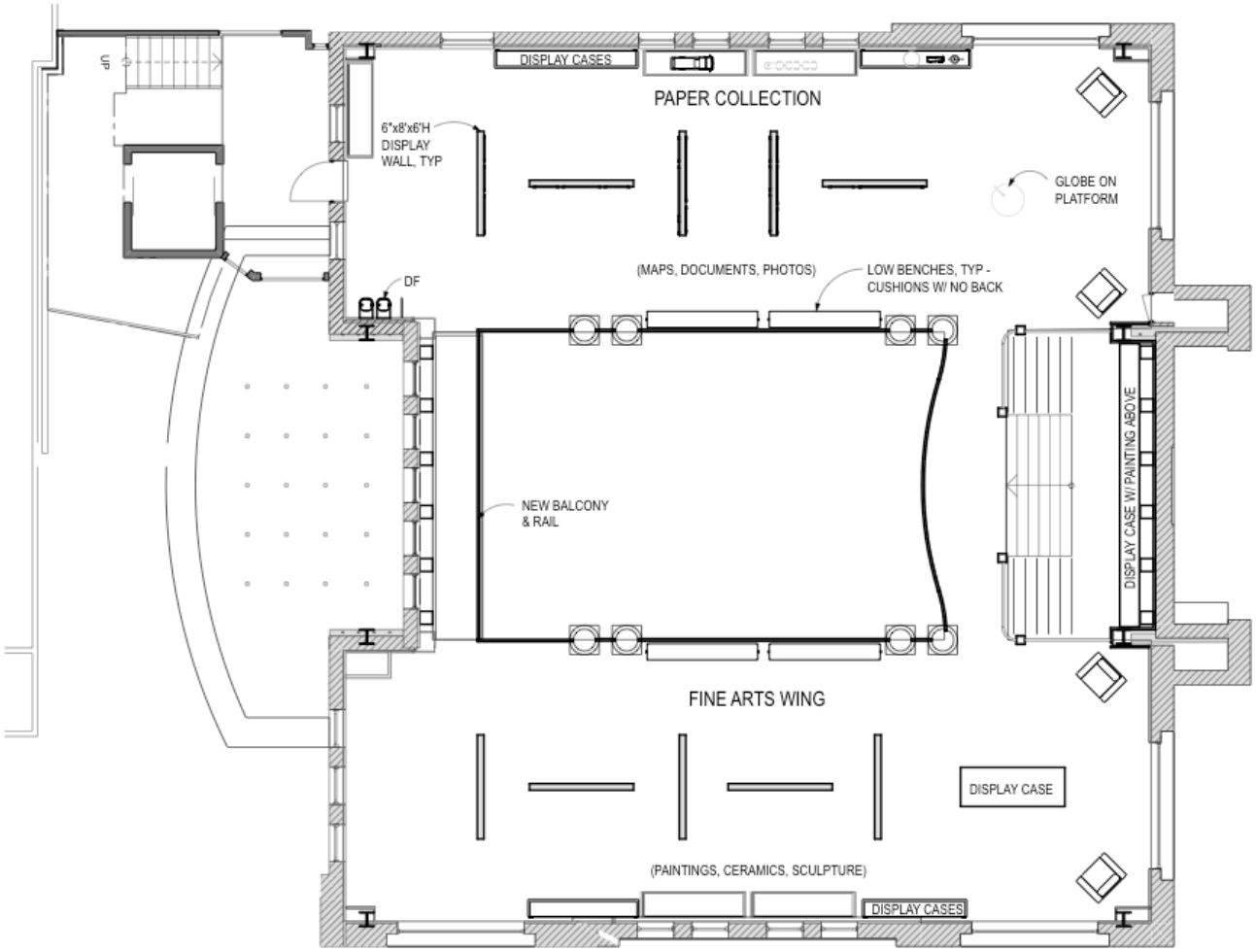
AM1.3
Museum Plans - Mezzanine
BOOK & MAP STORAGE
UP
UP
DN



Museum Plan - Gallery

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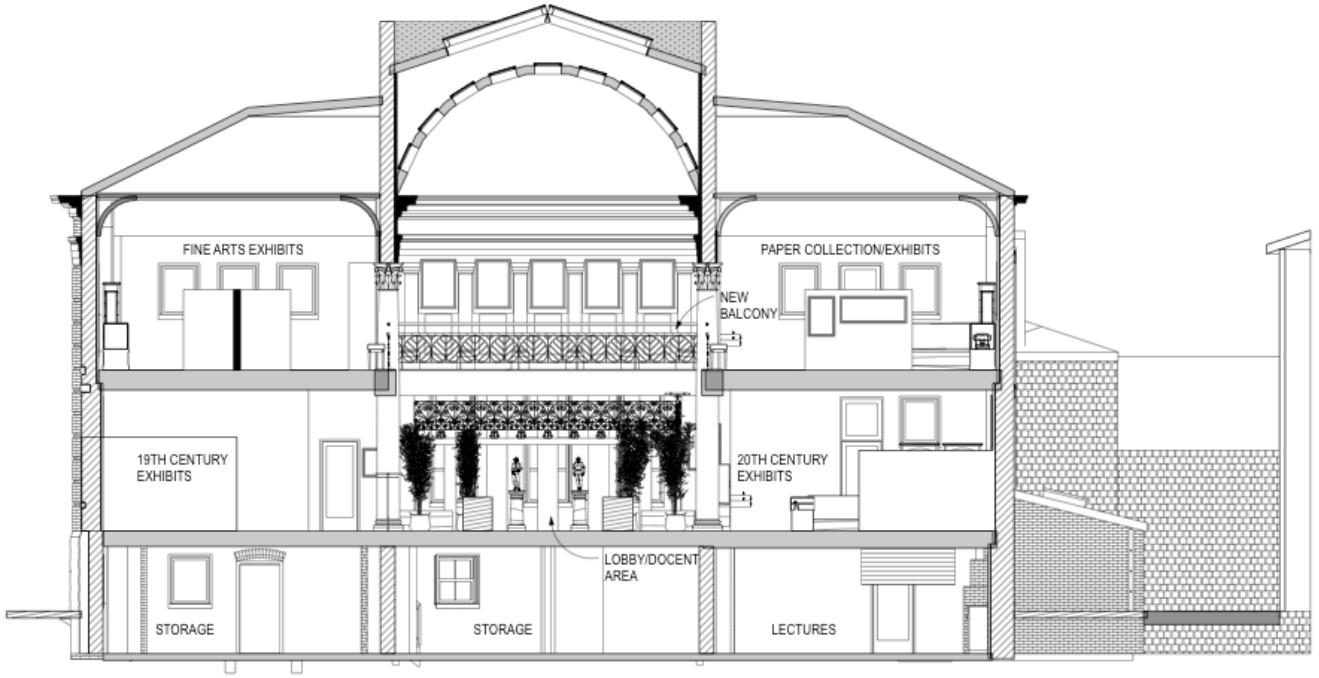

Historic Cross Section - Museum

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AM3.1

Criteria

Working together with the Planning & Building Department, the Historic Preservation community, and residents of Alameda during public workshops, we have developed a set of criteria for evaluating alternative uses. These criteria are arranged under three main headings: funding, impact on the historic fabric, and public access. We have also evaluated each option for acoustic treatments appropriate for each use, and climate control systems, which have substantial bearing on energy efficiency and Alameda's Green City goals.

Existing derelict interior.

Entry image for Planning and Building Center use.

Entry image for Alameda Museum use.

	Planning & Building Center	Museum
Project Cost and Funding		
Required core & shell work	$2.8 M	$2.8 M
Tenant improvements, not including furniture or displays	$1.0 M	$ .8 M
Total construction cost	$3.8 M	$3.6 M
Total project cost *(Includes construction cost and overhead for A&E fees, permit fees, construction management, etc.)*	$4.7 M	$4.4 M
Maintenance and operating costs	$150-200,000/ year	$150-200,000/ year *(More if AC/ forced air heating system installed)*
Funding for capital improvements	In reserve (for development of a one-stop permit center): $1.2 M Fee revenue for bond repayment: $.3 M/ year	Unknown
Funding for ongoing maintenance	Included in existing budget	Unknown
Time to occupancy	2-3 years	Unknown (due to funding)
Historic Fabric		
Significant Spaces	New glass partitions at Main Level	New exit bridge between East and West Gallery Addition of new rail above existing gallery railing If accreditation will be sought: • Addition of solar controls at historic windows • Seal windows and install HVAC system
Contributing Spaces	Partition of smoking room Removal of brick walls in basement	No changes
Public Access		
Visitors per week	500 current, 625 projected	135 current, 625 projected
Entry Fee	None	None
Regular hours of operation	Permit Center: 7:30a – 5p, M-F Cultural Arts Desk: additional 10-20 hrs/wk Total: 57-67 hours per week	Current: 1:30-4 p, W-F & Su; 11-4p, Sa Projected: 10a – 5p, W-Sa; 12-4p, Su Total: 34 hours per week
Area regularly accessible to the public	1830 s.f. + in Main Level	Main Level, Gallery Level, Men's Smoking Room
Space available for rotating exhibits by local artists	1727 s.f. in main level	840 s.f. in main and gallery level
Area available for events (standing)	1830 s.f. in Main Level	Main Level, Gallery Level, Men's Smoking Room
Area available for events (seated)	3367 s.f. in Main Level (includes conference rooms)	1152 s.f. in Men's Smoking Room
Available conference rooms	Librarian's office, Glass conference room	Men's Smoking Room
Hours available for special events	After 5p, weekdays Weekends (no restrictions)	After 5p, W-Sa, after 4p, Su
Staffing for special events	1-2 City staff, funded by rental fee	1-2 Museum staff, funded by rental fee
Acoustics	May need added sound-absorbing materials for acoustical privacy in open offices.	Probably okay for museum use.
Climate control for Main and Gallery Levels	Ventilation + Radiant Heat	Ventilation + Radiant Heat If accreditation will be sought: Air conditioning and forced air heat.

Funding Criteria

Funding is vital for the feasibility of any project. Historic preservationists regard funding as extremely important, since without funding, efforts to preserve and restore a building will not proceed. Postponing construction would mean that the building would face an extended period of disuse and deterioration.

The future occupants of the building will provide funding for construction of the restoration and preservation of the Carnegie Building. We have documented both alternatives for project cost and funding.

Since ongoing maintenance will protect the Carnegie against future degradation, we have also documented the cost and available funding to maintain the Carnegie once it is reopened.

Criteria regarding Impact on the Historic Fabric

Restoring and preserving historic fabric is an important value for the Carnegie, as both a registered National Landmark and a treasured Alameda Resource. Historic preservationists, including the Alameda Historical Advisory Board, the State Historic Preservation Office, and the National Register of Historic Landmarks, are all committed to preserving the Carnegie.

We have defined priorities, described in the "Priorities for Preservation" section, for historic fabric that is highly significant and should be preserved and not altered. Our assessment includes discussion of preservation of the open character and daylighting of the main spaces, as well as preservation of additional contributing elements.

Additional contributing historic elements are defined in the "Preliminary Guidelines for Treatment of Existing Historic, Non-conforming, Missing, or Ambiguous Elements" report, which is included in the appendix.

Public Access Criteria

Providing public access to libraries was Carnegie's guiding principle, and public access is an important historic feature of the building. Public use of the building will contribute to the revitalization of Alameda's civic core and allow the public to experience the history that the Carnegie building embodies. Participants in public workshops repeatedly emphasized the importance of this value for the building.

We spent some time talking to participants about how they understand public access. We shaped our "public access" criteria based on these conversations. Our criteria are meant to assess the volume, type, and feasibility for public access to the building.

These criteria are: number and type of visitors, entry fee or free admission, regular hours of operation, areas open to the public, space available for rotating exhibits by local artists, area available for events (either standing or seated), conference rooms available, hours available for special events, and staffing for special events.

Discussion of Funding

The estimated construction cost for "base building" upgrades required regardless of use, not including HVAC, is $2.8 M. Estimated cost for tenant improvements (TI), including HVAC, is $990,000 for Planning &

Rendering of a new glass wall partition for Planning & Building Center use.

Building Center use, and $770,000 for Museum use. Multiplying these numbers by 1.25 yields project cost, which includes overhead for design fees, permit fees, construction management, etc. A complete cost analysis, with breakdown summary for each option and alternate, is included in the appendix.

Funding for Planning & Building Center

The Planning & Building Department has reserved $1.2 million for development of a new Planning & Building Center, in addition to a budget that generates an additional $300,000 a year for development or paying off a development bond. Their current budget includes $150,000-200,000 for maintenance of the current location, which would also be sufficient to maintain the Carnegie.

Funding for the Alameda Museum

Alameda Museum is negotiating with an anonymous private donor to secure funding. At the time of publication of this report, we do not know the funding amount, and the Museum has not confirmed that negotiations will succeed.

Evaluation of Changes to the Historic Fabric

Significant Spaces: Open Floor Plan Interior

As described in the "Code Compliance" section of Restoration & Upgrades, above, use by the Alameda Museum would increase code-defined occupant load on the gallery level. As noted above, "occupant load" is legally defined by the California Building Code, and is not based on how many people are actually expected to be in the building on a typical day. The increase in occupant load would trigger California Building Code requirements for a second exit from the east gallery bay, which we would provide with a new balcony below the stained glass windows. This occupancy increase would also require a modification to increase the height of the railing. Adding a balcony would require cutting and removing parts of the existing railings and covering ornamental Greek key molding. Although the balcony would introduce a new element in the main area of the building, it would not disrupt the overall feel of the open space.

The Planning & Building Center would require a new private office and conference room on the main level. A glass partition wall at the north end of the west bay would meet both these needs. Glass provides the required acoustic privacy without cutting of the view of any part of the building. Although glass can't be considered an "invisible" element, it would allow the daylight to filter through as well as visibility of the entire first floor at one time. This glass partition wall should be constructed for easy removal if desired in the future.

Significant Spaces: Daylighting

Daylight comes into the Carnegie through numerous large windows and two skylights. At noon on a sunny day in October, we measured light levels in different parts of the main and gallery levels. The base level for all areas measured was around 300 lux (30 foot candles), with a range from 150 lux (15 foot candles) in the shadow of a free-standing book case to 1100 lux (110 foot candles) near the large arched windows at the north end of the building. As discussed in the "Priorities for Preservation" section above, daylighting is vital to the building's historic fabric.

Role of NPS in preservation and conservation:

The National Register of Historic Places was begun in 1966. For most of its history the National Register has been administered by the **National Park Service (NPS),** an agency within the United States Department of the Interior.

NPS publishes many technical preservation guidelines, which provide tools and information necessary to take effective measures to protect and preserve historic buildings, ranging from historic masonry and window repairs to lead paint abatement to accessibility for people with disabilities. The 44 Preservation Briefs published by the **Technical Preservation Services division** of the NPS are highly respected by the preservation community.

The History and Culture division of the NPS publishes a **Museum Handbook,** which includes guidelines for conservation of museum collections, including requirements for control of light levels, temperature, and humidity. The handbook can be accessed online at http://www.nps.gov/history/museum/publications/handbook.html. We refer to chapter 4 of part I, Museum Collections.

The guidelines in the NPS Museum Handbook are less stringent than those published by the U.S. National Archives.

The Greene building is now home to the Oakland African American Museum & Library. According to museum staff, the windows are permanently shaded to protect exhibits from daylight.

The Charles A. Greene Building was constructed in 1902 as a library funded by Carnegie. The WWI-era interior photograph shows bright daylighting, similar to that found in the Alameda Carnegie Building.

Photographic Sources, this page: http://www.oaklandlibrary.org/main50th/secondlib.html and http://carnegie-libraries.org/.

Recommended illumination levels for office space are between 250 – 1200 lux. For reading printed documents, the recommendation is 300 lux; for reading handwritten documents, the recommendation is 500 lux; for "performance of visual tasks near threshold of person's ability to recognize and image", the recommendation is 3,000-10,000 lux.

Lighting levels recommended for viewing art vary, depending on the nature of the task being performed and the importance of preserving th artwork. Museums generally use very low levels of light to preserve objects on display. The contrast between light on an object on display (typically 50 to a maximum of 300 lux), and a very dim background, provides conditions appropriate for viewing important and valuable objects.

The historic Carnegie Library was designed to promote use, not preservation, of the books it housed. Levels of daylight inside the building are appropriate for reading, but not for storing sensitive historic materials.

Daylighting for Planning & Building Center Use

Daylighting alone would provide sufficient illumination for some of the tasks performed by workers and the public for use of the Carnegie as a Planning and Building Center. Additional lighting, with the fixtures described in "interior lighting", above, would provide illumination for areas below the base level and for tasks that require brighter light and use after dark. Operable shades would screen direct sun, and would otherwise be kept open.

Daylighting for Alameda Museum Use

The National Park Service regards daylight, both visible and ultraviolet, as an important agent of deterioration for museum objects.

An ultraviolet film would be applied to historic windows to filter 98-99% of the ultraviolet wavelength that is most detrimental to many objects. Many curators feel that the 1-2% of UV light that passes through a UV film could still endanger objects on display. The UV film can extend the period that objects can be displayed by 50-100 times the permissible display period without such a film, so that an object that could safely be displayed for 6 months without the film can be displayed for 25 - 50 years with the film. However, museums are charged with preserving objects "forever", or for a minimum of 200 years. The protection provided by UV film may not be sufficient to protect significant objects on permanent display.

The National Park Service Museum Handbook recommends a maximum of 50 lux of visible light for display of especially light-sensitive materials, such as textiles, photographs, and manuscripts; a maximum of 200 lux for display of less light-sensitive objects including finished wooden surfaces and oil and tempera paintings; and a maximum of 300 lux for materials that are not light-sensitive, such as ceramics and metals. These maximums are for exhibits; the background basic light level should be darker so that the viewer's eye can adapt and perceive the display objects as relatively bright and visible.

Base level daylighting in the Carnegie, at about 300 lux, provides background light levels that are higher than the levels recommended for most objects on display. In order to safely display historic objects, the Alameda Museum Use may require permanent shading of many of the windows in order to ensure room lighting levels below the maximum recommended exhibition level. Lighting fixtures aimed at

The Petaluma Library is a Classical Revival "B" style Carnegie with a strong resemblance to the Alameda Carnegie. It was converted for use by the Petaluma Historical Library and Museum in 1976-1978.

The Hayward Area Historical Society & Museum is located in a historic 1920s post office. A UV film has been applied to historic arched windows, and tall partitions block some of the visible daylight, but lighting conditions are still much brighter than desired.

objects on exhibit could then spotlight the objects up to the recommended light level for exhibits.

According to Alameda Museum leaders, the objects on display are not significant enough to merit such stringent requirements for environmental control. Should the museum inspire donations of more significant objects, as is hoped, these objects could merit stringent control of daylight.

Institutions that lend objects to other museums for temporary exhibition usually require the exhibiting museum to file a "Standard Facilities Report" that assesses whether the objects could be exposed to dangerous conditions while on loan. The level of daylight found in the Carnegie after application of a UV film would be deemed an unacceptable danger by many institutions.

Although the Alameda Museum is not currently accredited, should the museum seek accreditation in the future, the museum would have to meet lighting restrictions similar to those outlined by the National Park Service.

If the Alameda Museum uses the building and decides to block daylight into the building, the change could be provided by blinds or drapery that could easily be removed in the future.

Nearby Museums in Historic Buildings Designed for Daylight

Several nearby museums occupy historic buildings designed to feature daylight: the Petaluma Museum; the Oakland Museum; the African American Museum and Library of Oakland, in the Charles A. Greene Building; and the Hayward Area Historical Society & Museum.

