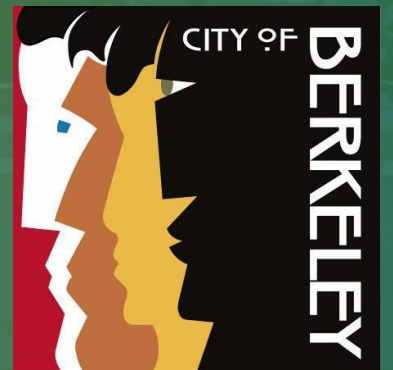


Berkeley Civic Center Project Update

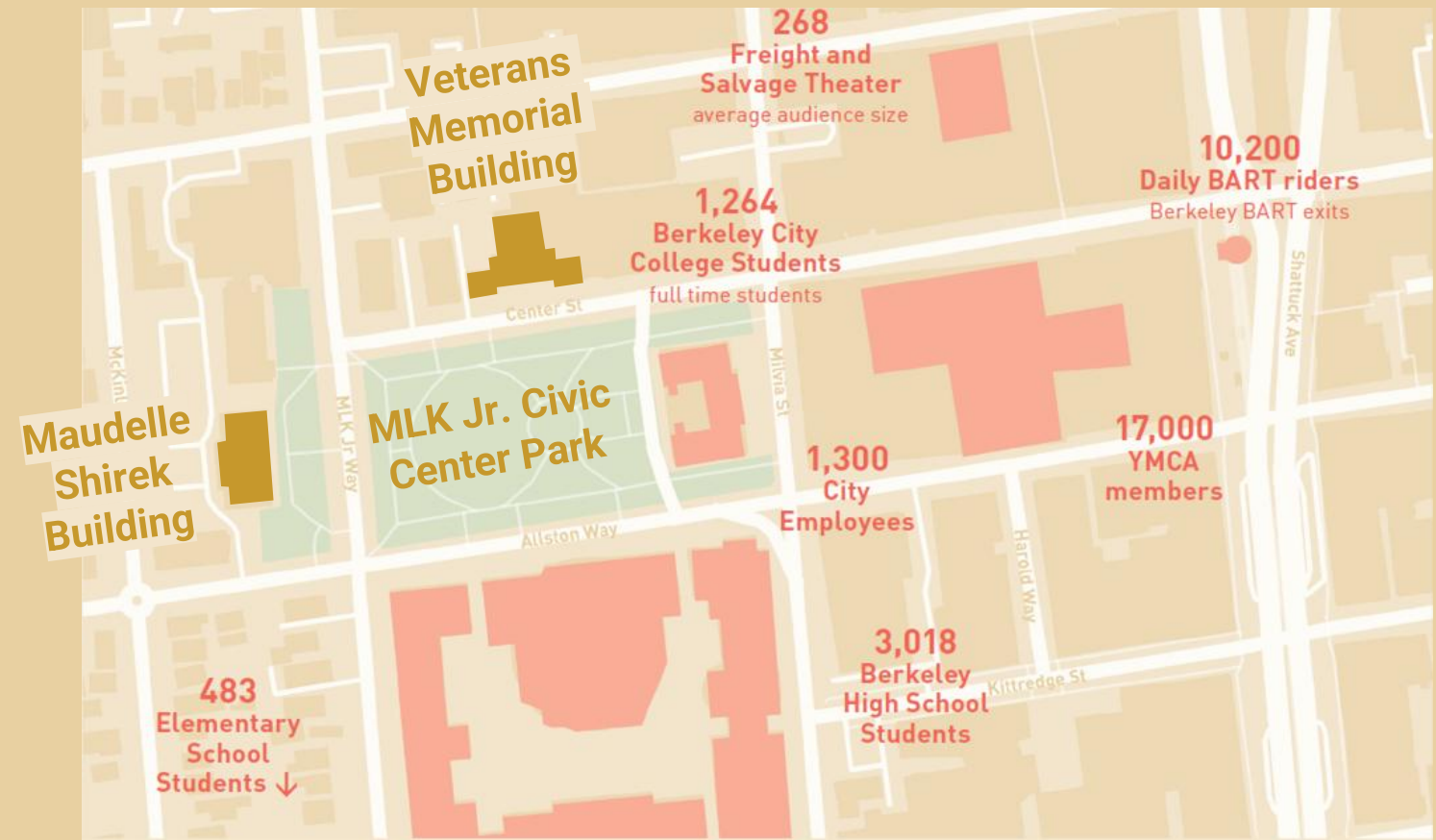
September 2026

SIEGEL & STRAIN Architects



Project Context

- **Martin Luther King Jr. Civic Center Park**
- **Surrounding Streets**
 - MLK Jr. Way
 - Center Street
 - Allston Way
- **Maudelle Shirek Building**
- **Veterans Memorial Building**



↑ Berkeley High School



↑ Center Street



↑ YMCA



On Saturdays, the **Farmers' Market** attracts a large number of people and transforms Center Street.

Civic Center History

City Beautiful Movement

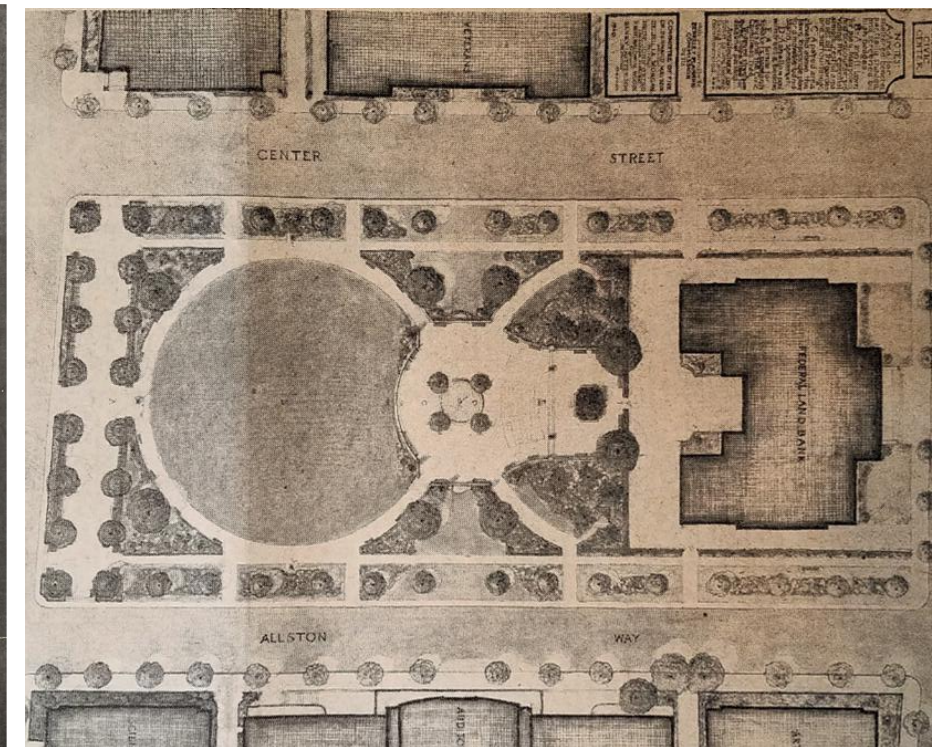
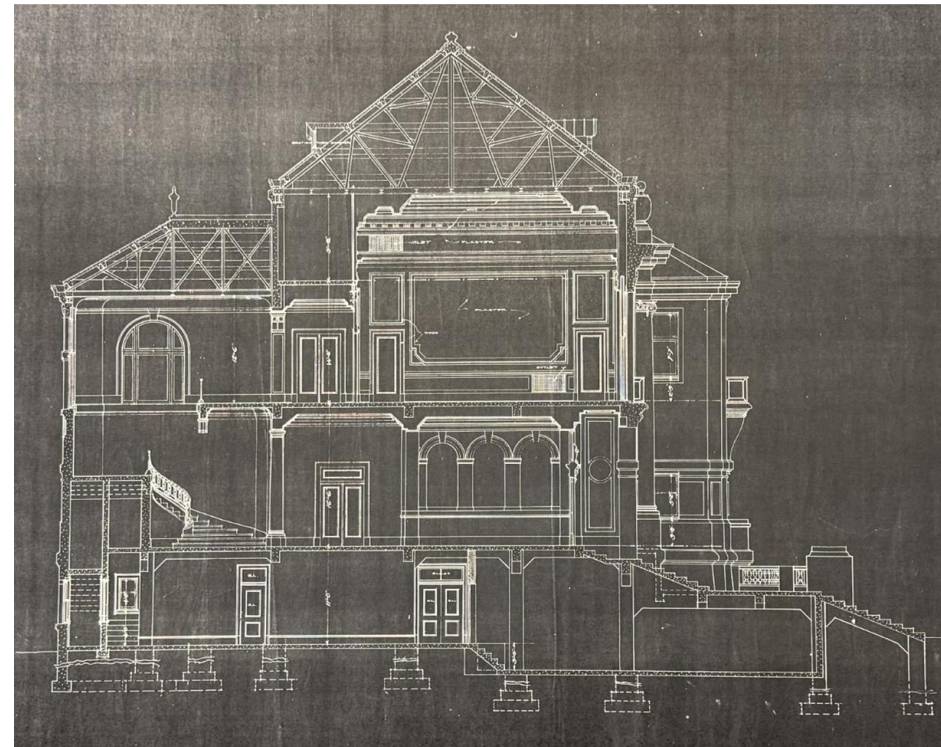
A reaction to the crowded disorganized city centers, and centered around the belief that more architecturally uniform cities would create more healthful and productive communities