The Petaluma Museum was originally constructed as a Carnegie library in 1906, and was later converted to a historic museum and research library in 1976. The building's exterior and interior appearance is very similar to the Alameda Carnegie building. Curators use several methods to control daylight into the building. One portion of the building has daylight permanently blocked by heavy period drapery, as part of a Victorian living room display. Curators often close drapes for several months at a time to protect temporary and rotating exhibits that include valuable objects.

The Oakland Museum was designed by Roche-Dinkeloo and constructed between 1961-1968. The Environmental Modern design is now considered a Historic Landmark. Practices for lighting control have changed since the 1960s, and museum curators feel it is necessary to permanently block much of the light entering the building to protect exhibits. The Oakland Museum is engaged in an extended negotiation with the Oakland Landmarks Preservation Advisory Board, which feels that the daylight is a very significant historic feature of the building.

The Oakland African American Museum and Library occupies the Charles A. Greene Building, which was funded by Carnegie and originally opened as a library in 1902. All windows are permanently shaded to project objects on display, which currently date back to the 1790s.

The Hayward Area Historical Society and Museum occupies a historic 1920s post office. The museum uses UV film and tall partitions to block daylight into the building. Executive Director Jim DeMersman says that more complete daylight control is necessary if "you want to be considered a serious museum." He feels the level of daylight found behind the partially blocked windows does not provide satisfactory

stewardship for much of the museum's permanent collection, and precludes the museum from borrowing objects from many institutions for rotating and temporary exhibits. The Hayward Area Historical Museum is seeking funding to relocate into a new building with more complete control of daylight.

Changes to Significant Spaces: Climate Control

Alameda Museum leaders do not feel that control of temperature and humidity, beyond the measures for forced air and ventilation described in "Restoration and Upgrades", above, is necessary for good stewardship of the objects currently included in the museum's collection.

If the Alameda Museum use would seek to meet criteria for accreditation, strict controls for temperature and humidity would have to be installed. Radiant heat may not be appropriate for museum use, since it mainly heats people and objects that touch the floor; air temperatures would not be uniform. This lack of uniformity for the whole space could pose a problem for stewardship of museum objects. Summertime temperatures and humidity would not be controlled by the radiant heating system. Ventilation would provide cooling but not precise control or a uniform environment.

Strategies to provide strict control of temperature and humidity would mean installing new ducts in the basement and attic to provide air conditioning and forced air heat for the entire building. Ducts could be intrusive in the already low-ceilinged basement space. Windows would be sealed. Although historic or replication window openers could be reinstalled in the future, reinstallation has less historic integrity than keeping the openers in their historic condition. If new ducts are installed, they can be removed again in the future.

Contributing Spaces

"Contributing" is a ranking given by historic preservationists for elements with some historic value. Both uses would cover about half of the contributing southern façade with an elevator and restrooms addition. The addition is a reversible change, and could be removed in the future.

The Planning and Building Center use also requires removal of historic basement walls, as well as partitioning of the Men's Smoking Room. The removal of basement walls is permanent and irreversible; partitioning of the space for Planning & Building Center use can be changed in the future.

The Alameda Museum use does not impact any additional contributing spaces.

Evaluation of Public Access

Rendering of a sculpture garden and art gallery in a Planning & Building Center at the Carnegie.

Planning and Building Center Public Access

The Planning and Building Department hours of operation are from 7:30a – 4:00 pm, Monday through Friday, or more than 40 hours per week.

If the Department moves into the Carnegie, the building could be open for 10 to 20 additional hours during evenings and weekends. This would allow Alamedans who work during regular business hours (and do not regularly consult planners or apply for permits as part of their jobs) to visit.

The public would be regularly allowed to access the majority of the main level of the building. Visitors wishing to see the gallery level can be escorted to this level for a "private tour" during permit center business hours.

An area for rotating exhibits by local artists would occupy approximately 1727 square feet or about 55% of the main level. This is somewhat larger than the roughly 1600 square feet currently available for rotating art exhibits in the Alameda Museum's storefront location.

The audience for this art is expected to include people waiting to meet with Permit Center staff, a captive audience of residents who are improving their homes and who might be an ideal target for artists looking to sell their work. Representatives of arts organizations would be available to sell tickets to cultural events and art on behalf of the artists.

Area available for rotating exhibits of local art is shaded orange.

Most of the main level, including the area occupied by the permit tables and the two conference rooms in addition to the art gallery, would be available for rental for receptions, events, and lectures. This area totals 3367 square feet.

Based on department records for the past few years, the Planning and Building Department currently issues 6500 permits per year. Each permit requires on average two trips with an average of 2 people per trip, meaning the Permit Center has 26,000 visitors per year, or 500 people per week, or 100 people each day. This number does not include people who visit the Planning & Building Department for other reasons. Approximately 35% of permits are issued directly to property owners, many of whom bring family members and children.

Admission to the Planning & Building Center would be free, and would not be limited to permit applicants. Additional visitors would also come for events, art

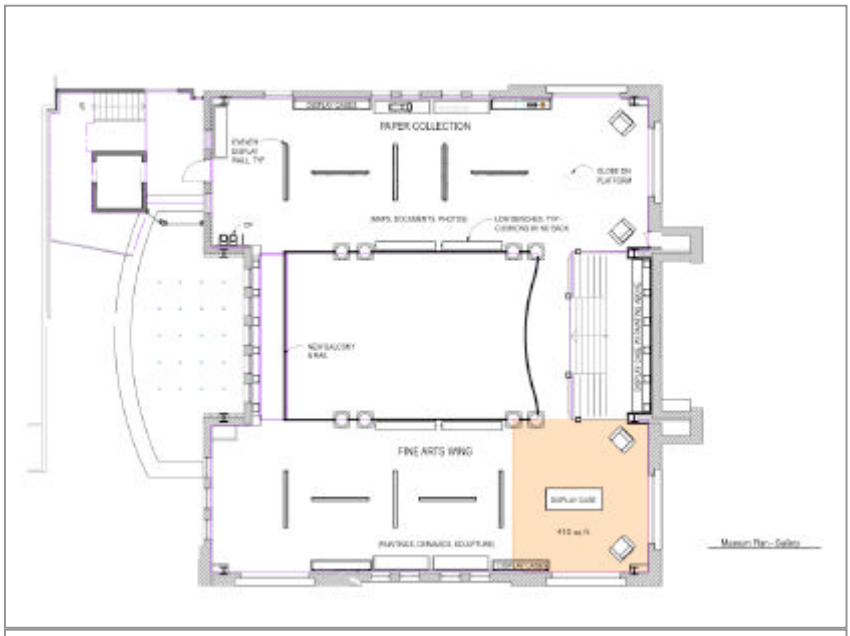
exhibits, or to see the historic architecture. The Art Center on Webster Street (which closed a year ago) drew 100-200 people for monthly receptions, and about 20 walk-in visitors per day. At about 1000 square feet, this space was smaller than the art exhibition area in our design for a Planning and Building Center in the Carnegie, and was much further from the center of town, without much foot traffic, and in a building without the draw of the Carnegie. Based on these numbers, a Planning and Building Center in the Carnegie could expect to draw an additional 25 per day (or 125 per week) visitors who come expressly to see art exhibits or tour the historic building.

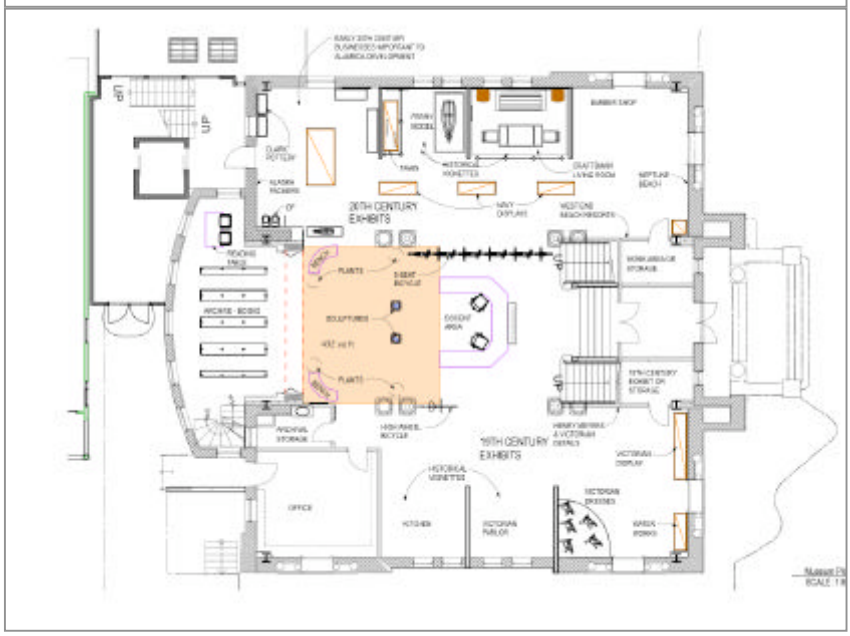
After-hours security to block access to the gallery level when only the main level is open would consist of a lock on the door between the elevator tower and the gallery and ropes or signage at the bottom of the main staircase. A folding gate would separate the records storage area in the stacks from the main reception area. Signage would be enforced by supervising staff.

Area available for evening and weekend rental are shaded purple.

Alameda Museum Public Access

The Alameda Museum is currently open Wednesday, Thursday, Friday 1:30 - 4:00 p.m.; Saturday 11a.m. - 4p.m.; and Sunday 1:30 p.m. - 4p.m., or 15 hours per week. These hours include both weekend and weekday afternoons, which makes the museum accessible for people who work during business hours. According to Chuck Millar, a museum representative, attendance for October 2007 was somewhat higher than average, and includes 80-100 people who attended one the museum's bimonthly lectures. During October, the museum received approximately 135 visitors per week, or 9 to 9.25 visitors per hour the museum was open.





Area available for rotating exhibits of local art is shaded orange.

The Alameda Museum use would allow the public complete access to the main level, the gallery level, and the men's smoking room.

Two areas, one on the main level and one at the gallery, would be available for rotating exhibits by local artists, totaling about 840 square feet.

The lecture area (approximately 760 square feet) in the men's smoking room next to the museum store would be available for rental use for events, receptions, and lectures.

The museum projects that if it moves into the Carnegie, hours of operation would expand to 32 hours per week, including 9 weekend hours (10 – 5 Wednesday through Saturday and 12 – 4 Sunday) and attendance would increase to 120-130 visitors per day.

Projected attendance is 600 to 650 visitors per week, or 19.5 visitors per hour. This projection represents a four-fold increase in weekly attendance and a two-fold increase in hourly attendance. Museum representatives base the projected increase on a number of factors, including:

- Location in a high profile building,
- Proximity to public transportation and the civic complex,
- Proximity to pedestrian traffic on Park Street,
- Proximity to the Alameda Main Library, which provides referrals to the Museum's research library,
- Publicity surrounding the opening of a new building,
- The strength of new exhibits, and
- Publicity surrounding new exhibits.

The Petaluma Museum is a nearby museum with very similar scope and architecture. Like the Alameda Museum, the Petaluma Museum includes historic displays and a historic research library; unlike the Alameda Museum, it does not offer space for rotating art exhibitions. The Petaluma Museum is located in a building with a striking resemblance to the Alameda Carnegie Building. Like Alameda, Petaluma is a city that prides itself on historic architecture and other antiquities. Unlike Alameda, Petaluma is on a major tourist thoroughfare between the Bay Area and Napa and Sonoma County vineyards as well as Santa Rosa. Petaluma's population is about 55,0000; Alameda's population is about 72,000.

The Petaluma Museum gets about 8340 regular visitors per year (including 1163 children), or an average of 160 visitors per week. This number is in addition to people who attend events. The museum hosts about six major events each year, with the largest event being the Victorian tea, with two seatings of 110 people each. If we assume that the six major events average 150 people each, we can add 900 to get a yearly total of 9240. This works out to 178 visitors per week, or 8.5 visitors per hour. The Alameda Museum's projected attendance for their proposed use of the Carnegie is four times higher than the Petaluma Museum's weekly statistic, and more than twice the hourly figure.

The Hayward Area Historical Society & Museum receives a total of 7000 visitors per year or 135 per week, during the 25 hours per week they are open. This number includes people attending events and openings, and represents a seven-fold increase over attendance 9 years ago, which the museum achieved through increased publicity and outreach. The Hayward Museum exhibits occupy only about 1200 square feet, much less than either the Petaluma Museum or the Carnegie Building.

Current attendance levels for the Alameda Museum and levels of attendance in nearby museums, along with reasons for expected increase if the museum moves to the Carnegie, provide a basis for assessing projections about future attendance.

Conclusion and Summary

The Carnegie Building has been closed with no public access for the last ten years. We have proposed a package of upgrades that would make the building ready for two alternative uses, either of which would provide access to the public.

It is important to keep in mind that even the upgrades that we recommend "regardless of use" depend on their eventual users for funding.

If the building's use is changed again in the future, the future users would benefit from the scope of construction described in this study. Most of the changes we have suggested would not permanently alter the building or make the building unsuitable for potential future uses.

The City of Alameda began working to preserve and upgrade the building over ten years ago. Restoration of the Carnegie Building, now empty and half-finished, represents an opportunity for the people who live and work in Alameda. This report is intended to help the City adopt a feasible plan to end a decade of dormancy, restore the building to its former glory, and reopen the Carnegie to the public.

Photograph by Margaret Silva, Alameda Art Association, 2007.

A. National Historic Registry Listing Application

Sole copy

CITY OF ALAMEDA • CALIFORNIA

CITY HALL • SANTA CLARA AT OAK STREET 94501 • (415) 522-4100

PLANNING DEPARTMENT

February 11, 1982

Office of Historic Preservation
Department of Parks and Recreation
P. O. Box 2390
Sacramento, CA 95811

Attention: Mr. Aaron Gallup

Dear Mr. Gallup:

The City of Alameda is pleased to submit the accompanying National Register Application for the Alameda Free Library.

We look forward to working with your Staff and the Historic Resources Commission in this endeavor. If we may be of assistance with questions or in other ways, please feel free to contact Rhoda Alvarez of our Staff.

Sincerely yours,

Arnold B. Jonas
Planning Director

ABJ:RA:jm

encl

cc: Historic Advisory Commission
Woody Minor
Claire Coustier
Xandra Malandra

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY/ NOMINATION FORM FOR

ALAMEDA FREE LIBRARY:

1902

ALAMEDA HISTORIC ADVISORY COMMISSION · FEB. 4, 1982

ALAMEDA, CALIFORNIA

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court

street

city, tc

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date Fe

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city, towr

state CA

FHR-8-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Alameda Free Library

and/or common Alameda Free Library

2. Location

street & number 2264 Santa Clara Avenue ___ not for publication

city, town Alameda ___ vicinity of congressional district 9th

state California code (06) county Alameda code (001)

3. Classification

Category	Ownership	Status	Present Use	
___ district	_X_ public	_X_ occupied	___ agriculture	___ museum
_X_ building(s)	___ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	_X_ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	_X_ other: Library

4. Owner of Property

name City of Alameda

street & number Oak Street and Santa Clara Avenue

city, town Alameda ___ vicinity of state CA

5. Location of Legal Description

courthouse, registry of deeds, etc. Alameda County Courthouse

street & number 1225 Fallon Street

city, town Oakland state CA

6. Representation in Existing Surveys

title Alameda Historical & Architectural Survey has this property been determined elegible? _X_ yes ___ no

date February 1, 1980 ___ federal ___ state ___ county _X_ local

depository for survey records Alameda Historical Survey Room 103

city, town Alameda state CA

7. Description

Condition		Check one	Check one
X excellent	___ deteriorated	X unaltered	X original site
___ good	___ ruins	___ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

Located on the southwest corner of Santa Clara Avenue and Oak Street, across from the Alameda City Hall, the Alameda Free Library is a two-story rectangular brick building faced with buff-colored pressed and molded brick above a grey quarry-faced sandstone raised basement. The bricks were manufactured by N. Clark & Son at the West End pottery in Alameda and much of the sandstone came from Colusa County.[1] The building is 70 feet wide and 65 feet deep with a 10-foot landscaped border between the building and the street side property lines. There is a one-story rounded bay in the rear and a projecting portico for the front entry on Santa Clara Avenue. The building is eclectic in style, with Renaissance and Baroque elements.

The central raised portion of the building has a metal hip roof with a raised glass paneled skylight surrounded by a high stucco parapet wall with a metal cap. This allowed for 48-foot space between the surface of the foundation and the arched interior ceiling. The lower side sections of the building are topped by truncated hip roofs of standing seam metal with a galvanized iron cornice.

The Santa Clara (front) facade features a classical portico with two round, molded brick Corinthian columns, a beige-colored metal architrave, brick frieze and dentiled pediment with a galvanized iron tympanum. The tympanum is decorated with a classical scroll and a central medallion with an open book and bookmark. On either side of the entry are large round-arched composite windows consisting of a rectangular double-hung window below, flanked by engaged brick Ionic columns and Doric pilasters. Above is a semi-circular fanlight with brick surround arch and a decorative keystone. Small rectangular windows with Raymond granite sills are at the basement level.

The slightly projecting end bays of the Oak Street side of the building each contain a large composite window identical to the front windows. Between them are two rectangular chimneys which extend above the roof and four rectangular windows with brick panels below. The windows are trimmed above and below with bands of quarry-faced buff-colored sandstone matching the brick's color. Four small rectangular windows are located on the second floor below the metal trim and four more windows are at the basement level.

Two sets of wide steps lead to the front entry. The lower set is California granite and the upper set is marble. Low stone walls accented by carved fan-like finials flank the stairs. The porch and entry floor are marble mosiac and the entry walls are paneled in marble.

A second set of marble stairs leads to the main room of the building which is two stories high and features a barrel vaulted ceiling with a central skylight. The galleries along either side are 21 feet wide and 60 feet long, supported by eight smooth Corinthian columns in couplets. The galleries are reached by stairways from the left and right side of the oak paneled vestibule. The galleries and staircases have painted brass plated wrought iron railings with oak bannisters.

An outstanding features of the building is the five stained glass windows on the south wall at the second floor level. The center window depicts a torch of learning and an open book with the words Ex Libris. The other windows from left to right depict the trademarks of early printers Van der Goes (Dutch), Aldus (Italian), Fust & Schoeffer (German) and Regnault (French).

(Continued)

1/ Alameda Argus, May 24, 1902, in Library Notes, Vol. 2, July 1899-December 1902.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	_X_ architecture	_X_ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
_X_ 1900–	___ communications	___ industry	_X_ politics/government	_X_ other (specify) Library
		___ invention		

Specific dates 1902 **Builder/Architect** C. H. Foster & Son/Curtis & Willcox

Statement of Significance (in one paragraph)

The Alameda Free Library building, erected in 1902-03, is significant as the City of Alameda's first library building, still in use as the City's main library. It was built with a $35,000 grant from Andrew Carnegie and designed by architects William H. Willcox and John M. Curtis of San Francisco who designed many private and public buildings in California. The builder was C. H. Foster and Son who lived in Alameda and built over 100 private and public buildings in Alameda over a 30-year period. The building is located across Santa Clara Avenue from the Alameda City Hall (1896; Percy and Hamilton, included on the National Register in 1980), and next to the Park Street Historic Commercial District (application for inclusion on the National Register pending, February, 1982). The Library is outstanding for its craftsmanship in the use of brick and stone in a major public building. The entry columns were the first brick columns ever constructed in California.[1] The building is in excellent condition with only a few minor alterations over the years.

History of the Alameda Free Library

The Alameda Library had its beginnings in 1877 as the Free Reading Room and Library Association, located in a store in the Smith Block on Park Street. In 1878, it moved to the Park Opera House Building at Park Street and Buena Vista Avenue, and in 1879 the Library was taken over by the Town of Alameda following the enactment of enabling laws for public libraries by the California Legislature. The library moved to the Tucker Building above the Post Office at the corner of Park Street and Santa Clara (Park Row) in 1881 and to the Tisdale Block on Park Street in 1886. The present library lot was purchased in 1886 for the sum of $4,000 from Mr. F. Boehmer "less $400 which that gentleman threw off as his donation."[2] The Library moved to the Boehmer Building at Park Street and Central Avenue in 1887 where it remained until it moved into the west wing of the new City Hall in 1897. The last move took place in 1903 when the Alameda Free Library building was completed.

Raising Funds for the Library Building

In the years from 1895 to 1901, several efforts were made to raise money for a library building. Although Alameda ranked well above any other city in California for per capita circulation of books, the City Trustees were unwilling to institute a tax or to hold a bond election, and efforts to raise money by private subscription were not successful. In 1899, in response to a request from the City Librarian, Charles L. Weller, $10,000 was offered to the City by Andrew Carnegie with the balance of the cost of the building to be raised by subscriptions. "Alameda is so rich (Mr. Carnegie) thinks her citizens will respond liberally."[3] Again efforts to raise additional money were unsuccessful. George H. Mastick, President of the Library Board, sent a second letter to Mr. Carnegie in 1901 explaining that the City had not been able to raise enough money to build a "proper edifice." Mr. Carnegie then increased his gift to $35,000,[4] an unusually large amount even for Andrew Carnegie. Of 1349 communities in the United States that received grants from Andrew Carnegie to build one library building, only 119 or 9% received grants for $30,000 or more.[5]

(Continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET ITEM NUMBER 7 PAGE 1

Alterations

The exterior of the building is almost unchanged since its completion in 1903. In 1926, an elevated corridor was built between the rear of the library and the shingled bungalow at 1429 Oak Street which was converted into the Children's Library at that time. The bungalow is a redwood-frame structure, one-story with raised basement and a hip roof. It was erected in 1904 by C. H. Foster, builder of the Library. Foster lived in the bungalow until a few years before his death in 1915.

In 1955, a portion of the brick facade on the third floor parapet walls fell off due to deterioration of the lime mortar. In 1956, the brick was removed and the walls were stuccoed, as was a portion of the brick frieze on the front of the building. Four metal urns on the corners of the parapet wall were removed at the same time. Other minor alterations include replacement of the wooden front doors with modern glass doors and replacement of the wooden window sashes with aluminium on the east side of the building. Metal grills were added to the front fanlights in 1980.

The interior has been modified only slightly over the years as the library's collection has grown and book shelves and cabinets have encroached into the once-open central area. A few partitions and book shelves have been added below the galleries and in 1965 a librarian's office was enclosed in the south end of the west gallery. The original light green interior with dark green columns has been painted white and flourescent lighting was installed throughout the building in 1948. The original charge desk, located at the rear of the library, was replaced in 1945 and moved to its present location at the front of the library in 1965.

It is not known how many Carnegie libraries are still in existence at this time. In 1967, of 142 Carnegie Libraries erected in California, 37 had been demolished and only 86 were still in use as public libraries.6/

Designing & Building the Library

After receiving the generous grant from Andrew Carnegie, the Library trustees held a competition for design of the building with a first prize of $750. The building was not to exceed $30,000 in cost. "A one-story building with a gallery wholly or partially around the inside is preferred . . .Terra Cotta, Brick or stone or a combination of such materials may be employed . . . A building is required that shall be as fire resisting as possible."7/

The winning design, chosen out of 14 entries, was submitted by San Francisco architects, William H. Willcox and John M. Curtis. (See Appendix pp. 4 & 5 for perspectives.) They had "erected hundreds of buildings in this and other states" including St. Luke's Hospital and the United States General Hospital at the Presidio (San Francisco), the Evening Bee Building and High School in Sacramento, and the Palo Alto High School.8/

The building was constructed generally as planned although the original bids all came in too high and much of the planned decoration was eliminated to reduce the cost. The main floor contained a children's room, fiction room, reference room, delivery room, stack room and librarian's office. The east gallery was the ladies room and the reading room was located in the west gallery. The basement contained a workroom and a fumigation plant to kill germs on books used by sick people.

The building contract was awarded to C. H. Foster & Son, residents of Alameda and builders of many residences and public buildings in Alameda. Foster came to Alameda in 1872 when he was chosen to supervise construction of a plant for the Pacific Cordage Company in Melrose (Oakland). Much of his work in Alameda has been torn down such as the first city hall and fire house, the first high school (1875) and the first west end school. The 1892 annual edition of the Argus described Foster as "connected with all the leading improvements of the City, and fully 125 houses now stand to show the thoroughness of his work. . . He has also built fully 25 of the glass front stores on Park Street."9/ He formed a partnership with his son, G. J. Foster in 1892. Among his existing buildings are the Wells Fargo Bank formerly the Alameda National Bank, 1902 remodeling, (1400 Park Street), the Knowland Wedding cottage, 1893, the Fossing Building, 1886 (Park Street and Pacific Avenue), and the Old Masonic Temple, 1891 (1327-33 Park Street).10/ He also built and occupied the bungalow directly south of the Library (1429 Oak Street, 1904) which was converted to the Children's Library in 1926.

Footnotes

1/ Alameda Encinal, October 13, 1902, in Library Notes, Volume 2, July, 1899-December, 1902.
2/ Alameda Encinal, August 23, 1895, in Library Notes, Volume 2, July, 1899-December, 1902.
3/ Alameda Argus, October 18, 1899, in Library Notes, Volume 2, July, 1899-December, 1902.
4/ Alameda Encinal, July 9, 1901, in Library Notes, Volume 2, July, 1899-December, 1902.

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5/ Geo. S. Bobinski, Carnegie Libraries, Their History & Impact on American Public Library Development, Chicago, 1969, p. 16.
6/ Ibid, p. 19.
7/ Competition of Plans for the New Library Building for the Alameda Free Public Library the Gift of Andrew Carnegie, Esq., Alameda, Cal. Nov. 1, 1901, pp. 4-7 in Library Notes, Volume 2.
8/ Alameda Encinal, January 13, 1902, in Library Notes, Volume 2.
9/ Alameda Argus, December 24, 1892, page 5, Col. 5.
10/ Alameda Argus, December 20, 1902, p. 4, Col. 7;
Oakland Tribune, February 17, 1909;
Alameda Times Star, January 23, 1915 (Obituary);
Alameda Times Star, December 18, 1978, p. 3 (copies available in C. H. Foster file, Room 103, City of Alameda Planning Department, City Hall);

B. Chronology of Construction from Carey & Co. 1997 Historic Structure Report

CHRONOLOGY OF CONSTRUCTION

The following is a selective account of construction, repairs and alterations to the Alameda Main Carnegie Library building. This chronology is based primarily on building permits, Alameda Annual Reports, internal memos, formal reports, and newspaper clippings. Sources are given in parentheses after each entry.

Date	Description
1899	Andrew Carnegie offers sum of $10,000 to City of Alameda for new library building. (*Argus*, October 3, 1899).
1901	Movement to secure a bond issue and/or raise money by subscription to accept Carnegie's offer begins in June (*Encinal*, June 28, 1901).
1901	Andrew Carnegie increases the donated sum to $35,000 on June 7. Bond issue and subscription campaign ended in September, with no extra funds needed. (*Argus*, September 4, 1901).
1901	Library Board holds design competition in November to develop architectural plans for the new library building (Competition of Plans for the New Library Building for the Alameda Free Public Library, The Gift of Andrew Carnegie, Esq. *Architect's Announcement*, November 1, 1901).
1902	On January 13 it was announced that the competition had been won by Willcox & Curtis of San Francisco, over 13 other entries. (*Encinal*, January 13, 1902).
1902	Winning competition design by Willcox & Curtis published in *San Francisco Chronicle*, *San Francisco Examiner*, *San Francisco Call* and *Encinal* on January 14. The plans submitted by Willcox & Curtis were awarded a first prize of $750. Second prize of $200 was awarded to Cunningham & Politeo of San Francisco. It was understood that if Willcox & Curtis were hired to direct the building of the library, they would receive an additional $750. (*San Francisco Examiner and San Francisco Chronicle*, January 14, 1902).
1902	Board of Trustees of the Alameda Free Public Library seek sealed bids and proposals on March 24 for the erection and construction of a Library Building. (*Argus*, March 24, 1902).
1902	C.H. Foster of Alameda awarded contract in April for construction of new library, as announced in the *Argus* on April 28, 1902.
1902	On May 6 the Library Board decided on gray pressed brick for the building, manufactured by N. Clark & Son of Alameda. (*Encinal*, May 7, 1902).
1902	Ground breaking of new library began on May 6. (*Encinal*, May 6, 1902).

1902 Drinking fountain donated to the Library Board by the Woman's Exchange on June 4. (*Encinal*, June 4, 1902)

1902 Tympanum over the main library entrance erected in May which includes a classic scroll and honeysuckle and a medallion in the center of the design holding an open with book mark. The columns at the entrance have Corinthian capitals and are the first columns of brick work ever constructed in California. (*Encinal*, May 7, 1902)

1902 Cornerstone of the library is put in place during a ceremony with Masonic rites at noon on July 12. The copper box placed in the cornerstone was sealed at Fischer's plumbing shop and filled with items "which will interest delving historians of future centuries." These include a copy of Andrew Carnegie's letters offering first $10,000, then later $35,000; list of officers of Free Reading and Library Association, 1877; names of architects, contractors and consulting architects; Columbian half dollar, 1893; copper cent made in Hong Kong, 1901, etc. (*Argus*, July 12, 1902).

1903 Builder C.H. Foster contributes to the library building from their own funds, including two jardinieres at the main entrance, three coats of plaster on the walls (when the contract only called for two), extra fine steel lathing versus ordinary steel, and linerusta at the stairs. (*Encinal*, April 17, 1903).

1903 Ornamental stained glass windows arrive and are installed on January 13. According to the newspaper article, the windows each cost $25. (*Argus*, January 13, 1903).

1903 The bronze railings for the stairways and galleries arrive and are installed on January 22. (*Argus*, January 22, 1903).

1903 New Alameda Free Library is formally dedicated to the people of Alameda, the Island City, on Thursday, April 16 at a well attended ceremony of nearly 2000 at the Library. A bust of the late President McKinley was also unveiled and presented to the library by the pupils of the public schools. (*Encinal*, April 17, 1903).

President of the Board of Library Trustees, George H. Mastick said,

"We have given the people of Alameda a library that is the best that money could buy. This building could not now be duplicated anywhere for what it cost. It is beautiful and chaste; a poem in construction, and a combination of architectural and mechanical skill that is not surpassed." (*San Francisco Call*, April 17, 1903).

1903 Basement still unfinished in April. (*Encinal*, April 17, 1903).

1903 Contract awarded for furnishing the gas and electric fixtures to Ickleheimer

Brothers of San Francisco on January 6 at a cost of $1,000. The fixtures were of old brass and were to match the interior metal work. (*Argus*, January 7, 1903)

1903 New Alameda Free Library has a complete fumigation chamber in the basement to kill microbes living in returned library books. Alameda claims to be the only city possessing a Carnegie library structure with an apartment wherein microbes are so scientifically smoked out of existence. "Down deep in the basement of the new Andrew Carnegie library building is a chamber that is death to all microbes. When the little pests that are said to be the cause of nearly all the ills of human flesh are enticed into the compartment, the fumigating machine is turned on and the microbes are done for." (*Argus*, July 16, 1903).

1904 Ladies' Reading Room installed in the gallery at the Oak Street and Santa Clara Avenue Corner in March. Furnishings include comfortable rocking chairs, couch, antique oak table. Curtained off in one corner is a small toilet room with marble basin and handsome plate glass mirror. C.H Foster and Son furnished the molding for the ladies apartment free of charge. (Argus, February 4, 1904).

1904 With the Russo-Japanese war, there is an increased demand for literature on the Orient. Library installs revolving case containing these books on the lower floor which include books on Russia, China, Japan, Korea and American interests in the Far East. (*Argus*, March12, 1904).

1905 Replacement of the concrete in the landing between the granite and the marble steps at the entrance to the library commences on November 2 due to sinking of landing. Roof and exterior given a new coat of paint. (*Argus*, November 2, 1905).

1906 Earthquake and subsequent fire devastate San Francisco and the Bay Area on April 18, 1906.

1906 According to Librarian Graves, "the earthquake did practically no damage to the library building. A thorough examination has been made from the roof to the basement and all that can be discovered is one crack in the plastering of the stack room, and another at the southwest corner of the building. Several hundred volumes were thrown down from the shelves of the floor cases but only a dozen had to be repaired." The library remain closed Wednesday, Thursday, and Friday, April 18, 19, and 20. (*Argus*, May 3, 1906).

1906 The library is offered books printed for the blind patrons of the library by the State Library in June. "At first glance it appears that there are very few blind persons in Alameda. Inquiry may reveal the presence of blind people desirous of securing the books designed for the sightless..." (*Argus*, June).

1907 The library adds French language books to its shelves. (*Argus*, June 14, 1907).

1907 The *Argus* announces plans on June 5 for the addition of a reading room for

men, which would include $2,000 for fixing the basement to include tables, chairs, daily papers and trade publications and where smoking would be allowed.

1908 The *Argus* announces that Foster and Son are awarded contract to complete wood work in the library basement for smoking room. The cost is announced at $1,293 for the carpenter work. The necessary concrete work has already been completed. (*Argus*, September 5, 1908).

1908 Contract for installing steel book stacks is awarded to the Library Bureau Company for $1,990. (*Argus*, December 8, 1908).

1909 The Alameda City Council approves expenditure of $600 in setting up the new men's reading room at the library, with $500 for furnishings and $100 for floor coverings. (*Argus*, January 5, 1909).

1909 Alameda librarian asks for the names and addresses of the blind to avail themselves of the privileges of the library. "If any afflicted here, the embossed books will be added to the circulation department". (*Argus*, February 2, 1909).

1909 The new men's reading room opens to the public on February 9 with an open house. "During the evening many of the women folks of the city dropped in, as they realized that it would be their only chance to see what the men had in store for them." (*Times-Star*, February 10, 1909).

1909 Alameda Library receives a life size bust of Abraham Lincoln as a gift from Mrs. S.W. Dennis. It is placed opposite the McKinley bust on the left side of the library. (*Times-Star*, February 15, 1909).

1909 Article appeared in *Argus* stating that the firm which had been awarded the contract to supply library steel shelving asked that it be allowed to change its contract so that 16 instead of 13 gauge steel brackets be used. (Argus, February 16, 1909).

1909 Library receives part of furniture for men's reading room. (*Times-Star*, March 8, 1909).

1909 Library closed for two weeks to install steel book stacks. (*Argus*, April 20, 1909).

1912 A Notice to Bidders appeared in the Argus for receiving bids for replacing the present glass windows with wired glass and covering the sashes and frames with galvanized iron. (*Argus*, July 18, 1912).

1913 Notice to Contractors is published in the *Times-Star* for bids on painting, kalsomining, varnishing and overall renovation. Bids due on or before July 19, 1913.

1913 The library is shut for a thorough renovation for approximately two weeks on July 22. (*Times-Star*, July 29, 1913).

1913 The Reading Room and Reference Department reopened on August 13 after renovation which included painting, varnishing and overall renovation. (*Times-Star*, August 12, 1913).

1914 Additional shelves added to the reference department on the first floor to allow room for increased volume of books. New shelves also added on the mezzanine floor and a department for government documents set aside. (*Times-Star*, March 26, 1914).

1915 Charles Foster, pioneer builder of the Alameda Free Library commits suicide by self-inflicted gunshot wounds. Foster suffered from intense pain from a long, incurable illness. Foster, who was also the oldest builder in Alameda County, also built the first City Hall, the first High School, and the first West End School in Alameda. (*Alameda County Star*, January 23, 1915).

1915 Men's reading room closed on December 1 due to unpopularity. (*Times-Star*, November 27, 1915).

1917 Schools and library closed for two weeks by Board of Health in an effort to stamp out all cases of scarlet fever. (*Times-Star*, January 29, 1917).

1917 Library circulation cut down by quarantine. The library is closed for thirteen days by order of the health officer of Alameda due to an epidemic of scarlet fever. (*Times-Star*, February 24, 1917).

1917 New Children's Room opened at the library in location of former men's reading room, on August 15, at a public reception attended by more than 100 adults and children. (*Times-Star*, August 15, 1917).

1917 American Library Association asked by War Department to undertake the collection, distribution and circulation of reading matter in 32 principal army camps. Literature is gathered at Alameda Library. (*Times-Star*, September 1, 1917).

1917 $600 Drive for "Camp Library Week" begins at Main Library to raise money for libraries for the military. (*Times-Star*, September 24, 1917).

1918 "La Libre Belgique," the forbidden paper which has been published in Belgium since the war, is available at the library. "When you take your donation of silver or gold trinkets to the library this week ,ask the woman at the Belgian relief desk to show you the facsimile of the first two pages of two separate editions of this little paper." (*Library Notes*, March 27, 1918).

1918 Library closed from 6 p.m. Friday until 6 a.m. Monday morning to check the epidemic of influenza of which there are 54 cases. This also included the closing of saloons in Alameda. (*Times-Star*, October 19, 1918).

1918 Library closed for one month for a thorough cleaning and floors varnished. (*Times-Star*, November 15, 1918).

1918 Library has weekly war maps on display, showing the course of the battles in Europe. (*Library Notes* for 1918).

1924 Library closes for renovation on Monday, November 3. (*Library Notes*, 1911-1929, October, 1924).

1924 Library reopens after being closed for four weeks for a thorough interior renovation and cleaning. The library was washed, retinted and painted. New light fixtures were added, replacing the old ones. New lighting was added in many formerly dark corners and niches. The woodwork was reoiled and the floors waxed. The furniture was cleaned and new rugs placed behind the desk and in the ladies room. (*Library Notes*, 1911-1929, December, 1924).

1926 Elevated corridor built between the rear of the library and the shingled bungalow at 1429 Oak Street, converted into the Children's Library circa 1926. (*National Register Nomination Form*, 1982).

1928 Library changes its system of charging books from the "Brownie" method to the more universally used "Newark" system in July.

1934 The City Manager's Report for 1933-1934 announces the following improvements. Library was outfitted with new copper drains; the roof was repaired and painted; all trimmings on the exterior of the building were painted. In the office new shelving was installed and in the Reference Department additional locked cases were provided to safeguard valuable collections. The main charging desk was enclosed in glass, supported by brass stanchions. Concrete steps leading to the Library office from the street, replaced wooden steps. Library improvements were made by unemployed Alameda citizens whose services were secured from the City's Employment Bureau by the Street Department. (Permit No. 8, 1/13/34, $100).

1934 Main Library membership is listed as 12,113, total volumes at 60,067, volumes rebound at 2,164 and volumes repaired at 14,356 as listed in the *City Manager's Report for 1933-1934*.

1942 Drive to collect books for men in service begins to establish libraries in army camps. (*Library Notes*, 1940-1944)

1942 The library undergoes reroofing on 7/2/42. (Permit #350, $245.00).

1942 Wine industry book to be reviewed at library. This is now California's most famous industry. (*Library Notes*, September 23, 1942).

1945 Original charge desk, located at the rear of the library is relocated and reconfigured (*National Register Nomination Form*, 1982). -

1949 As listed in the Annual Report of the City of Alameda for the Fiscal Year 1948-1949, Alameda Free Library completes a $4,420 program of renovation and redecoration and enlarged parking lot. (*National Register Nomination Form*, 1982

and *Library Notes*, 1949-1951, January 21, 1950).

- Original light green interior with dark green columns are painted white .
- Florescent lighting is installed throughout the building.
- Completed plans for remodeling main library basement for use of Alameda Historical Society. (Permit No. 293, 10/19/49, $3,000).