Berkeley Town Hall *[Bakewell and Brown Architects]* was completed in 1909, and a City Beautiful plan for the Berkeley Civic Center was proposed in 1914. Portions of the plan were realized over the coming decades including:

Veterans Memorial Building *[Henry H. Meyers & Mildred S. Meyers]* completed 1928

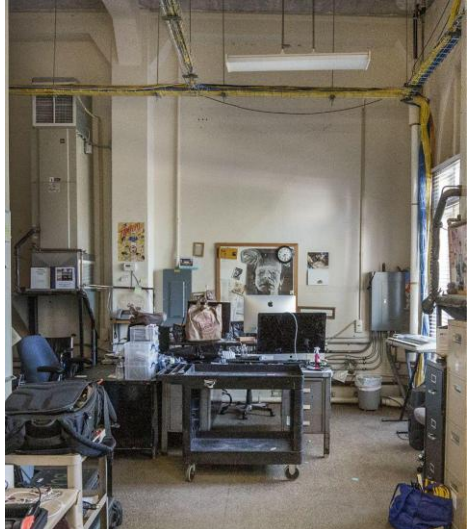
Civic Center Park *[Bernard Maybeck, Julia Morgan, Henry H. Gutterson, John Gregg]* completed 1942

Nationally Listed as Historic District in 1998



Civic Center History

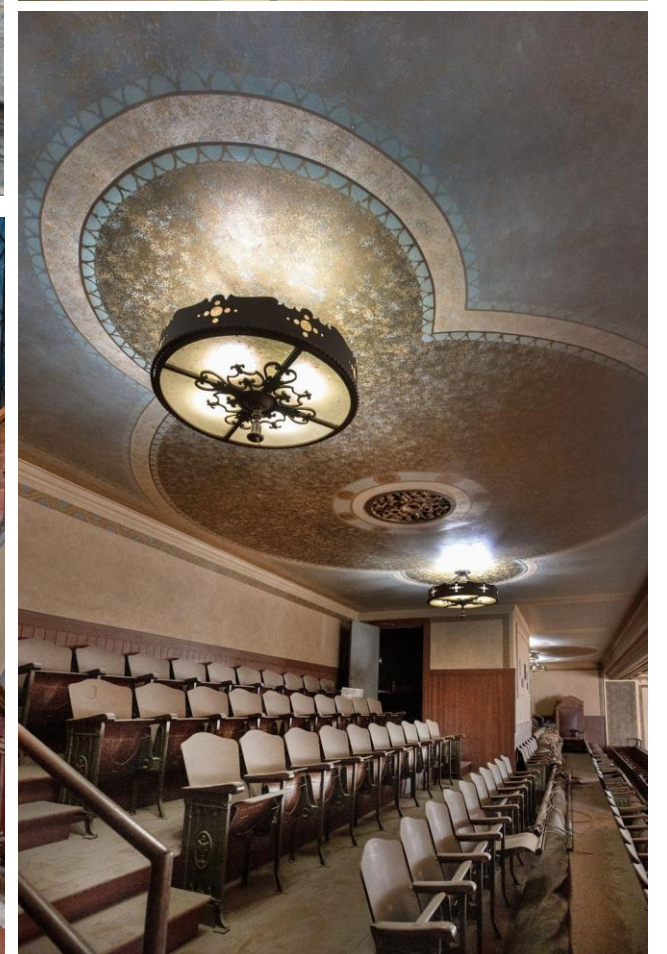
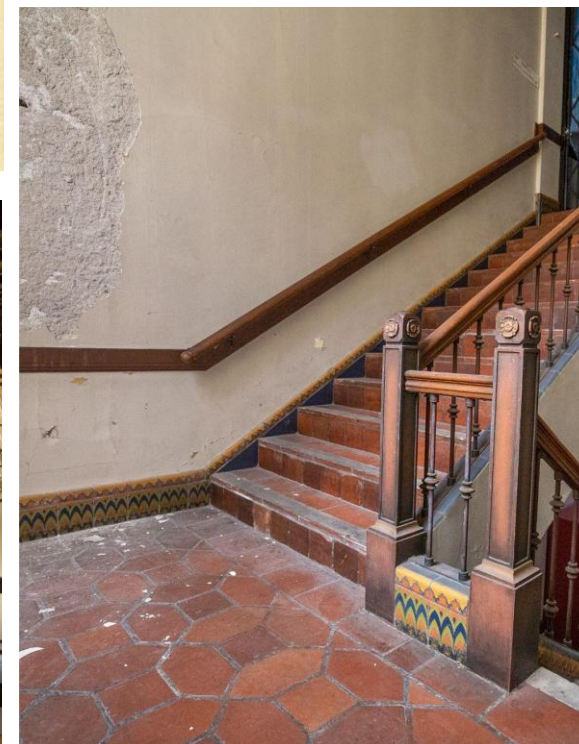
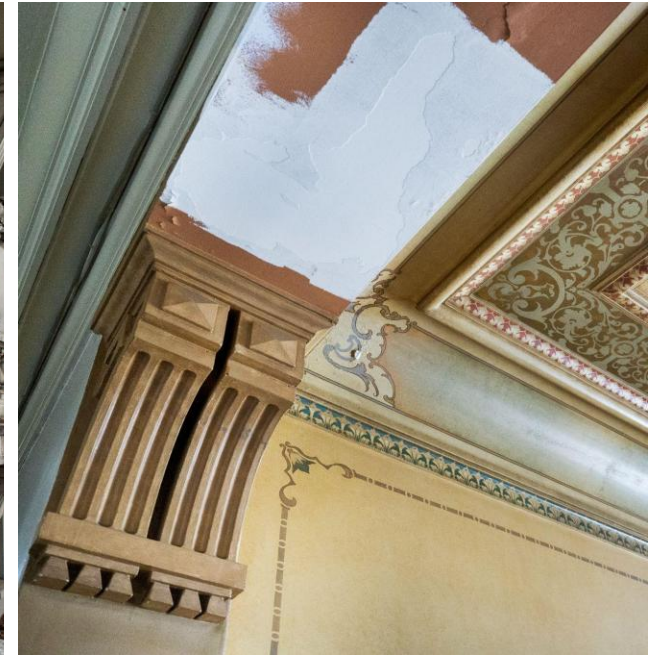
- **Maudelle Shirek Building (Old City Hall)**
City offices and Council Chambers, the site of many innovative legislative actions taken by the City of Berkeley; currently primarily vacant
- **Veterans Memorial Building**
Auditorium, Lodge Rooms, and Banquet Hall, hosted concerts including the Grateful Dead in 1966, and community banquets; currently used as shelter and Berkeley Historical Society & Museum
- **MLK Jr Civic Center Park**
Parade green, World's Fair fountain, hosts protests, festivals, celebrations, Farmer's Market



Civic Center

The historic buildings and park are underutilized, and have entered a cycle of neglect.