1949 - 1950

As listed in the *Annual Report of the City of Alameda for the Fiscal Year 1949-50:*

- French linguaphone records purchased and classes opened in the library;
- Contract for remodeling the basement confirmed.
- In December painting was started in the new historical room, and all books were moved to the new duplicate room in the basement of the children's library and stored.
- In February the heating job completed and the furnace in operation.
- The historical room was dedicated and opened in February.

1950

Alameda Historical Society houses its collection in the newly-remodeled basement of the Library. (*Tribune*, January 15, 1950).

1950 - 1951

"Your public library, which deals principally in books, has felt the impact of modern trends more than any other public institution with the advent of radio, movies, and television -- all vying for time once spent in reading." (*Your City*, 1950-1951).

1951 - 1952

In February, a new cork-tile floor was installed in the library and the catalogue and overdue departments were moved to new quarters. (*Your City*, Alameda, 1951-1952 and Permit No. 703, 6/18/52, $200.00).

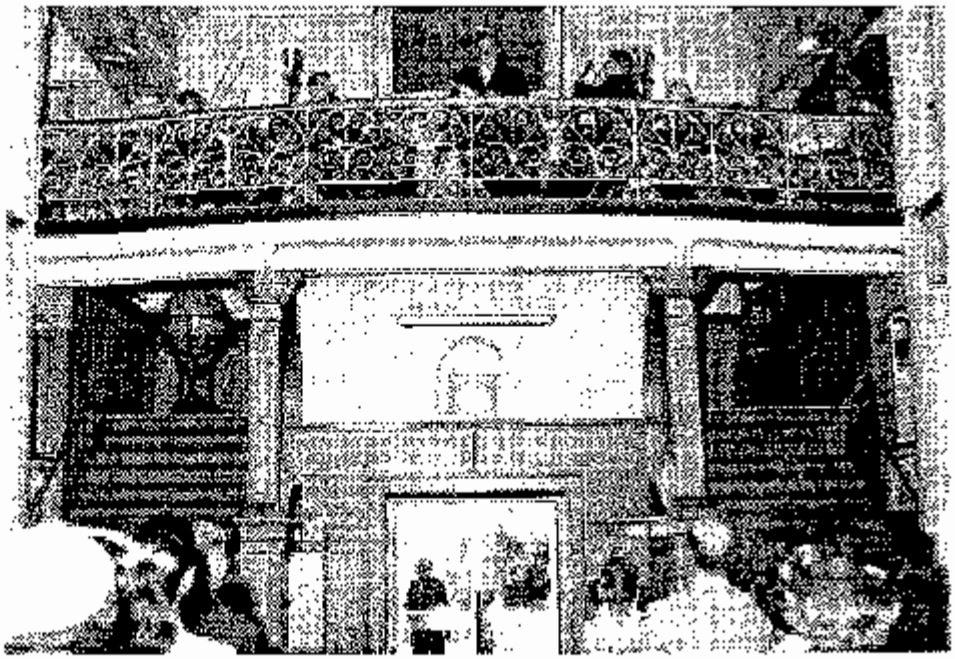

Figure 3:
Historic photo of Golden Anniversary Celebration, 1953.

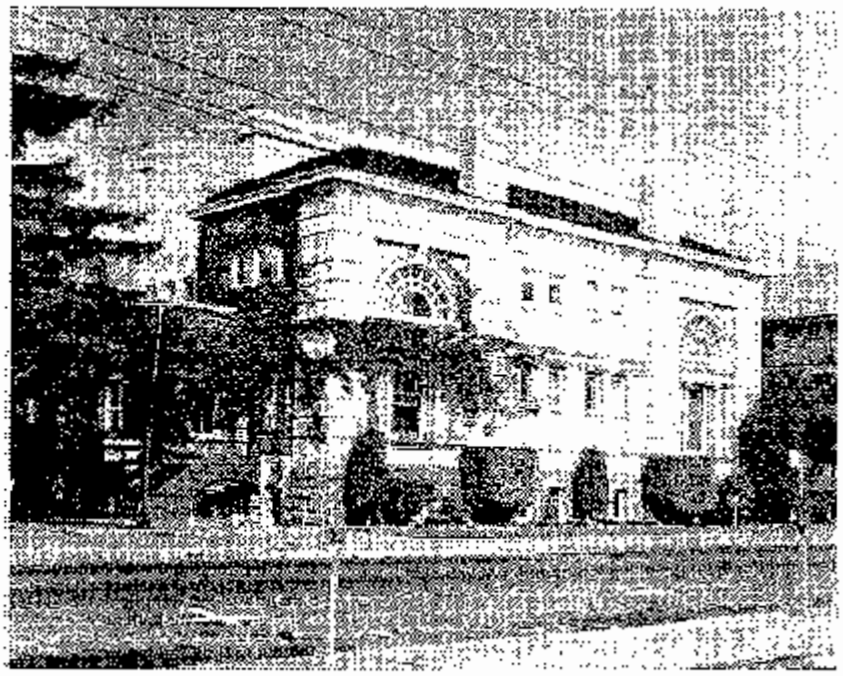

Figure 4:
Historic photo of east and south elevations, circa 1950s.

1953 In April, Alameda Free Library Golden Anniversary of Dedication (as taken from program) of the Main Building. Celebration includes a three-part program of music, pageantry and folk-dancing. Speakers included George H. Mastick, C.H. Foster, Frank B. Graves. Musical selections included a dixieland combo, accordion solo, baton twirling, trumpet solo and a dramatic presentation by the Alameda Little Theatre.

When the library opened in 1903, the total book stock numbered 26,794 volumes and there were 4,774 membership cards issued as compared with a book stock as of June 30, 1953 of 108,148 volumes and 18, 029 memberships. (Annual Report City of Alameda 1952-1953)

1954 Pest control work completed in January. (Permit No. 2, Spc 1, 1/4/54, $460.00).

1955 3 x 20 foot section of the brick veneer facade on the third floor parapet walls fell off due to deterioration of the lime mortar. (*National Register Nomination Form*, 1982).

1956 At the parapet walls, brick removed and the walls stuccoed, as was a portion of the brick frieze on the front of the building. Four metal urns on the corners of the parapet wall were also removed. Other alterations included replacement of the wooden front doors with modern glass doors and replacement of the wooden window sashes with aluminum on the east side of the building. (*National Register Nomination Form*, 1982).

1956 Library roof repaired. (Permit No. 225, 3/14/56, $3,900).

1958	Reroofing completed. (Permit No. 799, 7/25/58, $75).
1964	First copy machine installed in library. (*Library Notes*, April 6, 1967).
1965	For first time in 40 years, the Alameda Library Board asks City Council to consider expansion of the Main Library, for library stack building adjacent to original building. (*Times-Star*, January 22, 1965).
1965	Librarian's office enclosed in the south end of west gallery. (*National Register Nomination Form*, 1980).
1965	Charge desk relocated to front of library at present location. (*National Register Nomination Form*, 1980).
1967	Third coin-operated copy machine is installed in the library. "Developed especially for libraries, it is completely do it yourself and will copy literally anything that can be held on top in 30 seconds." (*Library Notes*, April 6, 1967).
1965	Reroofing completed. (Permit No. 703, 5/25/65, $761).
1970	Library observes 91st Birthday. The *Alameda Times-Star* publishes major pictorial feature on Saturday, March 21.
1980s	Electronic outlets are added to accommodate CD-ROM requirements. Completed without regard to the historical integrity of building. (*Alameda Free Library Feasibility Study* by Bull Stockwell Alan & Ripley, August 4, 1994).
1980	Metal grills added to the front fanlights. (*National Register Nomination Form*, 1982).

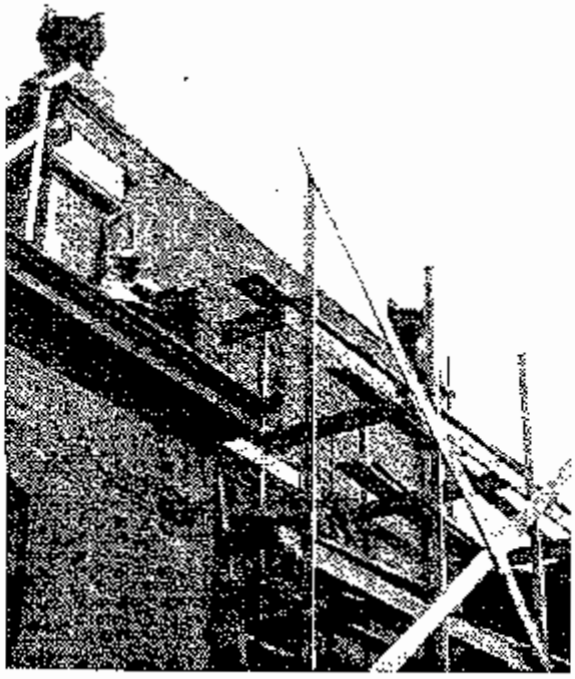

Figure 5:
Historic photo of south facade, Dec 1955

1983 A handicapped study by Hansen/Murakami/Eshima suggests three schemes for improved handicapped access. Two schemes involve installing an elevator, and a third scheme involves building a ramp on the west and south sides of the building. All schemes are rejected as compromising the historic library. (*Alameda Free Library Feasibility Study* by Bull Stockwell Alan & Ripley, August 4, 1994).

1986 On May 26, the State of California Office of Historic Preservation authorized a grant to the City of Alameda for $25,000 to be matched by an additional $25,000 from the City for improvements to the Carnegie Library Building. (May 10 memo in Library files #1).

1986 In October, Rob Richard, a library consultant was retained by the Alameda City Library Board of Trustees to prepare a library building program narrative to detail activities performed in the library, their relationships and space requirements. (Letter from Library Seismic and Historical file).

1986 Statement of Qualifications announcement distributed in November to obtain a structural engineering consultant to perform a seismic evaluation and upgrading study of the Alameda Main Carnegie Library. The study is intended to evaluate the seismic performance of the building in the event of a major earthquake, prepare a recommended strengthening scheme and order-of-magnitude cost estimate, and prepare a written report presenting findings and recommendations. (Letter from Library Seismic and Historical file).

1986 In December, "Site Selection Study for A New Main Library for The City of Alameda" submitted to the Alameda Library Building Committee by Hansen Murakami Eshima, Inc. of Oakland. The firm was retained to evaluate property within Alameda's "City Center" for suitability as a site for a new main library.

1986 On December 2, 1986, Gertrude Woods, President of the Library Board of Trustees submits a memo the Mayor and City Council outlining the library board's recommendations for the New Main Library Building. Recommendations include a first preference for a single story, efficiently designed, "no frills" library. The second preference was for a two-story facility with a footprint of no less than 31,612 square feet.

1986 Statement of Qualifications received for the library seismic study on December 5.

1987 In April, five firms are selected to submit proposals for the seismic study (Letter dated December 5 from Shapiro Okino Hom and Associates Engineers).

1987 On May 18, Randolph Langenbach of Oakland investigated the paint layers on the non-masonry exterior surfaces of the library, at the request of the Historical Advisory Commission.

1987	Seismic study completed on June 29 by Shapiro Okino Hom and Associates Engineers of San Francisco. Recommendations include removal of skylight; bracing stack shelving and deck; bracing bookcases; inspecting ceiling anchorage; inspect light fixture anchorage. Cost of report at $21,500.
1987	On November 5, Hansen Murakami Eshima Architects and Planners of Oakland accepts contract to brace the library stacks at the Main Library, Children's Library, Bay Farm Island Branch Library and West End Branch (Letter from Hansen Murakami Eshima).
1988	Memo discussing a new Alameda Library site at Lincoln/Oak filed in the Public Works Department. (Library file #1, April 11, 1988)
1988	Historic Structures Report completed by Lamphier & Associates at $3,500 in August.
1988	$35,000 spent on general upgrading including reroofing, reglazing, and exterior repainting of the rear section of the building; regrouting and waterproofing of bricks on the southwest side of the building; and subsequent repainting of interior basement restrooms which were affected by water seepage. Roof leaders leading into sanitary sewers have been disconnected. All exterior trim has been repaired as needed, sealed, and repainted. Electrical upgrading has taken place. (From Status Report Memo from William Norton, Public Works Director, May 10).
1988	Letter from Norbert Walery of the Office of Historic Preservation in Sacramento sent to William Norton, Director of Public Works for Alameda on May 23 regarding concerns about the new proposed structural work. (Library files #1).
1988	Letter sent to Norbert Walery at the Office of Historic Preservation in Sacramento from William Norton in response to Mr. Walery's concerns from his letter dated May 23 regarding proposed structural work on the library. (Library files #1).
1988	In June and July, an airborne asbestos evaluation was completed by Precision Works in Palo Alto for the Main Library (Memo from company on June 13).
1988	On August 2, the Alameda City Council awards the library products for supply and installation of book shelving for the Main Library to Bob Maloy & Associates at cost of $79,586. This includes removal of the existing shelving and installing new shelving. (Memo from March 24, 1989 to T.D. Edwards, Acting Public Works Director).
1989	Drawings received from Peter Culley & Associates Structural Engineers to replace wood shelving for new metal shelving on 2nd floor and Mezzanine on January 25 to comply with recommendations from structural engineer. New metal shelving approved on February 3.

1989	Shelving replaced on February 10. (Permit #89-0137, Property Inquiry File).
1989	Unreinforced Masonry Building Survey issued on August 25. (Project #URM246).
1990	Notice of Preparation of a Draft Environmental Impact Report completed on September 14. Work to be completed by ESA, Inc. of San Francisco includes the environmental impact of the rehabilitation of the Carnegie building and of the construction of a new Alameda Free Library on the LinOaks Motel site. (Library file #2, September 14, 1990).
1990	On October 4, 1990 a memo was sent to Alameda Department Heads from DeWayne Guyer, Planning Director regarding soliciting comments on an Administrative Draft EIR prepared by ESA, Inc. for the proposed new main library that would be located at the site of the existing LinOaks Motel (Library file #2, October 4, 1990).
1990	Staff directed in a memo from Robert L. Warnick, Public Works Director, on November 8 to prepare a Request for Proposal requesting consultants to develop plans, specifications and estimates for upgrading and rehabilitating the Main Library (Library file #2, November 8, 1990).
1990	On December 17, Maintenance Services was notified by the Library that the sewer was blocked "with dirt." They found and cleared a blockage between the cleanout and the main.
1992	Damaged sidewalk at the library was repaired on June 22. (Project #C92-0330).
1992	An automated circulation system and online catalogue are added to the library. This required installing telecommunications conduit and cabling. (*Alameda Free Library Feasibility Study* by Bull Stockwell Alan & Ripley, August 4, 1994).
1993	In April and May, the Alameda Bureau of Electricity Energy Management Coordinator conducted an energy-efficiency study at the director's request. (Letter from Library Seismic and Historical file).
1993	On May 6, a Customer Energy-Efficiency Study is submitted to the Alameda Main Library by the City of Alameda Bureau of Electricity. (Letter from Library Seismic and Historical file).
1993	On May 17, Librarian Peg McGowan receives a memo regarding the library lighting retrofit project from Meredith Owens. It discussed the lifetime of standard magnetic ballasts (Library File #2, May 17, 1993).
1993	At the Alameda City Council meeting on October 5, the Council authorized the expenditure of funds for plans, specifications and estimates for seismic and Americans with Disabilities Act upgrades to the Carnegie Library to comply with the Unreinforced Masonry Ordinance. (Library files, October 5, 1993)

1993 Two electrical circuits were added to the library on October 27. (Project #EL93-391).

1993 On October 28, The City of Alameda issued a Request for Qualifications and Proposals for Architectural Services for the Carnegie Library for renovation of existing Main Library structure to meet ADA and seismic requirements and a feasibility study for rehabilitation and expansion onto adjacent land. (*Request for Proposal*, 1993).

1994 Selection of architects for RFQ interview set for Week of January 10 and interview of finalists and selection of architect set for week of January 17, as outlined in the RFQ.

1994 On March 15, new partition walls were installed in the library at an unknown location. (Project #B94-0271).

1994 In March, the City of Alameda contracted with the architectural firm of Bull Stockwell Allen & Ripley of San Francisco to evaluate the Carnegie Library site for a new expanded main library and to prepare a feasibility study. (*Feasibility Study Report*, August 4).

1994 On August 4, Bull Stockwell Allen & Ripley submits *Alameda Free Library Feasibility Study* to the City of Alameda. Project team included Page & Turnbull, Historical Architect, San Francisco; Dasse Design, Structural Engineer, San Francisco; Montgomery & Roberts, Inc., Mechanical Engineer, El Cerrito; The Engineering Enterprise, Electrical Engineer, Alameda; and Hanscomb Associates, Cost Estimator, San Francisco.

1994 In October, Architects Bull, Stockwell, Allen & Ripley and Historic Preservation Architect Page & Turnbull submit comments on the Alameda Library Seismic Retrofit Drawings 9406.11A04 to the City of Alameda Engineering Department. (Letter from Library Seismic and Historical file).

1994 Letter sent to Mayor Withrow on October 18 from Wil Garfinkle, a concerned citizen, regarding handicap access to the library. (Library files #2, October 18, 1994).

1994 On November 2, a Building Permit Application was filed with the Central Permits Office (Permit No. B94-1314) for the Unreinforced Masonry Retrofit for the library.

1994 On December 22, the final planning was completed for temporary ADA access to the library. (Project #HAB94-13).

1995 On March 10, 9 drawings completed for disabled accessibility improvements for the library by Muller & Caulfield Architects, Engineers & Planners of Oakland. The Demolition Plan (AML1-00), included:

- Removing door, jambs and trim in the men's and women's restroom entryways.
- Remove door, jambs and trim from the men's and women's vestibules.
- Cut back wall framing and finishes to required opening in men's and women's entryways.
- Remove toilet partitions and doors in men's and women's restrooms.
- Remove toilets in men's and women's restrooms
- Remove lavatory and plastic lam countertop in men's and women's restrooms.
- Remove marble countertop with inset lavatory and plastic lam countertop in men's and women's restrooms.
- Cap plumbing in wall or floor to allow for smooth installation of finishes in men's and women's restrooms.
- Remove ceramic tile, flooring and mortar bed from men's and women's restroom.
- Remove bookcase from men's and women's vestibules.
- Remove newspaper rack (built-in) from men's vestibule.
- Remove drinking fountain, cap plumbing below subfloor to allow for smooth patching of floor and finishes near women's vestibule.
- Demolish above grade bridge to Children's Library.
- Saw cut brick to widen doorway in brick wall near bridge to Children's Library.
- Remove removable shelves and one side of stack near bridge.
- Cut back metal end panel at east end only of removable shelves.

1995 On March 13, the installation of a handicap lift for the library was approved (Project #B95-0291) and on March 15, the lift was installed (Project # DR95-010). Related projects were mechanical (Project #M95-8-81) and electrical work (Project #E95-3138).

1995 On June 29, library asbestos removal approved, to be completed by Bluewater Environmental Services. (Project #B95-089C).

1995 On November 22, ACC Environmental Consultants, Inc. sampled water for lead contamination from the Alameda City Main Library. (Letter to Dick Rudloff, dated December 12, 1995, Library #2 files).

1995 ACC Environmental Consultants completes report on lead water sampling at the Alameda Main Library. (Letter to Dick Rudloff, dated December 12).

1996 In City of Alameda 1996-1998 Proposed Budget/Financial Plan issued in June, 1996:

New objectives for 1996-1997 included:

- To improve public service by introducing and utilizing technology such as Internet for public access

- To participate in the Bay Area Library and Information systems (BALIS) Automated Linked Catalog Project.
- To review and modify the 1991 building program in preparation for the design of the new main library.

New objectives for 1997-1998 included:

- To finalize the program and design, with emphasis on technology and equipment, for the new main library.