- Do not meet modern seismic standards
- Expensive to maintain & modernize
- Primarily vacant, with no City uses identified to return to the buildings
- City Council stopped meeting here 2018



What do other cities do?

→ Pasadena City Hall

Completed 1927

Bakewell and Brown Architects

Renovated 2004-2007 *including seismic retrofit, systems modernization, interior renovation, facade restoration*

\$117 million construction cost

→ San Francisco City Hall

Completed 1916

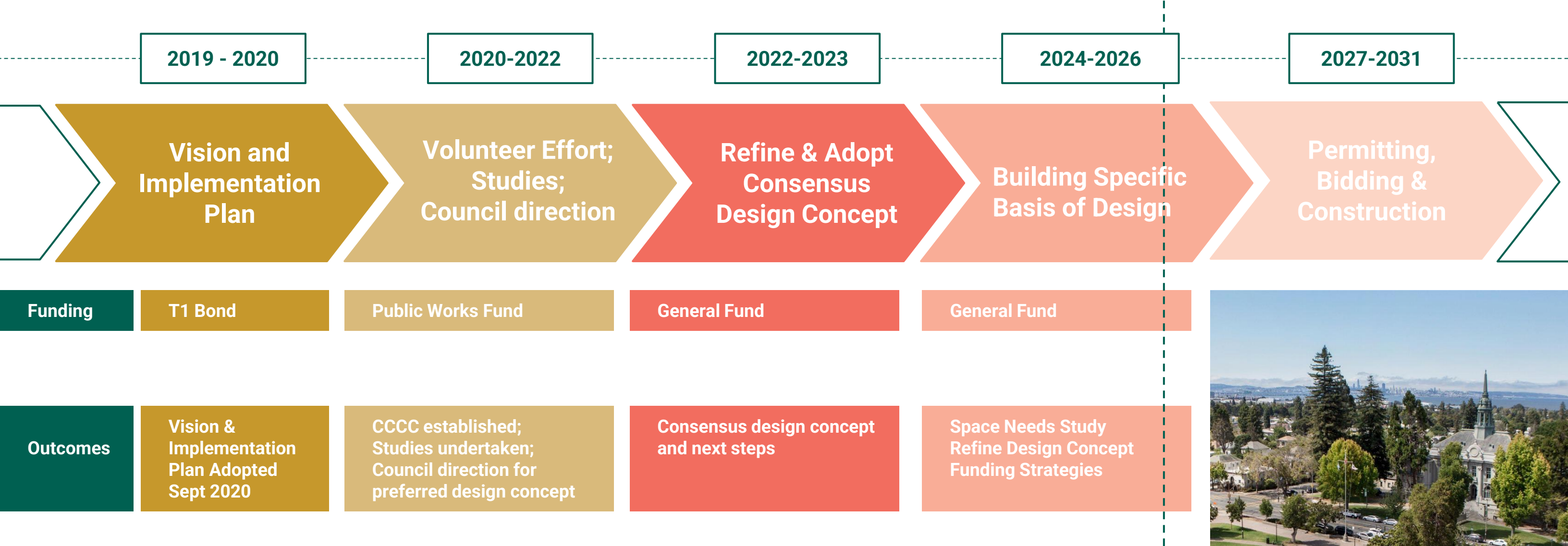
Bakewell and Brown Architects

Renovated 1995-1999 *including seismic base isolation system, historic restoration, system modernization*

\$300 million construction cost



Project History



Berkeley Civic Center

Vision - Design Concept

2019-2023

Input from a broad and diverse audience

Arts & Culture	Community & Services	Elected Officials and/or Representatives	Heritage & Built Environment	Youth
● Berkeley Cultural Trust ● City of Berkeley, Civic Arts ● RLA Conservation City Arts Collection Assessment) ● Berkeley Design Advocates ● Freight & Salvage ● Berkeley Symphony ● Shawl-Anderson Dance Center ● Berkeley Repertory Theater ● Turtle Island Monument Project ● Visit Berkeley	● Berkeleyside ● City of Berkeley Clerk ● City of Berkeley, Special Events ● Downtown Berkeley Association ● Ecology Center ● Former Elected Officials of Berkeley ● Options Recovery (VMB Tenants) ● American Legion Post 7 ● Dorothy Day House (VMB Tenants) ● Berkeley Community Media (OCH Tenants)	● Berkeley City Council Members Districts 1-8 ● Berkeley Mayor’s Office & Staff ● Berkeley Unified School District Board Director	● Berkeley Architectural Historic Association (BAHA) ● Berkeley Historical Society & Museum (VMB Tenants) ● Landmark Preservation Commission ● McGee-Spaulding Hardy Historical Interest Group (MSHHIG)	● Berkeley High School Principal ● Berkeley Unified School District Superintendent ● Berkeley Unified School District Superintendent ● Berkeley Unified School District Director of Facilities ● Berkeley High School Students ● Teen Center/YMCA ● Berkeley City College



30
Participants in
Building Tours
with Berkeley
Historical Society
Sep 2019 &
Mar 2020



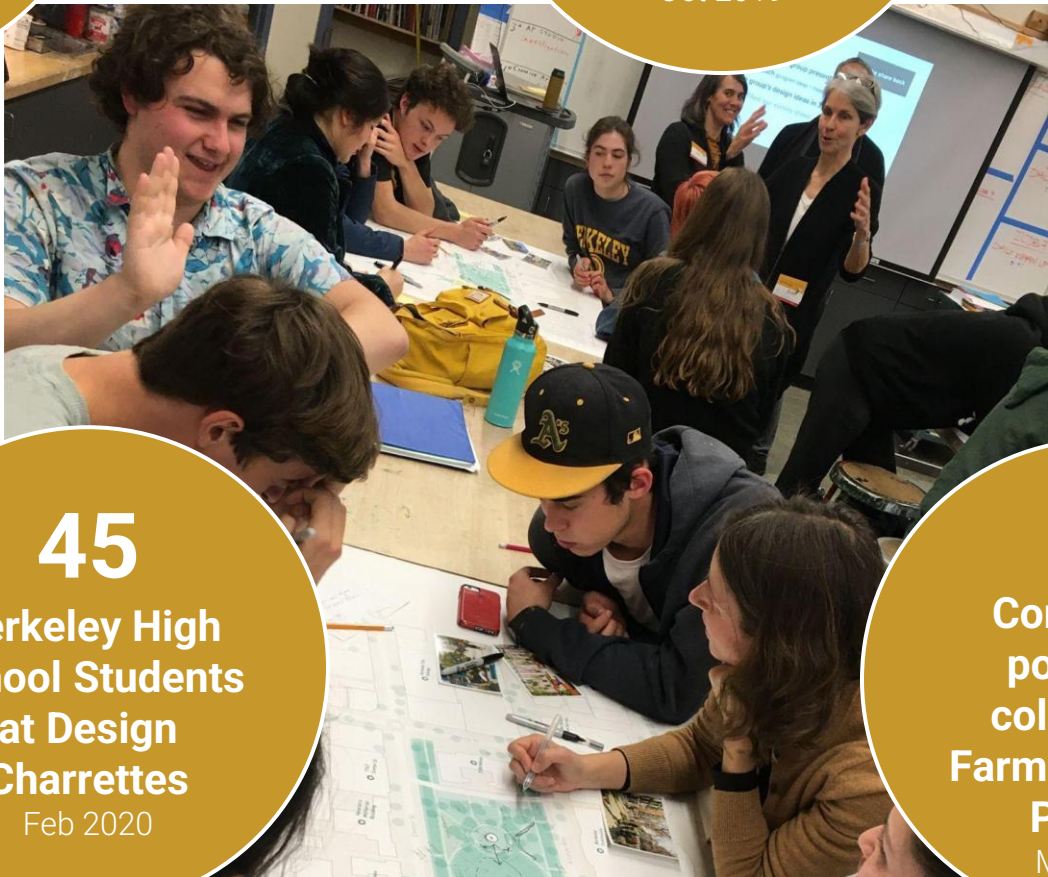
21
Volunteers for
Public Space,
Public Life
Survey
Oct 2019



40
Participants at
Visions & Values
Community
Meeting
Dec 2019



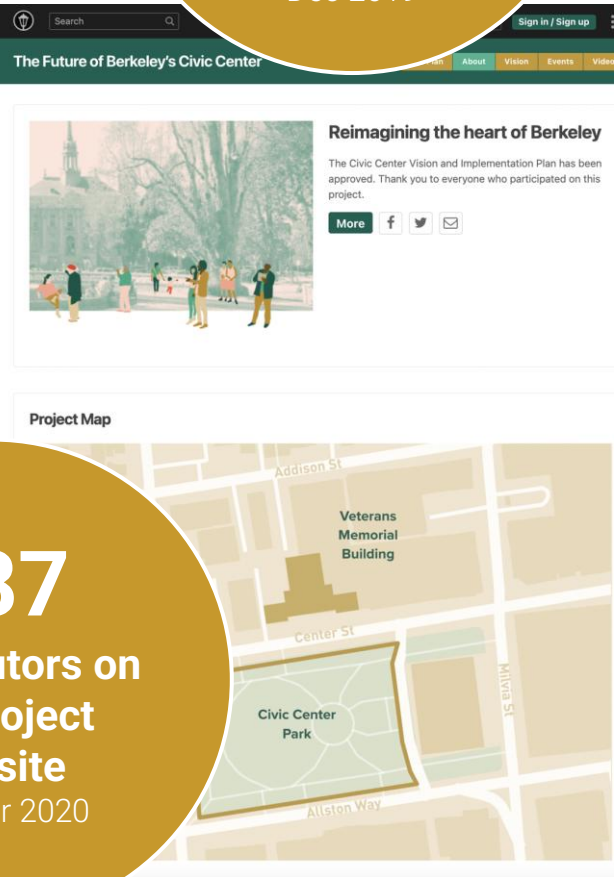
40+
Interviewees at
Focused
Engagement
Sessions



45
Berkeley High
School Students
at Design
Charrettes
Feb 2020



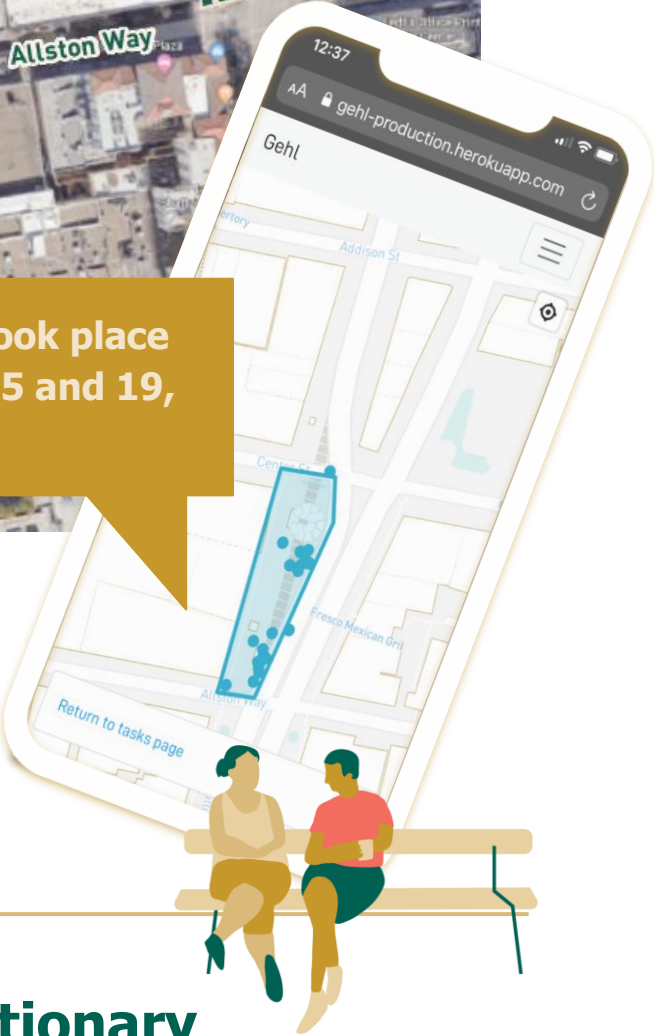
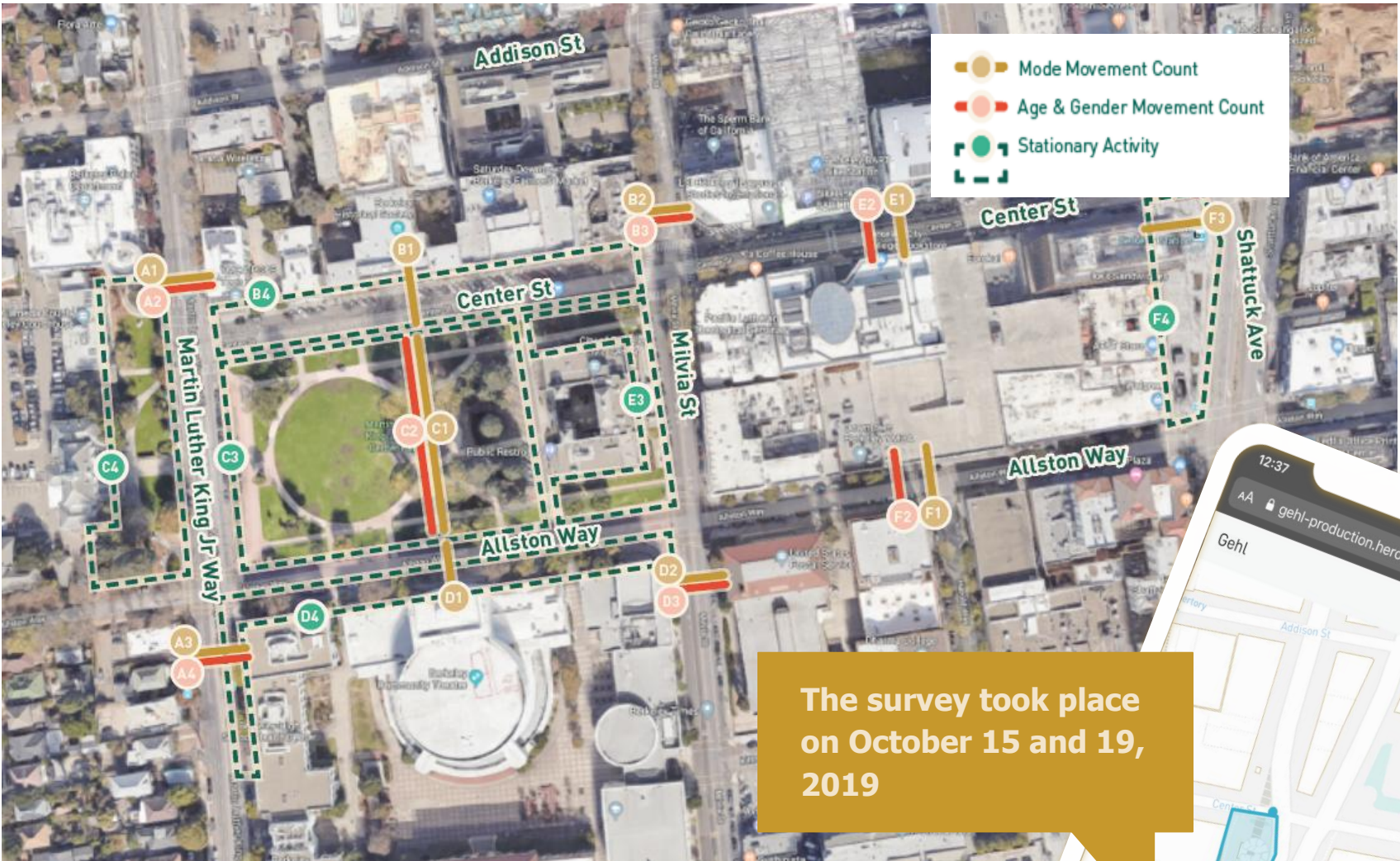
26
Community
postcards
collected at
Farmers Market
Pop-Up
Mar 2020