1996 The City of Alameda issues a Request for Proposal for the preparation of an Historic Structure Report for the Alameda Carnegie Library on December 19.

1997 In February, Carey & Co. is retained by the City of Alameda to complete Historic Structure Report.

C. Code analysis per 2007 CBC

Carnegie code analysis per 2007 CBC revised 10/3/07

1st floor areas:

- Historic Carnegie bldg: 4430 sq ft
- Addition: 530 sq ft (total footprint area is 773 sq ft at basement/ entry level)
- Children's library: 2400 sq. ft
- Total 1st floor area of both buildings together: 7360 sq ft.0 (7600 counting basement restrooms).
- Total GSF of all floors of combined building is 18311.

Occupancy classification

- Museum: A-3 (explicitly named on list, 503.1).
- Library: A-3 (explicitly named on list).
- Permit Center: A-3 for public exhibit area over 750 sq ft, B (civic administration) for office areas.
- Children's Library building: use was A-3 as a library. Current use is B.

Number of occupants in Carnegie building for historic and proposed uses. See area table for more specific tabulation.

Occupant loads:

Use	Sq ft/ occupant
Library reading room	50 net
Library stacks or offices	100 gross
Permit Center public area	15 net
Permit Center offices	100 gross
Museum (unconcentrated assembly use)	15 net
Assembly with chairs	7 net

Permit center occupants are calculated at 15 sq ft per person on the main level, 100 sq ft per person on the gallery level. Gallery occupancy could be higher during a special event if spectators are allowed to stand along the rail.

Museum occupants are calculated at 15 sq ft per person for both main level and gallery.

	Library	Permit Center	change	Museum	change
Main Floor	68	224	+156	199	+131
Mezzanine	4	4	0	4	0
Gallery	53	31	-22	170	+117
Total fire area occupants	**125**	**258**	**+133**	**373**	**+248**
Basement	103	76	-27	103	0

Exiting based on occupancy:

Main level is OK for all proposals, since 2 (or 3) exits will be provided with adequate separation. Librarian's office could be locked and the existing exit through the office not used if desired.

Gallery level will have 2 exits from west wing, but only 1 exit from east wing. Common path of egress travel for the east wing is 77'. Increased occupancy of the east wing may require a new exit balcony across the south end of the open space.

Permit center as mixed occupancy: Main level of permit center is an "A-3" occupancy (exhibit area greater than 750 sq. ft.). Offices on gallery are "B". No separation is provided between the A and B occupancies. Historic building code 8-302.3 allows 1-hr occupancy separations to be omitted when building is sprinklered.

Building construction type: Carnegie is III-B. Can classify as III-A with sprinkler system in lieu of 1-hr construction, unless sprinkler system is required by 903.2.1.3 for A-3 occupancy (footnote e table 601).

903.2.1.3 requires sprinklers for A-3 occupancy if there is a fire area with occupant load of 300 or more. This would apply to the museum use. In this case, sprinklers cannot substitute for 1-hr construction and the construction type is III-B.

The Children's Library building is V-B or could be classified V-A if sprinkled.

Carnegie building and Children's Library could be considered together as one building if desired to avoid area separation wall between the addition and the Children's Library building. Assume A-3 occupancy for entire building.

Museum occupancy: building must be considered V-B.

Maximum height of V-B is 1 story, with increase to 2 stories allowed with sprinklers in accordance with 504.2.

Maximum floor area per story is 6000 sq ft, with increase allowed for building frontage on two streets. Calculated increase is 12%, which gives allowable area of 6720 sq ft. This is too small, so we must consider the two buildings as separate buildings.

Permit Center: sprinklers can be used in lieu of 1-hr construction to classify the entire combined building V-A.

2 story height limit and basic floor area of 11,500 sq. ft. per story, with a total of 23,000 for all stories is sufficient for the entire combined building.

Conclusion: a fire-rated wall with no openings is required between the Children's Library building and the Carnegie building if the Carnegie building is used as a museum, but not if it is used as a permit center.

Main floor of Carnegie building is probably less than 6' above grade plane (a survey is required to prove it). Main floor is 5' 11" above grade at the back entrance. Therefore, the "basement" is indeed a basement.

The gallery level does not qualify as a mezzanine per section 505, because it covers too much of the main floor area. Therefore, the building has two stories plus basement.

Protected windows are not required on the west side of the existing building. This wall has less than 10% openings, and is more than 5' from the property line, so unprotected openings are allowed per table 704.B.

1003.2	Means of Egress: 7'6" ceiling ht. required
1003.3.1	6'8" ceiling OK for up to 50% of area
1007.1 ex. 1	Accessible means of egress not required in existing building
1009.1	Stairs 44" min. wide

D. Building net square footage and occupant load

Alameda Carnegie Building net sq ft and occupant loads

Revised 10/23/07

Based on net areas in current Muller & Caulfield plans.
Areas are approximate; spaces were not measured.

					Library historic use				Permit Center				Museum				Performance/ Reception			
	Main spaces	Service/ circu-lation	Add-ition	Total GSF	Code area	Sq ft/ occu-pant	# occu-pants	Notes	Code area	Sq ft/ occu-pant	# occu-pants	Notes	Code area	Sq ft/ occu-pant	# occu-pants	Notes	Code area	Sq ft/ occu-pant	# occu-pants	Notes
Main Floor				4431																
Entry vestibule		103																		
Main central space	957				3023	50	60	Reduce area for checkout desk					2873	15	192	Excl reception desk	3023	7	432	
Below E gallery	945																			
Below W gallery	1271																			
Toilet E	60								3275	15	218	Incl conf rooms, excl reception desk								
Toilet W	60																			
Librarian's Office	252				402	100	4	Incl checkout					402	100	4	Incl docent desk	252	100	3	
Washroom		52																		
Stacks	385				385	100	4		535	100	5	Incl recept desk	385	100	4		385	7	55	
Addition entry and main level				529																
Addition landing main floor			126																	
Addition entry level			328																	
Total Main Floor	3930	155	454	4960	3810	250	68		3810	115	224		3660	215	199		3660	114	489	
Stacks mezzanine																				
Stacks	385			443	385	100	4		385	100	4		385	100	4		0	100	0	Remove
Addition landing			157																	
Main stair landing		141																		
Total Mezzanine	385	141	157	443	385	100	4		385	100	4		385	100	4		0	100	0	
Gallery level				3075					3075	100	31									
East side	1304				1304	50	26						1304	15	87		1304	7	186	
West side	1331				1331	50	27						1331	15	89		1331	7	190	
Upper main stair landing		128														Required exit stair width, inches				Required exit stair width, inches
Addition landing			117	170																
Total Gallery	2635	128	117	3245	2635	100	53		3075	100	31		2635	30	176		2635	14	376	
Total main+mezz+gallery	6950	424	728	8648	6830	450	124.9		7270	315	258.3		6680	345	378.9	76	6295	228	865.8	173
Basement level				4405																
East wing	1256				2498	100	25	Stacks and offices					2498	100	25	Stacks and offices	2498	100	25	Stacks and offices
Center bay	1242								601	15	40	2 Conf rooms and lunch room								
West/ Smoking room	1152				1152	15	77	Meetings					1152	15	77	Meetings	1152	15	77	Meetings
Addition landing			95	773					3424	100	34	Office areas								
Addition restrooms			280																	
Elevator equipment room		50																		
Mechanical rooms		160																		
Store rooms	91																			
Store rooms	22				364	300	1	Accessory/ storage	414	300	1	Accessory/ storage	364	300	1	Accessory/ storage	364	300	1	Accessory/ storage
Store rooms	53																			
Store rooms	38																			
Total Basement	3854	210	375	5178	4014	415	103		4439	415	76		4014	415	103		4014	415	103	
Total	**10804**	**634**	**1103**	**13826**	**10844**	**865**	**228**				**334**				**482**				**969**	

Children's library building, approx.

Ground floor, including garage	2400
Upper floor	2085
	4485

18311 Total GSF all floors combined building

Total 1st floor: Carnegie bldg	4430
1st floor: addition	529
Total code area if 1 bldg:	7359
Total 1st floor open area Carnegie	3173

E. Preliminary Guidelines for Treatment of Existing Historic, Non-conforming, Missing or Ambiguous Elements

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Alameda Carnegie Library
Reuse Plan

Preliminary Guidelines for Treatment of Existing Historic, Non-conforming, Missing or Ambiguous Elements

General

1. Room Configuration: All room configurations should be retained to the greatest extent possible. This includes not only the public spaces on the Main Floor and Gallery level, but also the ancillary spaces such as the Librarian's Office and utility spaces such as the Washroom, and the Men's Smoking Room/Children's Library in the basement. To a lesser extent, the original configuration of the rest of the basement should also be retained.

Windows

1. 8 Aluminum Windows at east elevation, central bay: Replace with new Wood, Center-pivot Windows.

2. 2 Aluminum Windows at east elevation, main floor level, front and rear projected bays: Replace with new Wood Double-hung Windows.

3. 3 Aluminum Windows at south elevation, east gallery floor level: Replace with new Wood Center-pivot Windows.

4. Stain Glass Windows: Restore based on recommendations of conservator.

5. General: Refurbish hardware and restore operation to all widows in occupied spaces.

Exterior Doors

1. Entry Doors: Replace with new Wood Doors to match historic photographs and original drawings. Consider bronze cladding as an option if historic record indicates appropriateness.

2. Librarian's Office Entry Door: Replace with new Wood Door to match original drawings/ photos or to match remaining original doors.

3. East Basement Doors: Replace with new Wood Doors to match doors at west basement entrance.

Interior Doors

1. General: the original construction document shows that many of the interior doors were originally clad with pegamoid, a type of artificial leather. Most of those doors have since been removed. It is thought that one or more pegamoid doors may be currently in city storage. Although the historic doors are too narrow for accessibility clearances, they may be used in restoration and either reinstalled in a limited number of locations, to inform the design of replicated doors of the same type, or placed in a historic, interpretive display.
2. Librarian's Office: Provide new pegamoid-clad Door to match original drawings/historic photographs.

3. Washroom: Provide new or relocated pegamoid-clad Door to match original drawings/historic photographs.

4. Entry vestibule: Replace with new Wood Doors, design to be determined.

Shelving

1. Metal Stacks: Retain and reuse based on analysis of accessibility requirements and potential use.

2. Wood Shelving: Wood shelving is widespread throughout the library. Shelving should be retained where it is determined to be original and where its retention would be advantageous to the new use.

Miscellaneous

1. Walls at Librarian's Office Vestibule: Walls can be retained, or removed, or the wall facing the reference area may be retained on its own. Final configuration to be based on determination of period of restoration, determination of dates of changes, and requirements of new use.

2. Dumbwaiter Cabinet at Gallery Level: Retain if possible considering requirements of new use.

3. Handrails: Remove existing paint and restore original bronze finish. The railing height is 33”, below that required by regular code. Depending on

use, we could make use of the CHBC to retain the existing height at its current height, or modify the railing to meet regular code.

F. Outline Specifications/ Materials List

OUTLINE SPECIFICATION/ MATERIALS LIST

10/5/07

DIVISION 1 GENERAL REQUIREMENTS

01010 SUMMARY OF WORK

1. Three-story elevator addition and remodel of existing historic building. Provide new sprinklers, plumbing, HVAC, and electrical systems. Protect and restore existing historic features.
2. Phasing of work: provide new accessible lift to Children's Library building prior to demolition of existing connector building. Children's Library building will remain occupied during construction.

01030 ALTERNATES

1. Shingle exterior walls instead of brick at new addition.
2. Add new balcony and rail at gallery level (to provide 2nd exit from E wing of gallery for assembly occupancy tenant).
3. Add horizontal bar to raise rail around gallery openings.
4. Add second level of toilet rooms above toilet rooms shown at basement level.
5. Fabricate new GFRC urns to replace historic urns removed in 1950's.
6. Insulation over exposed brick walls in basement. Furr out walls and install new gyp board on N, S, and E exterior walls.
7. Automate 8 pivot windows to open when ventilation system turns on.
8. Room darkening window treatment and skylight shades for main, stacks, and gallery levels.
9. Move existing 2-story wood frame Children's Library building 5' to the south. Remove existing brick foundations and concrete floor slab, install new concrete foundation and slab on grade lower floor, add shear plywood at lower level. Building is approximately 30' x 70'. Existing lower level is unfinished, has no interior walls. Raise building about 6" to provide 8' ceiling height at lower level.
10. Provide liquid crystal "privacy" glass up to 6' height in interior glass wall. Assume 120 s.f. total area.

DIVISION 2 SITE WORK -

02050 DEMOLITION

1. Demolition of existing connector building (contains two wheelchair lifts). Salvage one lift for reinstallation.
2. Demolition of existing basement bathroom at SW corner of building, including footings, slabs, and retaining walls.
3. Remove pavement in area between Children's Library and Carnegie Building.

4. Remove retaining wall next to existing basement entrance at S side of building to allow for landscaped terracing.
5. Remove plaster and plywood from basement and 1st floor ceiling (bottom of gallery floor) as necessary to access the structure for installation of new radiant heating pipes, electrical, and fire sprinklers. Label plywood before removal for re-installation at the same location. Note that plywood was originally attached with screws as part of the 2001 seismic upgrade to facilitate removal and re-installation.
6. Trench existing basement floor as necessary for lunchroom plumbing and floor drain in boiler room.
7. Remove and cap plumbing for existing toilet rooms (2 rooms at 1st floor; 2 rooms at basement).
8. Remove walls at Librarian's Office vestibule.
9. Alternate 2: remove and salvage 6 sections (approx 1' wide each) of existing gallery rail.

02200 SITE PREPARATION
1. Capping and/or removal of existing utilities
2. Vegetation and root removal in area of addition (orange tree)
3. Stripping and stockpiling of soil.

02300 EARTHWORK
1. Grading and excavation for extended basement area in SW corner. Excavate approx. 5' deep, backfill 1'.
2. Excavation and fill (removal and re-compaction of surface soils)

02510 WATER SYSTEMS
1. Domestic water w/ back flow preventer to accommodate new Men's and Women's Rooms
2. New fire water service with post indicating valve and supervised double check valve. The supervised double check valve with the fire department connection will be located in the landscaped area.
3. Irrigation water? Already in place?

02520 SANITARY SEWER
1. New lateral from new toilet rooms.

02630 STORM DRAIN
1. New drain from new addition.

02810 IRRIGATION
1. Connect new planting area to existing system.

02830 CHAIN LINK FENCE
1. Repair or replace (E) chain link fence on W property line.

02850 PAVING AND SURFACING
1. New decorative brick paving from existing sidewalk to new entrance.

02900 LANDSCAPED AREAS

1. Terraced precast concrete 1' high landscape walls (36 l. f.) and planting (approx 60 sq ft next to S basement entrance).

DIVISION 3 CONCRETE

03300 CAST IN PLACE CONCRETE

1. New foundations for addition, including perimeter 5' retaining walls.
2. Slab on grade floors at entry and basement levels of addition.
3. Concrete pad under air conditioning unit.
4. Foundations and floor slab for Children's Library. See alternate 9.

03300 GLASS FIBER REINFORCED CONCRETE (GFRC)

1. Alternate 5: Fabricate 4 new goblet-shaped urns to match historic photo. Size is approx. 3' diameter x 3' tall, including 4 birds on each urn. Attach to corners of existing parapet. Reinforce structure as necessary to support the urns.

DIVISION 4 MASONRY -

04200 BRICK MASONRY

1. Brick veneer on N, E, and W walls of new addition. (See alternate 1)
2. Saw-cut for 6 new 3' wide door openings in existing masonry walls. Reinforce as needed.
3. Patch one existing opening to remove door to existing connector building and restore opening as a window.
4. Glass block partition at basement lunch room.
5. Openings in existing south brick wall for new louvers. Reinforce as needed.

DIVISION 5 METALS -

05100 STRUCTURAL METAL FRAMING.

1. Beams at new addition: edge of mezzanine landing, edge of gallery and 1st floor landings.
2. Alternate 2: beam to support new balcony floor. Span 24'. Include allowance to upgrade existing wood beam to support new beam if necessary.

05300 COLD FORMED METAL DECKING

1. Floor system for 1st floor, mezzanine, and gallery landings.
2. Roof panel system for new addition.

05400 COLD FORMED METAL FRAMING
1. Stud partitions at addition and new walls in existing basement: 3-5/8" 20 gage steel stud at 16" O.C. with 5/8" type x gypsum board ea. side.
2. Landing framing. Joists to be sufficient for floor loads.
3. Reinforce, brace and provide adequate blocking at toilet room plumbing walls to support wall mounted plumbing fixtures.

05510 METAL STAIRS
1. Metal stringers and pans with terrazzo infill at new addition.

05700 ORNAMENTAL METAL
1. Ornamental metal handrails in new addition, on exposed sides of new stairs and mezzanine and gallery landings.
2. Alternate 2: Remove 44" wide sections of existing gallery rail. Fabricate compatible ornamental rail for new balcony. Connect to existing rail at corners.
3. Alternate 3: provide new 1" x 2" metal rail above existing gallery rail with support brackets at approx. 6' o.c. Connect to columns. Curve new rail to match (E) rail on N side.
4. Remove paint from existing ornamental gallery rail. Restore original bronze finish.

DIVISION 6 WOOD AND PLASTICS

06100 ROUGH CARPENTRY
1. Wood framed addition could be an alternate to metal studs and joists.
2. Re-install plywood removed from ceilings.
3. Re-frame ceiling as necessary to support attic access stairs and exhaust fan.

06200 FINISH CARPENTRY
1. New reception counter: oak veneer sides with solid oak baseboard. Top: solid oak edge banding, oak veneer or laminate counter. Details to match historical photo.
2. Restoration of (E) wall-mounted shelving (50 lf total). Remove paint and finish with clear finish.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

07100 WATER PROOFING
Building addition: Membranes at new retaining walls and slabs on grade.

07190 VAPOR RETARDERS
Building addition: under brick veneer or wood shingles.

07200 INSULATION
1. Fiberglass batt insulation at new addition walls and roof, attic roof of historic building.
2. Blown-in insulation (approx 1 _") behind existing furred plaster exterior walls at 1st floor, gallery level, and W wing of basement.

3. Insulation batting will be installed below the PEX piping in the 1st and gallery floors to direct the heat upwards.
4. Additional insulation at basement per alternate 6.

07300 SHINGLES
1. (Alternate 1) Wood shingles at addition to match Children's Library building.

07400 MANUFACTURED ROOFING
1. Standing seam metal roofing at new addition.

07600 FLASHING AND SHEET METAL
1. Gutters and downspouts at new addition.
2. Expansion joints between new addition and existing buildings o both sides.

07800 SKYLIGHTS
1. Metal framed, double glazed skylights at new addition. Two skylights at bathrooms; two at main roof.

DIVISION 8 DOORS & WINDOWS

08100 METAL DOORS AND FRAMES
1. Rated interior doors between historic building and new addition (5 doors): Painted metal door with 24" x 60" glass panel. Metal frame recessed into masonry opening with no trim. Panic hardware on 2 doors (1st floor and gallery).
2. Exterior metal doors: new aluminum framed glass exterior double entry door at new addition, with panic hardware.

08200 WOOD DOORS
1. Interior wood doors at 1st floor (3 doors: Librarian's office, washroom, and former toilet room): Replace doors in existing frames. Paint grade flush single panel door with decorative nail heads to re-create appearance of historic "pegamoid" doors. Note: restore and reuse existing stored restroom door at washroom if possible.
2. Bronze clad wood doors to replace (E) front doors, in existing frame. Replicate historic doors from photograph.
3. Vestibule double doors: replace with new wood doors.
4. East Basement Door: Replace with new wood door to match doors at west basement entrance.
5. New interior doors in basement (8 doors): 5-panel wood doors with clear finish.