387
Contributors on
the project
website
Feb -Apr 2020

Observing Berkeley Civic Center

Public Space, Public Life



People Moving



Mode
Movement Counts



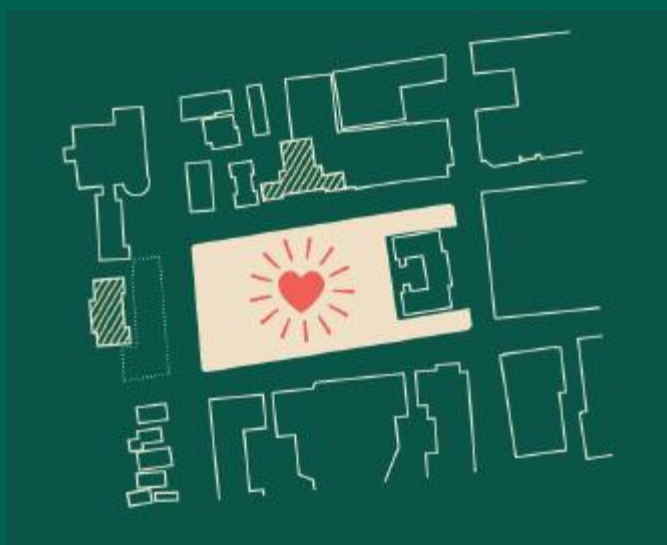
Age & Gender
Movement Counts

People Staying



Stationary
Activity Mapping

A Vision for Berkeley's Civic Center



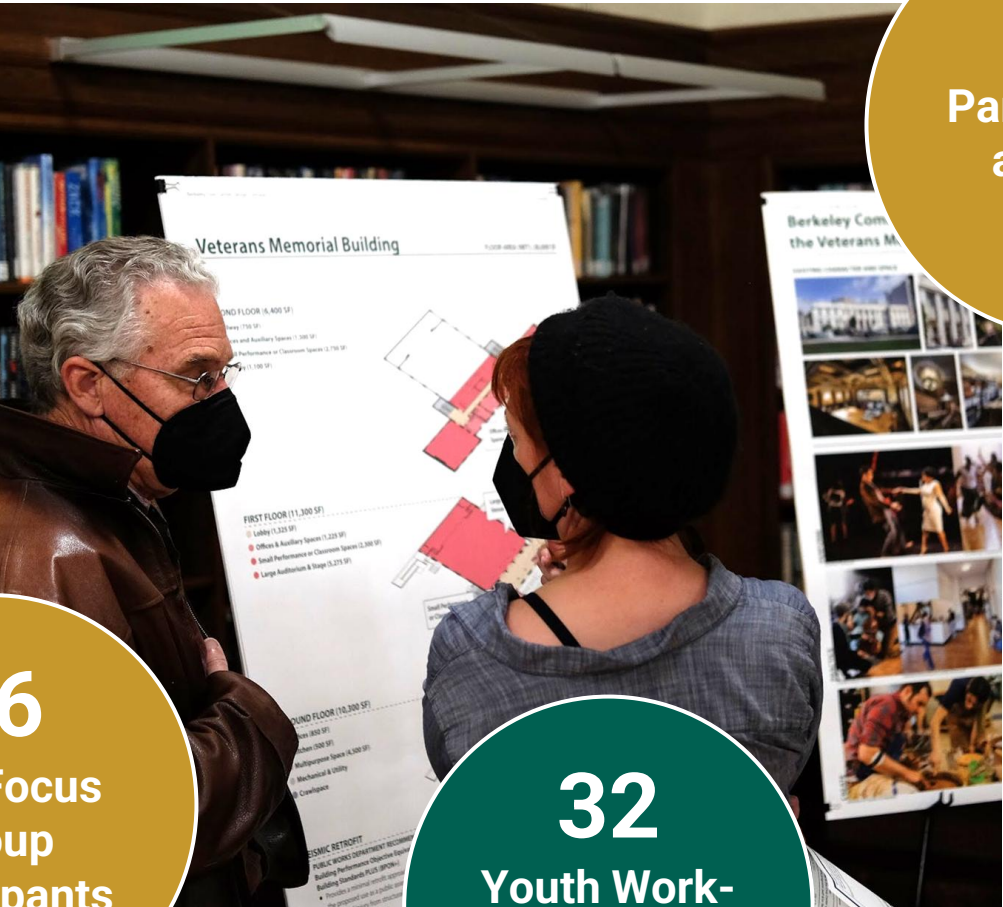
Civic Center will be the heart of Berkeley's community. Civic Center will be the prime space for civic life, culture, and the arts. It will reflect the city's diverse identities, celebrating its history and contributing to shaping its future. A place of shared resources and a platform for free expression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

From Berkeley Civic Center Vision & Implementation Plan dated July 10, 2020 and adopted by Berkeley City Council on September 22, 2020

Design Concept Engagement



654
Online Survey
Respondents
Dec. 2022 to
Jan 2023



40
Participants
at Open
House
Nov 2022



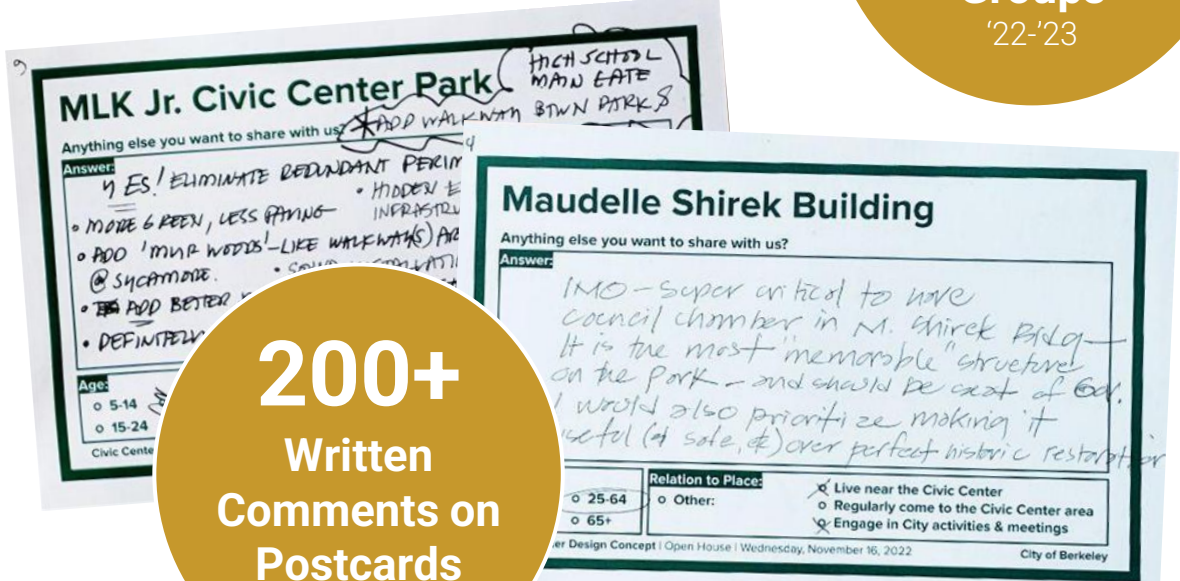
20+
Neighbors &
Affiliated
Groups
'22-'23

16
Arts Focus
Group
participants
Feb 2023

32
Youth Work-
session
participants
Feb 2023

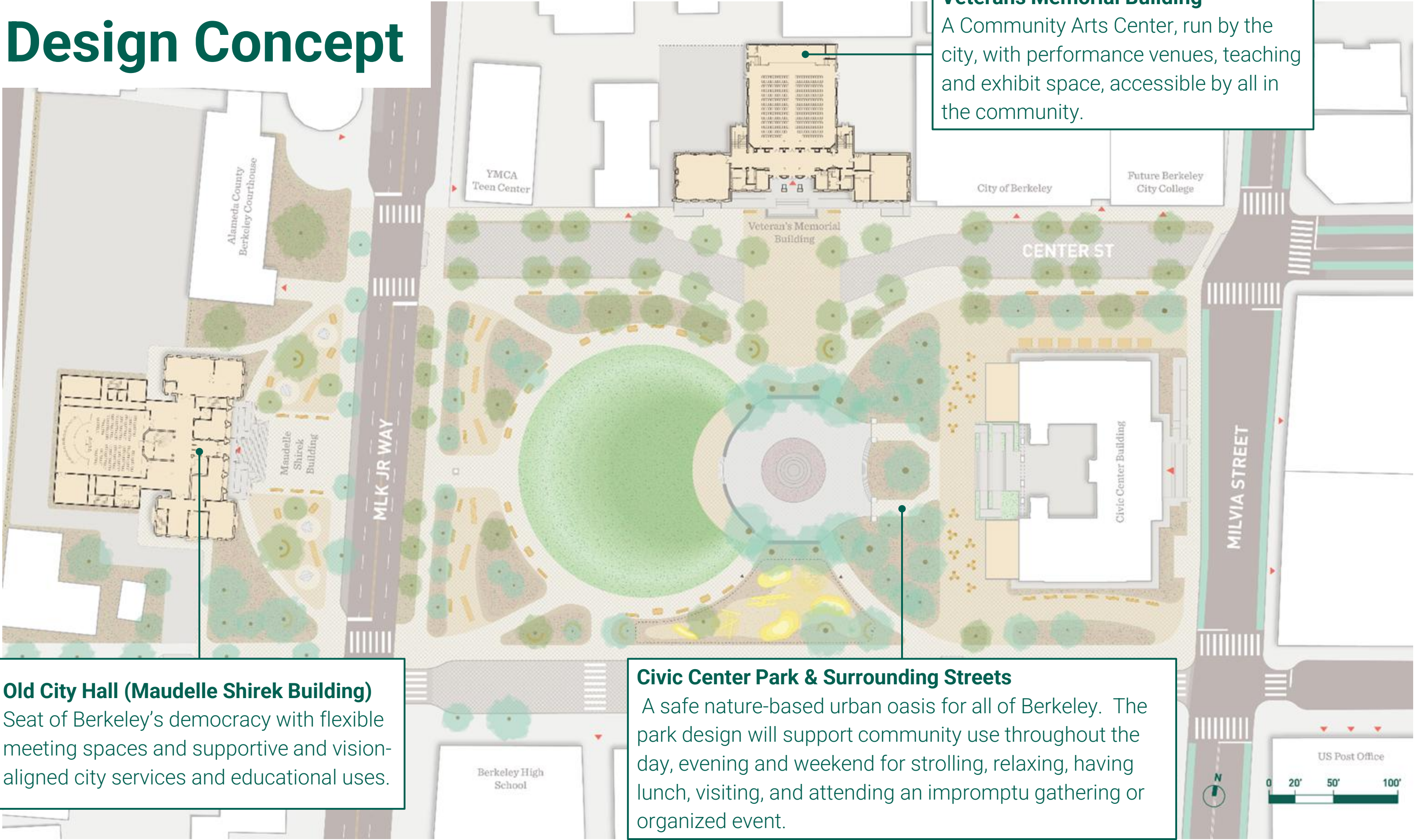


79
Arts Survey
Respondents
Jan-Feb 2023



200+
Written
Comments on
Postcards
Nov 2022

Design Concept



Preliminary Cost Ranges

Construction Costs

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

	Low (x \$1,000)	High (x \$1,000)
Maudelle Shirek Building - 27,500 GSF Existing + 15,000 GSF Addition	\$ 51,200	\$ 62,600
Seismic Retrofit - Damage Control+ to near Immediate Occupancy	\$ 13,400	\$ 16,400
Envelope & Systems (Electrification, Accessibility, upgrades, finishes)	\$ 15,500	\$ 18,900
Two-story addition on West side	\$ 19,000	\$ 23,200
PVs at new addition, panels & infrastructure	\$ 600	\$ 800
Site Improvement & Utilities	\$ 2,700	\$ 3,300
Veterans Memorial Building - 28,000 GSF Existing + 5,950 GSF Addition	\$ 26,300	\$ 36,900
Seismic Retrofit - Building Performance Objective for New Buildings	\$ 6,300	\$ 7,700
Envelope & Systems (Electrification, Accessibility, upgrades, finishes)	\$ 15,800	\$ 19,400
New Addition at Stage	\$ 2,900	\$ 3,500
Roof Terrace (in high range only)	(excluded)	\$ 4,600
PVs at new addition, panels & infrastructure	\$ 500	\$ 700
Site Improvement & Utilities	\$ 800	\$ 1,000
Martin Luther King Jr. Civic Center Park & Streets	\$ 16,470	\$ 20,130
Paths/paving, planting/irrigation, new trees/tree protection, utilities	\$ 14,670	\$ 17,930
Site Improvements to 2180 Milvia entry, VMB entry, restrooms	\$ 1,800	\$ 2,200
ESTIMATED CONSTRUCTION COSTS	\$ 93,970	\$119,630
+ Construction Contingency (10%)	\$ 9,783	\$ 11,957
TOTAL ESTIMATED CONSTRUCTION COSTS	\$103,753	\$131,587

(Costs are escalated assuming construction completes in 2031)

Other City Costs

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

	Low (x \$1,000)	High (x \$1,000)
Other City Costs (estimated at 20% of construction costs)	\$ 21,523	\$ 26,305
TOTAL ESTIMATED CONSTRUCTION COSTS + OTHER CITY COSTS	\$125,276	\$157,892

Operations & Maintenance Costs

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

Maudelle Shirek Building	\$1,234,389
Occupied Space -	\$1,167,936
Common Space -	\$ 66,453
Veterans Memorial Building	\$1,069,860
Occupied Space -	\$1,012,900
Common Space -	\$ 56,690

Berkeley Civic Center

Current Work

2025-2026

Phase III Tasks - Advancing the Building Projects

- Funding Sources
- Building Documentation
- Space Needs Study
- Refine Design Concept



Funding Sources

FEMA Hazard Mitigation Grant Program

Application submitted; Rolling status awaiting next round of funding to be released.