08300 SPECIAL DOORS
1. Folding security grille at front of stacks. Recess into existing wall framing with "invisible" flush access door.

08400 INTERIOR GLAZED WALLS
1. Butt-glazed glass wall with glass mullions and doors to 1st floor conference room and office. See alternate 10 for liquid crystal privacy glazing. Opaque/ glazed wall between conference room and office.
2. Infill glass wall at stacks mezzanine, with 2 frameless glass doors.

3. Butt-glazed glass closure behind mezzanine rail.

08500 METAL WINDOWS
1. Aluminum exterior windows with double glazing at new addition. See elevations for sizes.

08600 WOOD WINDOWS
1. 8 Aluminum Windows at east elevation, central bay: Replace with new wood, Center-pivot Windows.
2. 2 Aluminum Windows at east elevation, main floor level, front and rear projected bays: Replace with new Wood Double-hung Windows.
3. 3 Aluminum Windows at south elevation, east gallery floor level: Replace with new Wood Center-pivot Windows.
4. Two exterior louver windows in existing toilet rooms: replace with new wood, center-pivot windows.
5. One louver window at basement level, east elevation: replace with wood window to match the other wood basement windows (metal clad with wire glass).
6. Basement windows on west elevation: restore 2 windows to match the others.
7. Stained Glass Windows: Remove and restore based on recommendations of conservator. Reinstall.
8. General: Refurbish hardware, add weatherstripping, and restore operation to all existing widows in occupied spaces.

08700 HARDWARE
1. Alternate 7: automatic window openers for 8 windows (2 each at E elevation at main level, W elevation at main level, E elevation at gallery level, W elevation at gallery level). Connect motors to ventilation control system.

08870 WINDOW AND GLASS FILMS

1. Provide low-e, low-uv film for existing windows.

DIVISION 9 FINISHES

09200 LATH AND PLASTER
1. New lath and plaster (or veneer plaster?) at 1st floor ceiling and basement west wing ceiling, to match existing.
2. Patch existing plaster where necessary due to construction.

09250 GYPSUM BOARD
1. At new addition. 5/8" type x typical.
2. Gyp board over unfinished plywood in east and center bays of basement.

09300 TILE
1. Floor and wall wainscot tile in restrooms; assume 2x2 slip resistant tile flooring and 4x4 glazed wall tile.
2. Brick tile floor at entry level of new addition.

09500 ACOUSTICAL CEILING PANELS
1. Suspended ceiling at toilet rooms

09650 RESILIENT FLOORING
1. 12" x 12" VCT or linoleum at basement east wing and basement center bay.
2. Cork flooring at 1st floor, to match existing. Cork at 1st floor landing of new addition.

09680 CARPET
1. Carpet at gallery level and west wing of basement. Carpet at basement, mezzanine, and gallery landings of new addition.

09700 SPECIAL FLOORING
1. Stacks mezzanine: new _" thick glass flooring to match existing to patch open floor areas where stacks are removed.

09900 PAINTING
1. Paint interior walls and ceilings with primer on new plaster or gyp board, and 2 coats of paint throughout.
2. Remove paint from painted brick at south exterior wall of existing building.

DIVISION 10 SPECIALTIES

10150 TOILET COMPARTMENTS
1. Per plans

10200 LOUVERS & VENTS
1. Linear vent slot in gallery ceiling. 40' total.
2. New exterior louvers in S wall for attic exhaust.

10400 IDENTIFYING DEVICES
1. Signage at toilet rooms and misc. interior signage
2. Exterior directional signs &address numbers
3. Exterior building sign. Mounted on building wall of new addition.

10520 FIRE PROTECTION SPECIALTIES
1. Fire extinguishers

10800 TOILET AND BATH ACCESSORIES
1. Accessories:
   - Paper towel dispenser
   - Waste paper receptacle
   - soap dispensers
   - toilet paper dispenser
   - seat cover dispenser
   - Mirrors
   - Grab bars

DIVISION 11 EQUIPMENT

1. Attic access stairs: ceiling mounted disappearing stairs in existing ceiling access hatches. (2 stairs, approx. 12' 6" ht.)

DIVISION 12 FURNISHINGS

1. Oak or oak veneer furniture to include for Permit Center TI:

   30 wood work stations of varying sizes
   14 laminate work stations
   3 wood conf room tables/ chairs
   20 wood smaller tables/ chairs
   21 wood file cabinets 4 drawer lateral
   20 metal file cabinets 4 drawer lateral
   6 large upholstered chairs

2. Window treatment: solar screen roller shades for all windows.
3. Alternate 8: room darkening shades for all windows at main, stacks, and gallery levels. Automated room darkening shade in attic for existing skylight.

DIVISION 13 SPECIAL CONSTRUCTION

13852 FIRE ALARM SYSTEM

1. Provide new manual fire alarm system with supplemental detection.
2. Provide pull stations at all exits.
3. Provide smoke detectors for all intervening rooms, electrical rooms, mechanical rooms, and elevator lobbies.
4. Provide fan shut down for air handler in basement area.
5. Provide elevator recall for elevator.
6. Provide monitoring points for fire sprinkler system.
7. Provide annunciator for fire alarm panel.
8. Provide horn strobes and strobes for a complete signaling system.

13930 WET-PIPE FIRE SUPPRESSION SPRINKLERS

1. A new area-wide fire sprinkler system meeting the requirements of NFPA 13 and local amendments shall be provided for the building.
2. The sprinkler control valve will be situated in a location acceptable to the authority having jurisdiction.
3. All sprinkler pipes shall be recessed or semi-recessed with the exception of piping in the Basement.
4. Fire sprinkler riser may be located in the shaft adjacent to the building entrance, or in the dumbwaiter shaft, depending on the location of the water main

DIVISION 14 CONVEYING SYSTEMS

14200 ELEVATOR
1. 5-stop telescopic holeless hydraulic elevator with doors front and back and 22' total rise.
2. Remote machine room at basement level.
3. Allowance to reinstall existing lift within interior space of Children's Library, including creation of shaft.

DIVISION 15 MECHANICAL -

15010 GENERAL REQUIREMENTS MECHANICAL
1. Define general requirements for the project.

15050 BASIC MATERIALS AND METHODS
1. Hangers, sleeves, and accessories requirements.

15065 MOTORS FOR MECHANICAL EQUIPMENT
1. Identify premium efficiency motor requirements.

15075 MECHANICAL IDENTIFICATION
1. Define equipment and pipe tagging requirements.

15082 PIPING INSULATION
1. Define pipe insulation requirement and compliance to Title 24 Energy Standard.

15086 DUCT INSULATION
1. Define duct insulation requirement and compliance to Title 24 Energy Standard.

15145 PLUMBING PIPING
1. Define cast iron sanitary sewer/storm drain piping, copper Type "L" domestic water piping.
2. Provide gas piping for boiler and domestic water heater.

15146 PLUMBING SPECIALTIES
1. Covers floor drains, cleanouts, hose bibbs, backflow preventers, water hammer arrestors, and thermostatic mixing valves.

15181 HYDRONIC PIPING
1. Hydronic piping shall be copper Type "L" piping.
2. Provide radiant system piping in the 1st and gallery floors. The radiant system piping shall be zoned for perimeter and interior space. Polyethylene cross linked (PEX) heating pipes with heat fins will be installed in the joist pockets below the floor. Insulation batting will be installed below the PEX piping to direct the heat upwards. Distribution manifold will be located on the Second Floor and in the Basement.

15188 HVAC PUMPS
1. Pumps for heating hot water and radiant floor system shall be in-line pumps.

15410 PLUMBING FIXTURES
1. Plumbing fixtures shall be low flow fixtures; i.e. 0.5 gpm faucets, 1/8 gallon per flush urinals, and 1.28 gallons per flush toilets.
2. Provide plumbing for kitchen sink, hot water dispenser, garbage disposer and refrigerator with icemaker in break room.
3. Provide drinking fountains: High & Low Accessible type.

15430 PLUMBING EQUIPMENT
1. Specification for water heater.

15510 HEATING BOILER AND ACCESSORIES
1. Specification for high efficiency condensing heating hot water boiler.

15720 AIR HANDLING UNITS
1. Air handling unit for the basement system.

15810 DUCTS
1. TDC and spiral duct construction for basement ductwork.

15820 DUCT ACCESSORIES
1. Defines air turning devices, backdraft dampers, duct access doors, volume control dampers, and etc..

15838 POWER VENTILATOR
1. Exhaust fans at toilet rooms and lunchroom.
2. Attic exhaust fan activated by temperature, with manual override. A readout at the exhaust switch will indicate when windows must be opened manually for makeup air.
3. Alternate 7: controls to connect exhaust fan to window openers.

15850 AIR OUTLETS AND INLETS
1. Sidewall and t-bar grilles for the Basement and Second Floor.

15925 DIGITAL CONTROL EQUIPMENT
1. Building management system shall be direct digital control consistent with City of Alameda standard.

15950 TESTING, ADJUSTING, AND BALANCING
1. Testing criteria for air and water balancing..

DIVISION 16 ELECTRICAL

16050 BASIC MATERIALS AND METHODS

1. Provide new upgraded electrical service for the building. Locate new panel in the basement near the existing basement entry door. Coordinate with PG&E to provide larger service for building.
2. Conceal new conduit and wiring in existing floor construction, in the existing dumbwaiter shaft, the attic, and in the furred area behind plaster on the exterior walls.
3. Use wiremold to provide power along existing exposed brick basement walls.
4. Provide telephone and data wiring tied to an IDF closet and telephone panel located in the basement.
5. Provide new receptacles throughout building. Two receptacles per 100 square feet for any office space, one receptacle per restroom, one receptacle every 25 lineal feet for corridors or open areas.
6. Provide power connections for new mechanical systems including boilers, air handlers, and exhaust fans.

16510 INTERIOR LUMINAIRES

1. Provide new interior light fixtures with CFL bulbs.
2. Custom pendant fixtures with 6 globes to match appearance of historic fixtures: 12 at gallery level, 10 at 1st floor.
3. Two-globe fixtures mounted below stained glass windows: 6 fixtures, plus 2 fixtures at stair landing.
4. Concealed indirect lights to light arched ceiling: 12 fixtures
5. Recessed can fixtures at mezzanine
6. New counter mounted lights at reception desk (2 fixtures).
7. New lights at stair newel posts to replicate historic fixtures (2 fixtures).
8. New concealed lighting at exterior entry porch to replace existing non-historic pendant fixture.
9. Provide surface mounted fixtures at basement: 90 fixtures

16530 SITE LIGHTING

16600 SITE ELECTRICAL

16721 FIRE ALARM SYSTEM

16902 OCCUPANCY CONTROL

G. Planning & Building Center Program

Carnegie Building - One-Stop Plan Center

8/6/07

Current Location

Division	Function	Person	Exist'g SF	Office type	Program SF	Notes
	Planning & Building Director	Cathy Woodbury	225	A	225	
	Circulation		30			Space includes part of hall.
Subtotal			**255**		**225**	
Planning Division						
Design Review/Historic Preservation						
	Planning Services Manager	(Vacant)	-	A	150	
Entitlements/Special Projects						
	Planning Services Manager	Andrew Thomas	154	A	150	
	Planners					
	Supervising Planner	Cynthia Eliason	73	B	75	
	Supervising Planner	Doug Garrison	75	B	75	
	Planner III	Dennis Brighton	76	E	60	
	Planner III	Doug vu	75	E	60	
	Planner I	Zach Seal	56	E	60	Planners could share space & worktable to save space.
	Planner I	Laura Ajello	56	E	60	
	Planner I	Simone Wolter	64	E	60	
	Planning Intern	Brian Stanke	64	E	60	
	File Cabinets(12)		65		65	
	Circulation		596		425	
Subtotal			**1354**		**1300**	
Building Division						
	Building Official	Greg McFann	170	A	150	His office can get a bit smaller.
	Circulation		30		-	
Subtotal			**200**		**150**	
Permit Processing/Plan Check						
	Permit Center Manager	Vivian Day (leaving soon)	144	B	150	Office near Permit desk - 6 ft high partitions.
Plan Check						
	Plan Check Engineer	Lisa Tse	90	D	90	Include large shared layout space;
	Plan Check Engineer	Jesse Bright	90	D	90	out of view of public, near counter.

File Cabinets (1)		6		6	
Other Equipment incl: Plotter,Copy Machine		36		36	Move plotter to inspector area?
Permit Processing					
Permit Tech III	Hilisha Hinson	62	B	70	
Permit Tech III	Linda Foye	62	B	70	
Permit Tech III	Gail Moore	79	B	70	
Permit Tech III	Nancy Souza	79	B	70	
Permit Tech I	Scott Watkins	57	B	70	
Permit Tech I	Carolyn Gibson	90	B	90	incl space for routing storage
Permit Tech I	Lucy Barraza	74	B	0	In customer area: see below
Copier and work area				80	
Other Equipment incl: Planning Info Computer,		135			In customer area: see below
Microfiche					In customer area: see below
Circulation		556		425	
Subtotal		**1560**		**1317**	
Permit Processing Customer service area					
Permit Tech I	Lucy Barraza		B	90	Reception desk
Reception/Consultation/Waiting	-	136	-	300	
Customer computer work stations (2)				40	
Literature shelves or kiosk				40	
Planning desk w/ computer and reference books				70	
Microfiche readers (2)				40	
Copier				10	
Printer				10	
Circulation				100	
Subtotal		**136**		**700**	
Inspection/Code Enforcement					
Supervising Building Inspector	George Carder	100	B		full size office
Inspections					
Senior Comb Building Inspector	Fred Harms	64	B		- Inspectors will share 2-3 lay-down tables. Away from public, probably in basement.
Comb Building Inspector	Rich King	48	C	43	- Inspectors and CE Officers will be in & out of office
Comb Building Inspector	Joe Habich	64	C	43	
Comb Building Inspector	Thomas Means	50	C	43	
Comb Building Inspector	Steven Schneider	48	C	43	
Comb Building Inspector	Glen Tufts	50	C	43	
Comb Building Inspector	Rex Smith	48	C	43	
Files (3)		16		27	they need 5 file cabinets
Code Enforcement					

	Code Enforcement Officer	Tim Higares	63	C	43	
	Code Enforcement Officer	Michael Meyer	63	C	43	
	Zoning Enforcement Officer	Michelle Torres	44	C	43	
	Intermediate Clerk (Code Enforcement)	G. Menyweather	63	C	63	
Files (3)			16		16	
Circulation			517			
Subtotal			**1254**		**493**	
Administrative Services						
	Administrative Management Analyst	(Vacant)	60	B		new position
	Executive Assistant (Planning Board)	(Vacant)	42	B		
	Accounting Technician	Erin Garcia	40	B		
	Intermediate Clerk (HAB)	(Vacant)	42	B		
	Intermediate Clerk (See Code Enforcement)	-	-	-	-	
	Administrative Intern (Public Art Comm)	Shauna Nero	80	B		
	Administrative Intern (Public Art Comm)	Tony Ebster	35	B		
Circulation			183			
Subtotal			**482**		**0**	
Support Rooms						
	Conference Room	-	140	-		
	Library	-	207	-		
	Plan Storage		-			
Circulation			30			
Subtotal			**377**		**0**	
		Total	**5618**		**4185**	
		Grossing factor	25%		25%	For walls, corridors, stairs, HVAC, electrical, technology closets
		Total	7022.5		5231	

		Size, net sq ft		
Office type A:	Private office	150-225		
Office type B:	Cubicle Workstation, standard	75-100		
Office type C:	Cubicle Workstation, Inspector	43		
Office type D:	Large open Workstation, Plan Check	160		
Office type E:	Double workstation, Planning, w/ shared plan table	56	8' x 14'	112 SF for two

H. Alameda Museum Program

ALAMEDA HISTORICAL MUSEUM
BUILDING DESIGN PROGRAM

In the spring of 1948, California was celebrating the centennial of the gold rush and statehood, and it was very poplar to belong to volunteer organizations. A group of over 100 interested citizens formed the Alameda Historical Society, which was the predecessor to the Alameda Historical Museum. Later that year, on September 15, the newly formed organization elected its first president, Fred J. Croll (City Assessor and member of the well-known Croll family).

In 1951, the City Council gave the museum its first home, the basement of the 1902 Alameda Free Library (the Carnegie). Originally, the museum displayed information of California history and items from all over the world; however, when George Gunn became the curator, he pushed to change the focus to Alameda-specific history.

In 1981, the museum was relocated to a building that had served as the auto shop for the old Alameda High School. In 1991, the museum moved to its current location, the ground floor of the Masonic Lodge. Currently, a 500+ member organization supports the operations of the Museum.

The Alameda Historical Museum, a non-profit organization, serves as the primary resource for the collection and preservation of local Alameda history. Additional credits include:

- it is the only entity preserving Alameda City documents, photos and history;
- it provides historical assistance and photos to businesses, residents and researchers;
- coordinates a large, free of charge, rotating gallery for artist and student exhibits;
- conducts special educational tours for students and adult groups;
- provides a venue for popular monthly lecture/slide presentation, free to members;
- maintains historical exhibits, free of charge to the public;
- produces a quarterly newsletter;
- maintains a web page; and
- has produced three Andy Pagano videos and one on Island History, republished a Woody Minor book, and is working on another, all relating to valuable historical information.

The Museum Board of Directors consists of eleven (11) Alameda residents, with varying backgrounds of expertise. The board meets monthly, coordinating annual events. Every two years, the board meets at a planning retreat. This all-day session allows them time to review and evaluate their past accomplishments, and to establish immediate and long range goals. With additional funding and membership, the museum will be able to expand educational programs, stabilize the collections, improve gallery space, and increase public relations.

EXISTING CONDITIONS

Current space being rented by Museum is listed below:

Reception area/Information Desk.....96sqft

Visitors are asked to sign a registry for recording attendance. Volunteer docents man the desk during hours of operation. There is a minimum of two (2) docents per two-hour shift. Their duties consist of: setup and closure of museum, sales transactions from gift shop, order processing for slide/photo reproductions, sale of Alameda history videos and reference books, provide information regarding historical data, conduct personal tours of museum exhibits, archival documentation, maintenance of storage area, and process donations for gift shop or future exhibit usage.

Permanent Exhibit Space.....3706sqft

All permanent exhibits represent the history of Alameda. Each item in the exhibits has direct significance to an era in Alameda. All exhibit items and donations to the museum for use in any exhibits must have originated in Alameda. Local high school students by dusting, vacuuming and general cleaning of the exhibits complete community service hours.

The following list identifies the current exhibits with respective square footage occupying the museum floor area:

Victorian living/parlor....220
Barber shop....100
1900's Vintage kitchen....150
1920's vignette....100
Transportation: Steam ship, railroad, trolley, Alaska packers....300
Native Indian mound/artifacts....65
Police/uniforms....60
Fire Department/uniforms/equipment....60
Vintage dresses....120
Sports memorabilia....48
Children's doll house/toys/dolls....140
Neptune Beach display....75
Lippert movie equipment/memorabilia.....350
Bicycle/transportation....60
Victorian Architectural Details....48
Communications....48

Rotating Exhibit Gallery.....1600sqft

Each month a different group from the community occupies the space. The events range from local artists to schoolchildren's' art work/competition associated with Alameda Preservation month.

This space is also used in the evening for the annual lecture series, scheduled from February through September; there is frequently a standing-room-only crowd, and for fire safety and code regulations, patrons have been turned away at the door.

Gift shop area..... 1038sqft

Items donated from friends of the museum are cleaned and priced for sale in the area at the front of the museum. Proceeds from the gift shop offset the operational costs. Currently, docents have a difficult time policing the displays because all the sale items are not in full view from the reception desk.

Board meeting area.....350sqft

Once a month the boards of directors convene for their business meeting. A conference table and chairs are located at the front of the museum.