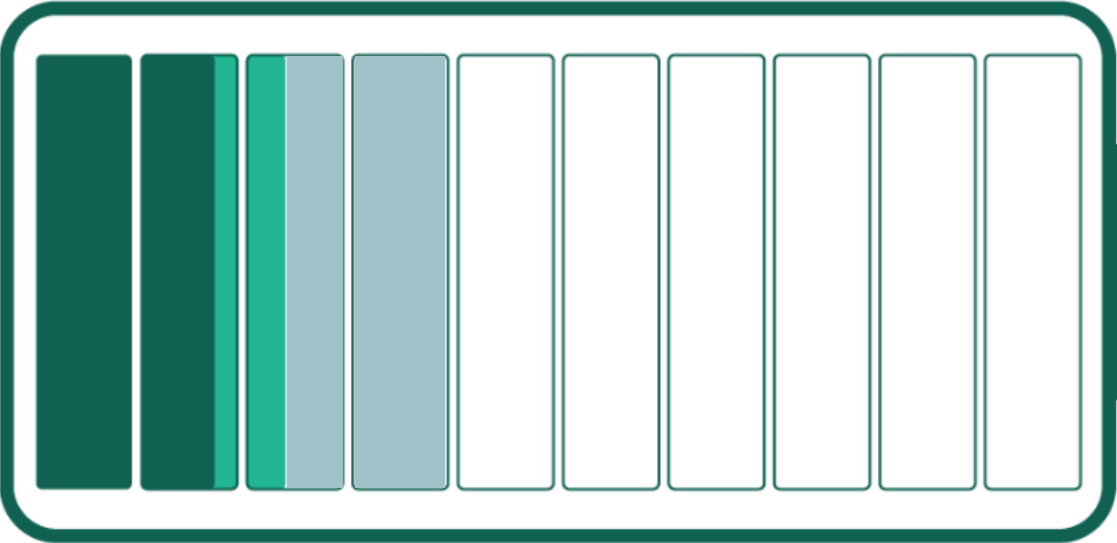
2026 Infrastructure Bond Measure

Buildings identified for funding to provide Grant match

Community Resilience Center Grant

Submitted Planning Grant 9/4 (up to \$500K)
Implementation Grant could follow if awarded (up to \$10M)

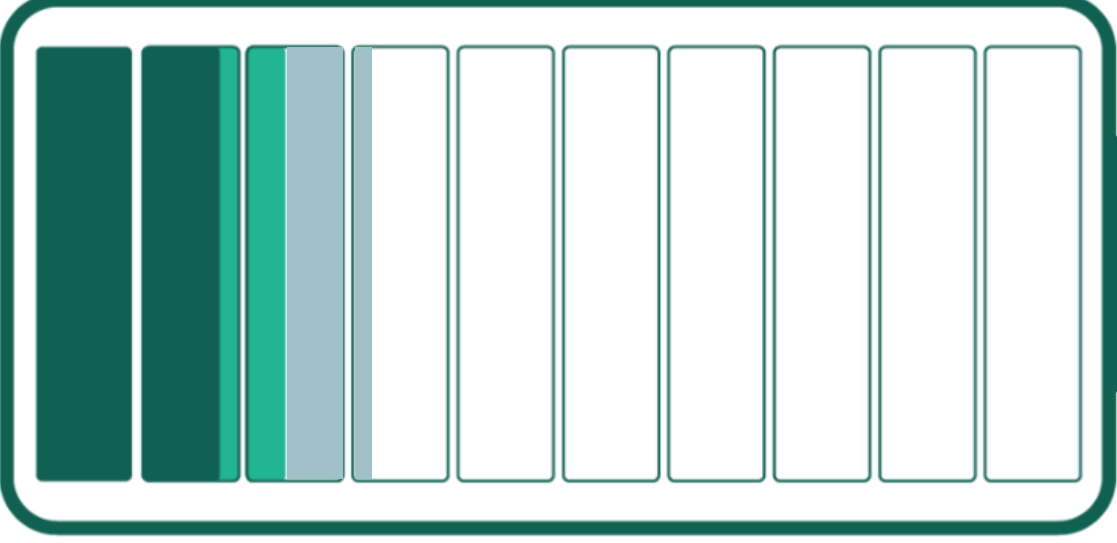
Veterans Memorial Building



\$12.65M
(\$5.6M HGMP Grant, \$1.8M Match, \$5.25M CRC Grant)

\$31.5M Total

Maudelle Shirek Building

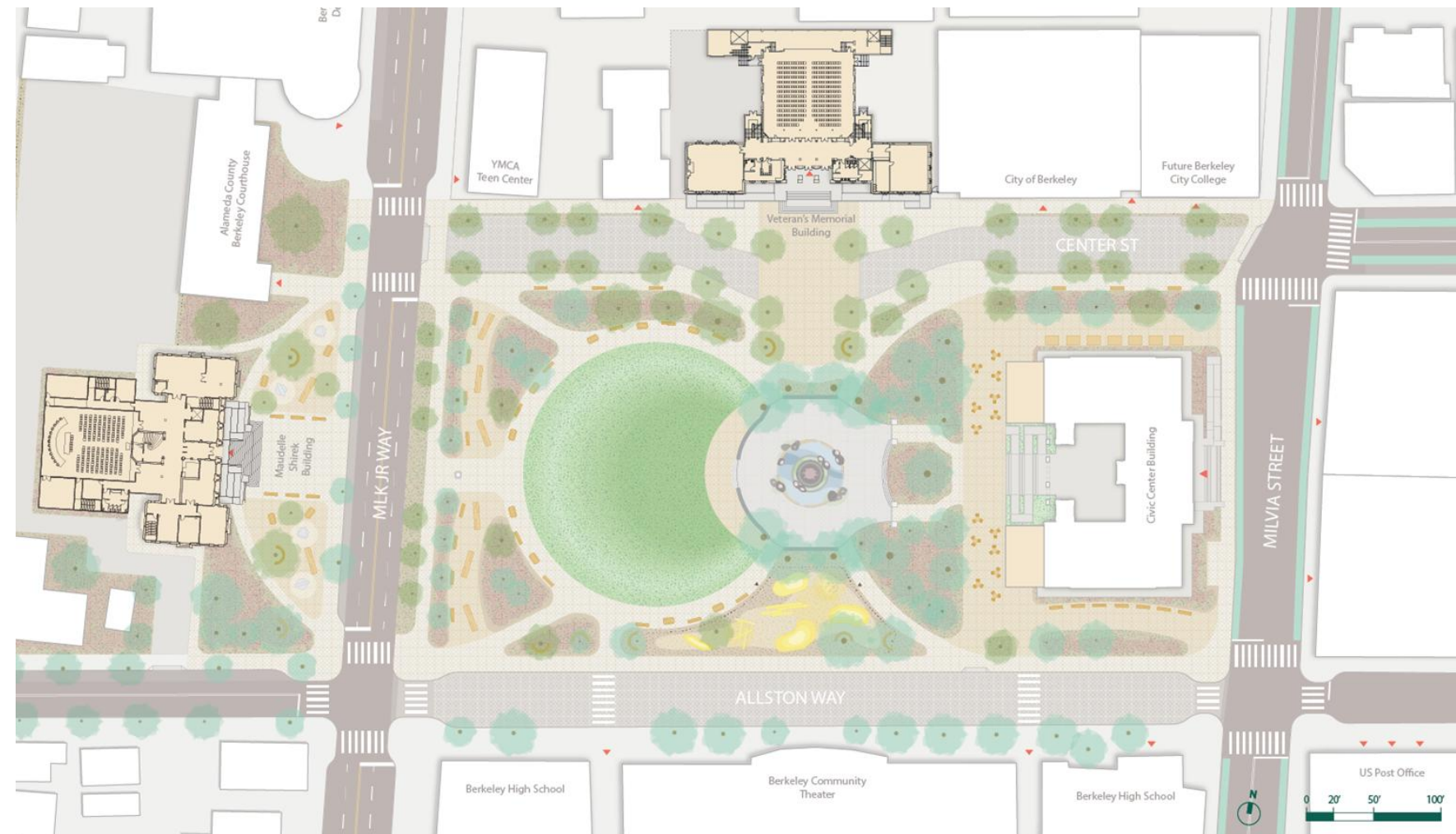


\$19.95M
(\$11.1M HGMP Grant, \$3.6M Match, \$5.25M CRC Grant)