Curator/operations office.....228sqft

Past and present records for the museum are housed in the curator's office, along with a copy machine and other office supplies. Three desks are available for use by the curator, and his volunteer assistants.

Storage of museum reference material/exhibits/vintage clothing/etc.....2744sqft

Archival documents (periodicals, newspapers, photos, records, etc.) are stored on shelves in the storage room. Docents assist the curator in preserving any historical item with protective covering and/or containers. Each item received by the museum must be recorded in the reference directory. Those working in the archival area use a processing desk and layout counter. If items are to be used in a rotating exhibit, such as, in the Meyers House Museum, the curator, docent volunteers and/or high school service students clean and prepare the items for display.

One bathroom (toilet and sink) share a janitorial closet.....120sqft

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Total existing space.....9,712 sq.ft.

OPTIMAL CONDITION

An optimal building design program for the Museum would include the following additional items and their respective square footage allowances:

Foyer/Covered Porch Area.....50sqft

During inclement weather, a covered porch area or foyer would provide protection to the waiting visitors/patrons prior to opening the museum for regular operation or for a lecture.

Resource Library/Desk.....1000sqft

Proper display of historical reference books, Photograph documentation, yearbooks, and periodical storage/reference with a properly manned resource desk for checking out materials would provide a historical center for the community. An exhibit of typical detailing found on Alameda homes could be on display in this area.

Lecture/theater space.....1000 sqft

Since the lecture series attendance increases each year, additional space to existing 1600 square feet would accommodate that need. Therefore, it would not be necessary to share the rotating gallery space, which sometimes requires re-locating displays.

Storage space 120sqft

Currently lecture/seminars equipment, i.e., chairs, video screen, projection equipment and tables are housed at various board members homes because of lack of adequate storage space.

Mini-kitchen facilities.....60sqft

For each monthly rotating exhibit, an opening event takes place with refreshments. A small counter with sink, two-burner hotplate, microwave and storage cabinets would provide the proper facility for each function. With additional hours of operation, the docents would have this area available for preparing/eating a small meal while attending to their duties.

Executive Manager office.....120sqft

This would be a separate office from curator/operations office, to provide space for a full-time employee.

Bathrooms (more may be required by building code):

Women: Two stalls, w/one being handicapped..... 120 sqft
Men: Two stalls, w/one being handicapped.....120 sqft
Employee bathroom.....25 sqft

Janitorial supply closet, storage of ladders, etc.....50sqft

Delivery area for loading and unloading exhibits, and furniture purchased from gift shop.....50sqft

Ideal Additional space .....2715 sq.ft.

Conclusion

The existing space rented from the Alameda Masons by the Museum is 9,712 square feet. Ideally, for proper exhibit display, archival storage, research, educational touring and revenue-producing gift shop, the optimal space requirements indicate an additional 2500+ square feet.

I. Cost Estimate

DON TODD ASSOCIATES, INC.
Project & Construction Management Services
1000 Broadway, Suite 610, Oakland, CA 94607
Telephone: (510) 251-1007 - Fax: (510) 251-1008

PROJECT: **ALAMEDA CARNEGIE BUILDING ADAPTIVE REUSE RENOVATION**

LOCATION: **City of Alameda, CA**

DESCRIPTION OF WORK: TYPE OF ESTIMATE: **Conceptual** Date: 11/07/07

Renovation of (E) Historical Library

PLANNING AND BUILDING CENTER REUSE

SUMMARY OF PROBABLE CONSTRUCTION COST

DIVISION	DESCRIPTION		BASE BUILDING	PLANNING & BUILDING CENTER REUSE TI	TOTAL COST
		(GSF>>)	14,765	14,765	14,765
1	GENERAL REQUIREMENTS		Included in General Conditions below		
2	SITE WORK		$179,265	$8,600	$187,865
3	CONCRETE		$71,566	$3,000	$74,566
4	MASONRY		$50,400	$15,525	$65,925
5	METALS		$201,144	$21,673	$222,816
6	WOOD & PLASTICS		$85,889	$30,875	$116,764
7	THERMAL & MOISTURE PROTECTION		$32,510	$13,950	$46,459
8	DOORS & WINDOWS		$143,240	$82,665	$225,905
9	FINISHES		$277,727	$51,920	$329,647
10	SPECIALTIES		$22,070	$6,000	$28,070
11	EQUIPMENT		$2,000	$0	$2,000
12	FURNISHINGS		$6,000	$0	$6,000
13	SPECIAL CONSTRUCTIONS		$0	$0	$0
14	CONVEYING SYSTEMS		$102,500	$0	$102,500
15	MECHANICAL		$118,560	$253,366	$371,926
16	ELECTRICAL		$398,652	$113,690	$512,342
	TOTAL DIRECT COST		**$1,691,522**	**$601,263**	**$2,292,784**
	GENERAL CONDITIONS	10.00%	$169,152	$60,126	$229,278
	SUBTOTAL		**$1,860,674**	**$661,389**	**$2,522,063**
	GC OVERHEAD & PROFIT	10.00%	$186,067	$66,139	$252,206
	SUBTOTAL		**$2,046,741**	**$727,528**	**$2,774,269**
	BOND	2.00%	$40,935	$14,551	$55,485
	SUBTOTAL		**$2,087,676**	**$742,079**	**$2,829,755**
	DESIGN CONTINGENCY	20.00%	$417,535	$148,416	$565,951
	SUBTOTAL		**$2,505,211**	**$890,494**	**$3,395,705**
	ESCALATION @ 7.5%/YR. TO MIDPOINT CONSTR. (4/2009)	11.25%	$281,836	$100,181	$382,017
	TOTAL PROBABLE BID DAY CONSTRUCTION COST - PLANNING AND BUILDING CENTER REUSE		**$2,787,047**	**$990,675** #	**$3,777,722**
	COST/SF		**$188.76**	**$67.10** #	**$255.86**

ALTERNATES: (costs include mark-ups)

BASE BUILDING ALTERNATES:

#1: Shingle exterior walls instead of brick	($68,062)
#4: Add Second level of toilet rooms with shower; add Janitor's closet	$191,992
#5: Fabricate new urns to replace historic urns removed in 1950's	$29,620
#6: Insulation over brick walls in Basement. Furr out walls and install GWB on N, S, E ext. walls	$28,383
#7: Automate 8 pivot windows to open when ventilation system turns on	$35,597
#9: Move (E) 2-story wood-frame Children's Library building 5' to the south	$173,040

PLANNING AND BUILDING CENTER ALTERNATES:

#10: Provide liquid crystal privacy glass up tp 6' height in interior glass wall	$15,821

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Renovation of (E) Historical Library

MUSEUM REUSE

SUMMARY OF PROBABLE CONSTRUCTION COST

DIVISION	DESCRIPTION		BASE BUILDING	MUSEUM REUSE TI	TOTAL COST
		(GSF>>)	14,765	14,765	14,765
1	GENERAL REQUIREMENTS		Included in General Conditions below		
2	SITE WORK		$179,265	$8,600	$187,865
3	CONCRETE		$71,566	$3,000	$74,566
4	MASONRY		$50,400	$0	$50,400
5	METALS		$201,144	$39,340	$240,484
6	WOOD & PLASTICS		$85,889	$30,875	$116,764
7	THERMAL & MOISTURE PROTECTION		$32,510	$1,000	$33,510
8	DOORS & WINDOWS		$143,240	$0	$143,240
9	FINISHES		$277,727	$5,000	$282,727
10	SPECIALTIES		$22,070	$20,760	$42,830
11	EQUIPMENT		$2,000	$0	$2,000
12	FURNISHINGS		$6,000	$0	$6,000
13	SPECIAL CONSTRUCTIONS		$0	$0	$0
14	CONVEYING SYSTEMS		$102,500	$0	$102,500
15	MECHANICAL		$118,560	$271,884	$390,444
16	ELECTRICAL		$398,652	$85,636	$484,289
	TOTAL DIRECT COST		**$1,691,522**	**$466,096**	**$2,157,617**
	GENERAL CONDITIONS	10.00%	$169,152	$46,610	$215,762
	SUBTOTAL		**$1,860,674**	**$512,705**	**$2,373,379**
	GC OVERHEAD & PROFIT	10.00%	$186,067	$51,271	$237,338
	SUBTOTAL		**$2,046,741**	**$563,976**	**$2,610,717**
	BOND	2.00%	$40,935	$11,280	$52,214
	SUBTOTAL		**$2,087,676**	**$575,255**	**$2,662,931**
	DESIGN CONTINGENCY	20.00%	$417,535	$115,051	$532,586
	SUBTOTAL		**$2,505,211**	**$690,306**	**$3,195,517**
	ESCALATION @ 7.5%/YR. TO MIDPOINT CONSTR. (4/2009)	11.25%	$281,836	$77,659	$359,496
	TOTAL PROBABLE BID DAY CONSTRUCTION COST - MUSEUM REUSE		**$2,787,047**	**$767,966** #	**$3,555,013**
	COST/SF		**$188.76**	**$52.01** #	**$240.77**

ALTERNATES: (costs include mark-ups)

BASE BUILDING ALTERNATES:

#1: Shingle exterior walls instead of brick	($68,062)
#4: Add Second level of toilet rooms with shower; add Janitor's closet	$191,992
#5: Fabricate new urns to replace historic urns removed in 1950's	$29,620
#6: Insulation over brick walls in Basement. Furr out walls and install GWB on N, S, E ext. walls	$28,383
#7: Automate 8 pivot windows to open when ventilation system turns on	$35,597
#9: Move (E) 2-story wood-frame Children's Library building 5' to the south	$173,040

MUSEUM ALTERNATES:

#3A: Add horizontal glass rail to raise rail around gallery openings	$24,259

ALAMEDA CARNEGIE BUILDING ADAPTIVE REUSE RENOVATION

City of Alameda, CA

Estimate: Conceptual
DTA Job Number: 10-079
Date: 11/07/07

Prepared By: DON TODD ASSOCIATES, INC. Estimator: ES Bldg. Area - GSF: 14,765

Div	Description	Qty	Unit	Cost	Extension	Total
BASE BUILDING REMODEL						
DIV 2 - SITEWORK & DEMOLITION						
	Demolition					
	Demo (E) connector building, salvage life for reinstall	512	SF	10.00	5,119	
	Demo (E) bathroom @ SW corner of building, including footings, slabs, & retaining wall	200	SF	20.00	4,000	
	Demo (E) pavement between Children's Library and Carnegie Building	512	SF	2.50	1,280	
	Demo (E) retaining wall next to (E) Basement entry @ south of building to allow for landscaped trench, allow.	25	LF	50.00	1,250	
	Remove plywood & plaster from Basement & 1st Floor ceilings, salvage for reinstallation	8,941	SF	3.00	26,824	
	Trenching @ Basement floor for installation of lunchroom Boiler Room drain	50	LF	25.00	1,250	
	Remove & cap plumbing @ (E) toilet rooms @ 1st Floor and Basement	4	LOC	800.00	3,200	
	Remove walls @ Librarian's Office Vestibule	50	LF	10.00	500	
	Sawcut & remove for new 3070 door openings @ existing masonry walls	6	EA	500.00	3,000	
	Protection of (E) finishes, allowance	1	LS	20,000.00	20,000	
	Misc. demolition	100	HR	65.00	6,500	
	Disposal allowance	100	CY	50.00	5,000	
	Site Preparation, Allowances Only					
	Cap/remove (E) utilities	1	LS	10,000.00	10,000	
	Clear & grub	1,000	SF	2.00	2,000	
	Strip/stockpile soil	1,000	SF	3.50	3,500	
	Earthwork					
	Excavate for basement, 5' deep	155	CY	50.00	7,772	
	Backfill & compact, 1'	31	CY	50.00	1,569	
	Site Utilities					
	New site utilities allowance (dom.& fire water, sewer, drainage, gas)	1	LS	50,000.00	50,000	
	Site Improvements					
	Replace (E) chain link fence on west property line, allow.	50	LF	40.00	2,000	
	New decorative brick paving from (E) sidewalk to new entrance, allowance	500	SF	25.00	12,500	
	Terraced precast conc. w/ 1' high landscaped walls, allow.	60	SF	150.00	9,000	
	Allow for irrigation	1	LS	2,000.00	2,000	
	Bike rack for 5 bicyles	1	LS	1,000.00	1,000	
	TOTAL - SITEWORK					**$179,265**
DIV 3 - CONCRETE						
	Walls & Foundations					
	Retaining wall, 5' high	85	LF	200.00	17,000	
	Footings, continuous	25	CY	800.00	20,196	
	Dowel to existing , 2 layers @ 6" O.C.	200	EA	40.00	8,000	
	Concrete, SOG	807	SF	10.00	8,070	
	Misc. Concrete					
	Concrete pads	100	SF	8.00	800	
	Patch (E) slab, allowance	500	SF	25.00	12,500	
	Misc concrete , allowance	1	LS	5,000.00	5,000	
	TOTAL - CONCRETE					**$71,566**
DIV 4 - MASONRY						
	Brick Masonry					
	Brick veneer on North, East, West walls	826	SF	60.00	49,560	
	Patch (E) masonry walls @ new openings	7	EA	120.00	840	

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BASE BUILDING REMODEL						
	Glass block partition @ Basement		SF			Plan/Bldg Ctr. TI
	TOTAL - MASONRY					**$50,400**
DIV 5 - METALS						
	Structural Steel					
	Floor framing & decking @ 1st, Mezz, Gallery levels	1,445	SF	30.00	43,350	
	Roof framing & decking	928	SF	40.00	37,122	
	Moment connections, allowance	1	LS	5,000.00	5,000	
	Seismic joint between new addition & adj. Building (floor, wall , roof)	109	LF	100.00	10,900	
	Misc. structural steel, allowance	1	LS	10,000.00	10,000	
	Wall Framing					
	Exterior wall framing, metal studs	826	SF	10.50	8,673	
	Interior wall framing, metal studs	585	SF	8.50	4,973	
	Elevator shaft	814	SF	9.00	7,326	
	Steel Fabrications					
	Metal pan stairs w/ terrazzo	34	RSR	800.00	27,200	
	Stair landings	104	SF	50.00	5,200	
	Stair handrails	70	LF	120.00	8,400	
	Premium for ornamental stair railings	40	LF	200.00	8,000	
	Restore original bronze ornamental gallery rail	100	LF	100.00	10,000	
	Misc. steel fabrications, allowance	1	LS	15,000.00	15,000	
	TOTAL - METALS					**$201,144**
DIV 6 - WOOD AND PLASTICS						
	Rough Carpentry					
	Exterior wall sheathing, plywood	826	SF	2.50	2,065	
	Re-install plywood removed from ceilings	8,941	SF	3.00	26,824	
	Re-frame ceiling to support attic access stairs & EF, allow	200	SF	10.00	2,000	
	Misc rough carpentry, allowance	1	LS	2,500.00	2,500	
	Finish Carpentry					
	Reception desk, match (E) historical	30	LF	1,000.00	30,000	
	Restore (E) shelving	50	LF	75.00	3,750	
	Other casework, allowance	25	LF	350.00	8,750	
	Misc finish carpentry, allowance	1	LS	10,000.00	10,000	
	TOTAL - CARPENTRY					**$85,889**
DIV 7 - THERMAL & MOISTURE PROTECTION						
	Waterproofing					
	Waterproofing membrane under SOG	807	SF	1.00	807	
	Vapor retarders under brick veneer	826	SF	1.00	826	
	Insulation					
	Fiberglass batt insulation @ new addition walls & roof	2,339	SF	1.20	2,807	
	Fiberglass batt ins. below PEX piping @ entire 1st & Gallery floors		SF			Plan/Bldg Ctr. TI
	Blown-in insulation @ (E) furred out exterior walls @ 1st floor, Gallery level, & west wing of Basement	6,458	SF	0.85	5,489	
	Firestopping, allowance	1	LS	2,500.00	2,500	
	Standing seam metal roof	928	SF	8.00	7,424	
	Flashing @ Sheet Metal					
	Gutter	40	LF	30.00	1,200	
	Downspouts	20	LF	25.00	500	
	Flashing	928	SF	2.00	1,856	
	Skylights, 3' x 3'	7	EA	800.00	5,600	

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BASE BUILDING REMODEL						
	Sealants and Caulking	1	LS	3,500.00	3,500	
	TOTAL - THERMAL & MOISTURE PROTECTION					**$32,510**
DIV 8 - DOORS & WINDOWS						
	Interior Doors					
	Metal door w/ 24" x 60" glass panel, recessed into masonry opening	5	EA	2,900.00	14,500	
	Wood door, replace in (E) frame, recreate historic look	3	EA	2,000.00	6,000	
	Vestibule double doors, replace w/ new wood doors	1	PR	4,000.00	4,000	
	New interior 5-panel wood doors @ Basement		EA			Plan/Bldg Ctr. TI
	Add for panic device	2	EA	700.00	1,400	
	Hollow metal door @ elevator machine room	1	EA	1,250.00	1,250	
	Exterior Doors					
	Exterior metal door, alum framed glass @ Basement addition	1	PR	5,000.00	5,000	
	Bronze clad wood doors to replace (E) front doors in existing frame, replicate historic, allowance	1	PR	10,000.00	10,000	
	East Basement door, replace w/ new wood doors	1	PR	4,500.00	4,500	
	Add for panic device	6	EA	700.00	4,200	
	Special Doors					
	6'-8" folding security grille @ front of stacks, recessed into (E) wall frame w/ flush access door	1	LS	10,000.00	10,000	
	Interior Glazed Walls					
	Butt-glazed glass wall @ door @ 1st Floor Conference Room		SF			Plan/Bldg Ctr. TI
	Infill glass wall @ stacks, w/ 2 frameless glass doors		SF			Plan/Bldg Ctr. TI
	Glass panel behind (E) Mezzanine rail		SF			Plan/Bldg Ctr. TI
	Glass wall @ gallery landing of new addition (per A1.5)	144	SF	70.00	10,080	
	Metal Windows					
	Double-glazed aluminum exterior windows @ addition	200	SF	85.00	17,000	
	Wood Windows					
	Replace (E) 3' x 3' alum windows @ east elevation w/ new center-pivot wood windows	8	EA	750.00	6,000	
	Replace (E) 4' x 7' alum windows @ east elevation w/ new double hung wood windows	2	EA	2,500.00	5,000	
	Replace (E) 3' x 3' alum windows @ south elevation w/ new center-pivot wood windows	3	EA	750.00	2,250	
	Replace (E) louver windows @ (E) toilet rooms w/ new center-pivot wood windows	2	EA	750.00	1,500	
	Replace (E) louver window @ Basement east elev. w/ new to match others, metal clad w/ wire glass	1	EA	900.00	900	
	Replace (E) windows @ Basement west elev. w/ new to match others	2	EA	600.00	1,200	
	Remove & restore stained glass windows, per recommendation of conservator, allowance	1	LS	15,000.00	15,000	
	Refurbish hardware, add weatherstripping, & restore operation to all (E) windows in occupied spaces	24	EA	500.00	12,000	
	Low e UV film for all (E) windows	764	SF	15.00	11,460	
	TOTAL - DOORS & WINDOWS					**$143,240**
DIV 9 - FINISHES						
	Lath & Plaster					
	Lath & plaster @ 1st Floor & Basement west wing ceiling, match (E)	4,057	SF	10.00	40,570	
	Lath & plaster ceiling @ new addition (includes framing)	2,139	SF	18.00	38,509	
	Patch (E) plaster due to construction, allowance	1,000	SF	10.00	10,000	
	Gypsum Board					
	Gyp bd. to interior of exterior walls	826	SF	2.50	2,065	
	Gyp bd. to interior walls	1,984	SF	2.50	4,960	

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BASE BUILDING REMODEL						
	Gyp bd. over unfinished plywood in Basement	3,429	SF	2.50	8,573	
	Cementitious backer board @ restroom walls	936	SF	4.50	4,212	
	Tile					
	Ceramic tile, floor	256	SF	15.00	3,840	
	Ceramic tile, wall wainscot	416	SF	16.50	6,864	
	Acoustical Celing Panels					
	Suspended ACT @ toilet rooms	256	SF	7.00	1,792	
	Resilient Flooring (linoleum flooring - not used)					
	Resilient base	1,476	LF	1.75	2,584	
	Carpet 14,765					
	Carpet @ Basement east wing, center bay	2,902	SF	4.50	13,059	
	Carpet @ 1st floor	6,142	SF	4.50	27,639	
	Carpet @ west wing of Basement, & Gallery	3,988	SF	4.50	17,946	
	Carpet @ Basement,Gallery, Mezz. landings of new addition	1,733	SF	4.50	7,799	
	Special Flooring					
	1/2" glass flooring to match (E) @ stacks mezzanine	100	SF	85.00	8,500	335' to Plan/Bldg Ctr TI
	Painting					
	Paint walls & ceilings throughtout	14,765	BSF	5.00	73,825	
	Remove paint from painted brick @ south exterior wall	1,664	SF	3.00	4,992	
	TOTAL - FINISHES					**$277,727**
DIV 10 - SPECIALTIES						
	Toilet Partition					
	Accessible toilet partiitions	2	EA	1,500.00	3,000	
	Standard toilet partitions	3	EA	1,000.00	3,000	
	Urinal screen	1	EA	600.00	600	
	Toilet Accessories					
	Toilet Paper Dispenser	5	EA	75.00	375	
	Seat Cover Dispenser	5	EA	140.00	700	
	Soap Dispenser	4	EA	100.00	400	
	Grab Bars	4	EA	155.00	620	
	Paper Towel Dispenser	2	EA	200.00	400	
	Recessed Waste Receptacles	2	EA	350.00	700	
	Mirror	2	EA	400.00	800	
	Coat Hooks	5	EA	25.00	125	
	Sanitary Napkin Disposal	1	EA	350.00	350	
	Recessed Diaper Changing Station	2	EA	500.00	1,000	
	Signage, Allowances					
	Building Identification	1	EA	5,000.00	5,000	
	Interior Signage, Allow	1	LS	1,000.00	1,000	
	Misc general building specialties, allowance	1	LS	4,000.00	4,000	
	TOTAL - SPECIALTIES					**$22,070**
DIV 11 - EQUIPMENT						
	Disappearing attic access stairs in (E) ceilling access panel	2	EA	1,000.00	2,000	
	TOTAL - EQUIPMENT					**$2,000**
DIV 12 - FURNISHINGS						
	Roller Blinds	500	SF	12.00	6,000	
	TOTAL - FURNISHINGS					**$6,000**
DIV 13 - SPECIAL CONSTRUCTION						
	Not Used				0	

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BASE BUILDING REMODEL						
	TOTAL - SPECIAL CONSTRUCTION					**$0**
DIV 14 - CONVEYING SYSTEMS						
	Elevator, holeless hydraulic, 5 Stops	1	LS	100,000.00	100,000	
	Reinstall (E) lift @ Children's Library	1	LS	2,500.00	2,500	
	TOTAL - CONVEYING SYSTEMS					**$102,500**
DIV 15 - MECHANICAL (Allowances only)						
	Fire Protection					
	Automatic Wet Pipe Fire Sprinkler System	14,765	SF	4.00	59,060	
	Plumbing					
	New Plumbing Fixtures, incl. supply, waste, vent, specialties	11	EA	5,000.00	55,000	
	Gas System Supply (point of connection, iso valves)	1	LS	2,000.00	2,000	
	HVAC					
	Equipment (boiler, associated equip/piping)	0	SF		0	P&B TI only
	Hydronic Piping & Insulation	0	SF		0	P&B TI only
	Exhaust Fans @ New Restrooms, 200 CFM	2	LS	1,000.00	2,000	
	OA Duct, Flue, Exhaust Louvers	0	LS		0	P&B, Mus TI's
	Controls	0	SF		0	P&B, Mus TI's
	Test & Balancing	1	LS	500.00	500	
	TOTAL - DIVISION 15 - MECHANICAL	14,765	SF	8.03		**$118,560**
DIV 16 - ELECTRICAL (Allowances only)						
	Basic Electrical Materials & Methods	14,765	SF	12.00	177,179	
	Service & Distribution	14,765	SF	7.50	110,737	
	Lighting	14,765	SF	4.00	59,060	
	Fire Alarm System	14,765	SF	1.50	22,147	
	Telecommunications	14,765	SF	2.00	29,530	
	TOTAL - DIVISION 16 - ELECTRICAL	14,765	SF	27.00		**$398,652**
	TOTAL - DIVISON 2 - 16	14,765	SF	114.56		**$1,691,522**

Estimate of Probable Construction Cost

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PLANNING AND BUILDING CENTER TENANT IMPROVEMENTS						
DIV 2 - SITEWORK & DEMOLITION						
	Demolition					
	Protection of (E) finishes, allowance	1	LS	5,000.00	5,000	
	Misc. demolition	40	HR	65.00	2,600	
	Disposal allowance	20	CY	50.00	1,000	
	TOTAL - SITEWORK					**$8,600**
DIV 3 - CONCRETE						
	Misc. Concrete					
	Misc concrete , allowance	1	LS	3,000.00	3,000	
	TOTAL - CONCRETE					**$3,000**
DIV 4 - MASONRY						
	Glass block partition @ Basement	207	SF	75.00	15,525	
	TOTAL - MASONRY					**$15,525**
DIV 5 - METALS						
	Wall Framing					
	Interior wall framing, metal studs	2,256	SF	8.50	19,173	
	Steel Fabrications					
	Misc. steel fabrications, allowance	1	LS	2,500.00	2,500	
	TOTAL - METALS					**$21,673**
DIV 6 - WOOD AND PLASTICS						
	Rough Carpentry					
	Misc rough carpentry, allowance	1	LS	1,500.00	1,500	
	Finish Carpentry					
	Casework, shelving	125	LF	75.00	9,375	
	Casework, cabinets, built-in, allowance	50	LF	300.00	15,000	
	Misc finish carpentry, allowance	1	LS	5,000.00	5,000	
	TOTAL - CARPENTRY					**$30,875**
DIV 7 - THERMAL & MOISTURE PROTECTION						
	Insulation					
	Fiberglass batt insulation @ new partitions	2,256	SF	1.20	2,707	
	Fiberglass batt ins. below PEX piping @ entire 1st & Gallery floors	8,536	SF	1.20	10,243	
	Sealants and Caulking	1	LS	1,000.00	1,000	
	TOTAL - THERMAL & MOISTURE PROTECTION					**$13,950**
DIV 8 - DOORS & WINDOWS						
	Interior Doors					
	New interior flush wood doors	12	EA	1,500.00	18,000	
	New interior 5-panel wood doors @ Basement	8	EA	1,700.00	13,600	
	Interior Glazed Walls					
	Butt-glazed glass wall @ doors @ 1st Floor Conference Room	352	SF	80.00	28,160	
	Infill glass wall @ stacks, w/ 2 frameless glass doors	240	SF	80.00	19,200	
	Glass panel behind (E) Mezzanine rail	57	SF	65.00	3,705	
	TOTAL - DOORS & WINDOWS					**$82,665**

Estimate of Probable Construction Cost

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PLANNING AND BUILDING CENTER TENANT IMPROVEMENTS						
DIV 9 - FINISHES						
	Gypsum Board					
	Gyp bd. to interior walls	4,511	SF	2.50	11,278	
	Special Flooring					
	1/2" glass flooring to match (E) @ stacks mezzanine	335	SF	85.00	28,475	
	Painting					
	Paint interior partitions	4,511	SF	1.50	6,767	
	Paint doors	12	EA	200.00	2,400	
	Misc painting allowance	1	LS	3,000.00	3,000	
	TOTAL - FINISHES					**$51,920**
DIV 10 - SPECIALTIES						
	Signage, Allowances					
	Interior Signage, Allow	1	LS	1,000.00	1,000	
	Display case @ 1st Floor Public Works	1	LS	3,000.00	3,000	
	Misc general building specialties, allowance	1	LS	2,000.00	2,000	
	TOTAL - SPECIALTIES					**$6,000**
DIV 11 - EQUIPMENT						
	Not Used				0	
	TOTAL - EQUIPMENT					**$0**
DIV 12 - FURNISHINGS						
	Not Used - N.I.C.					
	TOTAL - FURNISHINGS					**$0**
DIV 13 - SPECIAL CONSTRUCTION						
	Not Used				0	
	TOTAL - SPECIAL CONSTRUCTION					**$0**
DIV 14 - CONVEYING SYSTEMS						
	Included in Base Building Cost				0	
	TOTAL - CONVEYING SYSTEMS					**$0**
DIV 15 - MECHANICAL (Allowances only)						
	Fire Protection					
	Automatic Wet Pipe Fire Sprinkler System	14,765	SF	1.00	14,765	
	Plumbing					
	Gas Piping to Boilers	100	LF	65.00	6,500	
	HVAC (Heating Hot Water System only)					
	Equipment (HHW Fan Coil, 2 units)	2	LS	7,000.00	14,000	
	Exhaust Fan, 2000 CFM	1	LS	4,500.00	4,500	
	HHW Supply/Return Piping & Insulation (to FCU's)	200	LF	50.00	10,000	
	Radiant Floor Heating System @ 1st & Gallery Floors (includes Boiler Equipment/Piping)	8,536	SF	15.00	128,036	
	OA Duct, Flue, Exhaust Louvers	1	LS	15,000.00	15,000	
	Ductwork, Air Oulets/Inlets, Duct Accessories (Basement only)	5,513	SF	5.00	27,565	
	Controls	15	PTS	2,000.00	30,000	
	Test & Balancing	1	LS	3,000.00	3,000	
	TOTAL - DIVISION 15 - MECHANICAL	14,765	SF	17.16		**$253,366**

Estimate of Probable Construction Cost

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PLANNING AND BUILDING CENTER TENANT IMPROVEMENTS						
DIV 16 - ELECTRICAL (Allowances only)						
	Basic Electrical Materials & Methods	14,765	SF	2.55	37,650	
	Service & Distribution		SF		0	Base Bldg
	Lighting	14,765	SF	1.70	25,100	
	Fire Alarm System	14,765	SF	0.85	12,550	
	Telecommunications	14,765	SF	2.60	38,389	
	TOTAL - DIVISION 16 - ELECTRICAL	14,765	SF	7.70		**$113,690**
	TOTAL - DIVISON 2 -16	14,765	SF	40.72		**$601,263**

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City of Alameda, CA

Prepared By: DON TODD ASSOCIATES, INC. Estimator: ES Bldg. Area - GSF: 14,765

Div	Description	Qty	Unit	Cost	Extension	Total
MUSEUM TENANT IMPROVEMENTS						
DIV 2 - SITEWORK & DEMOLITION						
	Demolition					
	Protection of (E) finishes, allowance	1	LS	5,000.00	5,000	
	Misc. demolition	40	HR	65.00	2,600	
	Disposal allowance	20	CY	50.00	1,000	
	TOTAL - SITEWORK					**$8,600**
DIV 3 - CONCRETE						
	Misc. Concrete					
	Misc concrete , allowance	1	LS	3,000.00	3,000	
	TOTAL - CONCRETE					**$3,000**
DIV 4 - MASONRY						
	Not Used					
	TOTAL - MASONRY					**$0**
DIV 5 - METALS						
	Add new balcony & rail @ Gallery Level					
	New Balcony (4' w x 24' l)					
	Structure (steel framing, metal deck)	96	SF	150.00	14,400	
	Architectural (carpet floor, painted plaster soffit, insulation)	96	SF	60.00	5,760	
	New Railing (3' h x 24' l)					
	Remove 44" wide sections of (E) railing	1	LS	500.00	500	
	Fab & install new railing	24	LF	200.00	4,800	
	Add horizontal bar to raise rail around gallery openings					
	Straight Horizontal bar, bronze finish	80	LF	75.00	6,000	
	Curved bar railing, bronze finish	24	LF	120.00	2,880	
	Misc. steel, allowance	1	LS	5,000.00	5,000	
	TOTAL - METALS					**$39,340**
DIV 6 - WOOD AND PLASTICS						
	Rough Carpentry					
	Misc rough carpentry, allowance	1	LS	1,500.00	1,500	
	Finish Carpentry					
	Casework, shelving	125	LF	75.00	9,375	
	Casework, cabinets, built-in, allowance	50	LF	300.00	15,000	
	Misc finish carpentry, allowance	1	LS	5,000.00	5,000	
	TOTAL - CARPENTRY					**$30,875**
DIV 7 - THERMAL & MOISTURE PROTECTION						
	Sealants and Caulking	1	LS	1,000.00	1,000	
	TOTAL - THERMAL & MOISTURE PROTECTION					**$1,000**
DIV 8 - DOORS & WINDOWS						
	Interior Glazed Walls					
	Infill glass wall @ stacks, w/ 2 frameless glass doors		SF		0	P&B TI only
	Glass panel behind (E) Mezzanine rail		SF		0	P&B TI only
	TOTAL - DOORS & WINDOWS					**$0**
DIV 9 - FINISHES						

ALAMEDA CARNEGIE BUILDING ADAPTIVE REUSE RENOVATION
City of Alameda, CA

Estimate: Conceptual
DTA Job Number: 10-079
Date: 11/07/07

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Div	Description	Qty	Unit	Cost	Extension	Total
MUSEUM TENANT IMPROVEMENTS						
	Special Flooring					
	1/2" glass flooring to match (E) @ stacks mezzanine		SF		0	Base Bldg. & P&B TI only
	Painting					
	Misc painting allowance	1	LS	5,000.00	5,000	
	TOTAL - FINISHES					**$5,000**
DIV 10 - SPECIALTIES						
	Room darkening window treatment and skylight shades for Main, Stacks, & Gallery Levels					
	Add window treatment	688	SF	20.00	13,760	
	Add skylight shades	100	SF	25.00	2,500	
	Signage, Allowances					
	Interior Signage, Allow	1	LS	2,500.00	2,500	
	Misc general building specialties, allowance	1	LS	2,000.00	2,000	
	TOTAL - SPECIALTIES					**$20,760**
DIV 11 - EQUIPMENT						
	Not Used				0	
	TOTAL - EQUIPMENT					**$0**
DIV 12 - FURNISHINGS (N.I.C.)						
	Not Used - N.I.C.					
	TOTAL - FURNISHINGS					**$0**
DIV 13 - SPECIAL CONSTRUCTION						
	Not Used				0	
	TOTAL - SPECIAL CONSTRUCTION					**$0**
DIV 14 - CONVEYING SYSTEMS						
	Included in Base Building Cost				0	
	TOTAL - CONVEYING SYSTEMS					**$0**
DIV 15 - MECHANICAL (Allowances only)						
	Fire Protection					
	Pre-action Fire Sprinkler System	14,765	SF	2.00	29,530	
	Plumbing					
	Gas Piping Supply to FCU's	300	LF	65.00	19,500	
	Condensate Drains	200	LF	35.00	7,000	
	HVAC (w/ Forced Air Heating & AC)					
	Equipment (2- 8-ton unit, 2- 5-ton & HHW Fan Coil Units, Gas-Fired; includes refrigerant piping)	1	LS	75,000.00	75,000	
	Exhaust Fan, 2000 CFM	1	LS	4,500.00	4,500	
	Ductwork, Air Oulets/Inlets, Duct Accessories (Entire Building)	14,765	SF	7.00	103,354	
	Controls	15	PTS	2,000.00	30,000	
	Test & Balancing	1	LS	3,000.00	3,000	
	TOTAL - DIVISION 15 - MECHANICAL	14,765	SF	18.41		**$271,884**
DIV 16 - ELECTRICAL (Allowances only)						
	Basic Electrical Materials & Methods	14,765	SF	1.75	25,839	
	Service & Distribution	14,765	SF	1.05	15,503	
	Lighting	14,765	SF	1.20	17,718	

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Div	Description	Qty	Unit	Cost	Extension	Total
MUSEUM TENANT IMPROVEMENTS						
	Fire Alarm System	14,765	SF	0.60	8,859	
	Telecommunications	14,765	SF	1.20	17,718	
	TOTAL - DIVISION 16 - ELECTRICAL	14,765	SF	5.80		**$85,636**
	TOTAL - DIVISON 2 -16	14,765	SF	31.57		**$466,096**

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Div	Description	Qty	Unit	Cost	Extension	Total
ALTERNATES						
	BASE BUILDING ALTERNATES:					
	Alternate #1: Shingle exterior walls instead of brick					
	For Option 1:					
	Delete brick	(826)	SF	60.00	(49,560)	
	Add wood shingle	826	SF	10.00	8,260	
	Subtotal					(41,300)
	Mark-up	64.8	%			(26,762)
	Total Alternate #1 (Option 1)					**($68,062)**
	Alternate #4: Add Second level of toilet rooms shown at Basement Level; add a Janitor' s closet					
	Plumbing fixtures & piping, including shower	12	EA	5,000.00	60,000	
	Architectural add	275	SF	140.00	38,500	
	Structural add	275	SF	60.00	16,500	
	Electrical add	1	LS	1,500.00	1,500	
	Subtotal					116,500
	Mark-up	64.8	%			75,492
	Total Alternate #4					**$191,992**
	Alternate #5: Fabricate new urns to replace historic urns removed in 1950's					
	GFRC historical urns, 3' diameter x 3' tall, allow.	4	EA	5,000.00	20,000	
	Subtotal					20,000
	Mark-up	48	%			9,620
	Total Alternate #5					**$29,620**
	Alternate #6: Insulation over brick walls in Basement. Furr out walls and install new gyp. bd. on N, S & E exterior walls					
	Add GWB over furring channels	1,872	SF	6.50	12,168	
	Add insulation	1,872	SF	1.20	2,246	
	Paint	1,872	SF	1.50	2,808	
	Subtotal					17,222
	Mark-up	64.8	%			11,160
	Total Alternate #6					**$28,383**
	Alternate #7: Automate 8 pivot windows to open when ventilation system turns on					
	Allowances only:					
	Add motorized window pivot	8	EA	500.00	4,000	
	HVAC controls	8	EA	1,200.00	9,600	
	Electrical add	8	EA	1,000.00	8,000	
	Subtotal					21,600
	Mark-up	64.8	%			13,997
	Total Alternate #7					**$35,597**
	Alternate #9: Move (E) 2-story wood-frame Children's Library building 5' to the south					
	Allowance to move (E) building	2,100	SF	50.00	105,000	
	Subtotal					105,000
	Mark-up	64.8	%			68,040
	Total Alternate #9					**$173,040**

Estimate of Probable Construction Cost

ALAMEDA CARNEGIE BUILDING ADAPTIVE REUSE RENOVATION
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Div	Description	Qty	Unit	Cost	Extension	Total
ALTERNATES						
	PLANNING AND BUILDING CENTER T.I. ALTERNATES:					
	Alternate #10: Provide liquid crystal privacy glass up tp 6' height in interior glass wall					
	Allowance:					
	Add liquid crystal privacy glass to interior glass wall	120	SF	80.00	9,600	
	Subtotal					9,600
	Mark-up	64.8	%			6,221
	Total Alternate #10					**$15,821**
	MUSEUM T.I. ALTERNATES:					
	Alternate #3A: Add structural glass rail behind existing to raise (E) rail around gallery openings					
	Straight structural glass rail	80	LF	130.00	10,400	
	Curved structural glass rail	24	LF	180.00	4,320	
	Subtotal					14,720
	Mark-up	64.8	%			9,539
	Total Alternate #3A					**$24,259**