\$61.4M Total

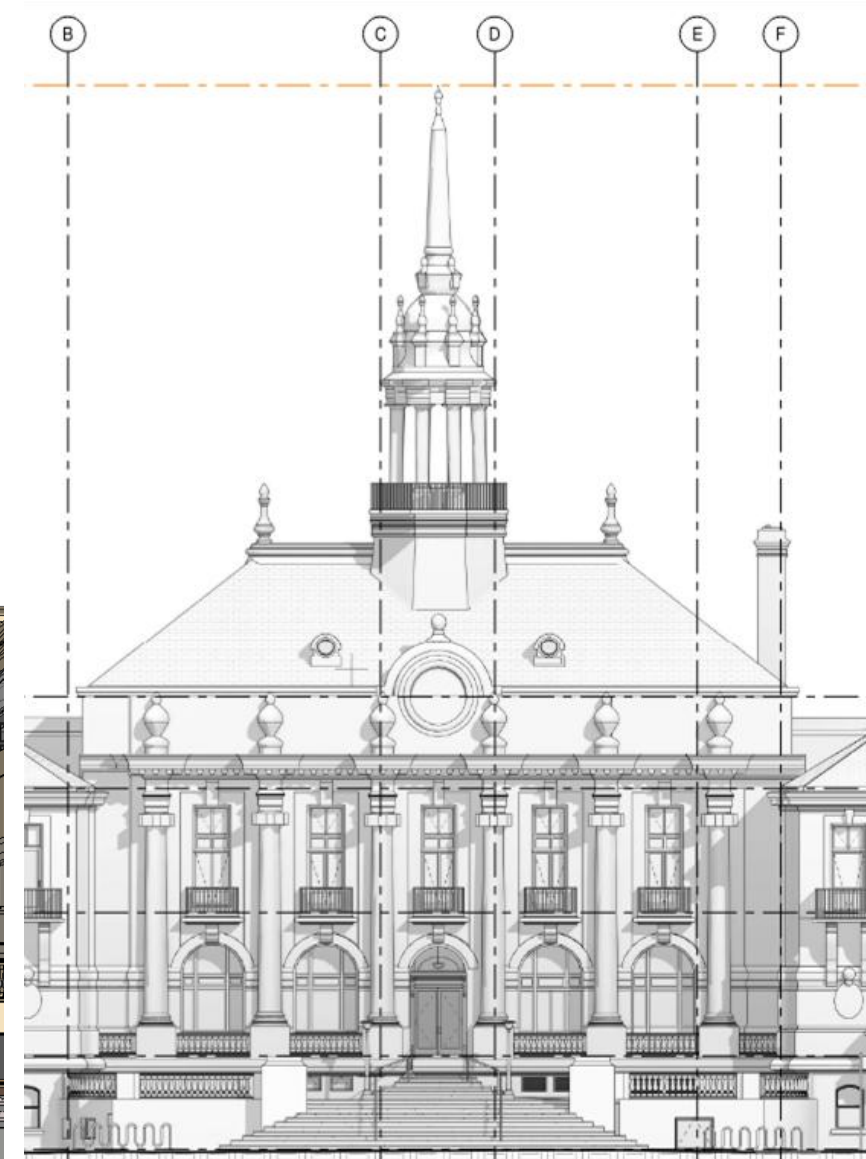
Civic Center as a Community Resilience Center

- Located in an area defined as **severely disadvantaged/disadvantaged** community
- **Planned upgrades** to structure, mechanical and electrical and power backup systems
- Spaces to **support functions** of a CRC
 - Meeting Rooms - classrooms, training rooms
 - Assembly Rooms - shelter
 - Civic Center Park - staging, gathering area
- Existing engaged **partner organizations** can offer support, outreach, resources, and connections
- Civic and Cultural programs will help **bring people to Civic Center** - as a trusted community hub



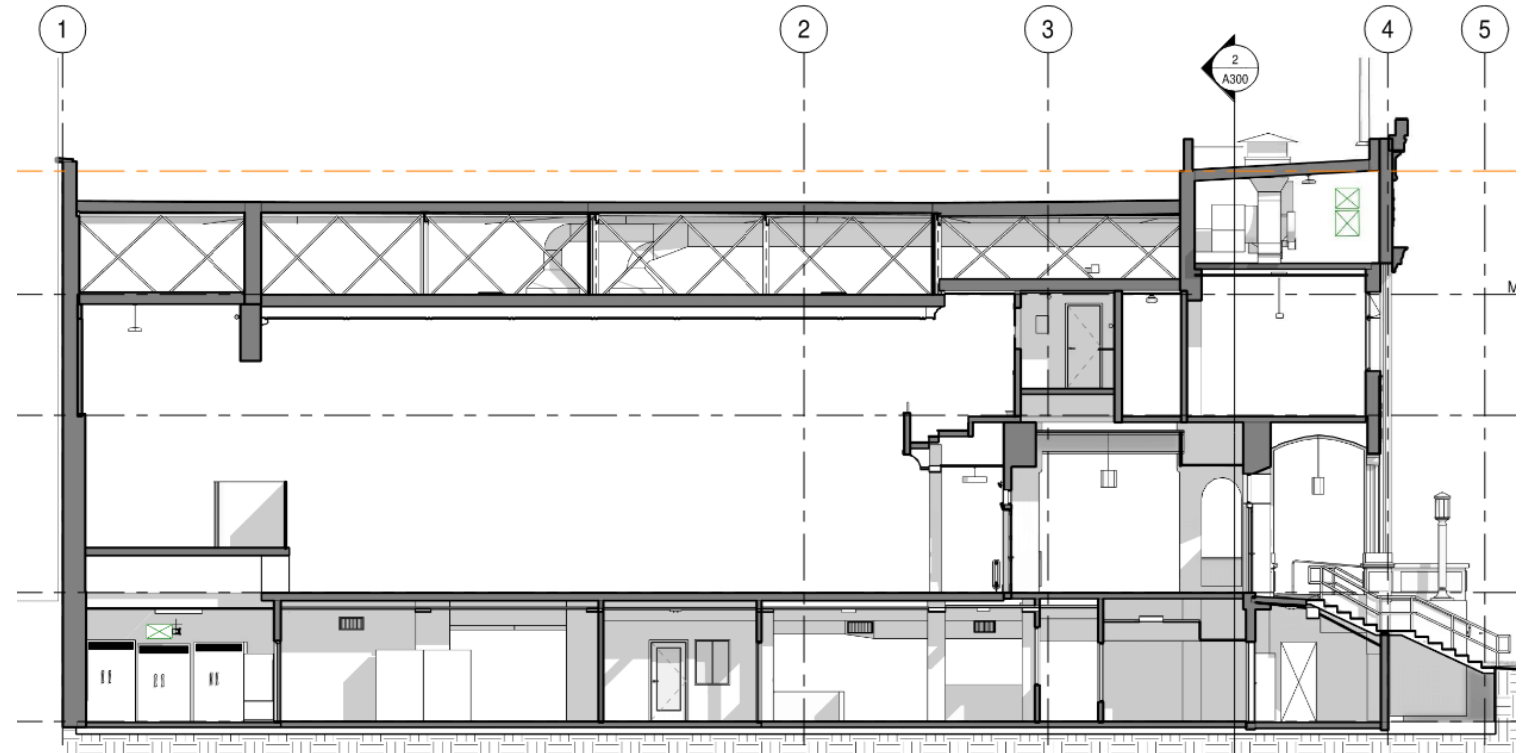
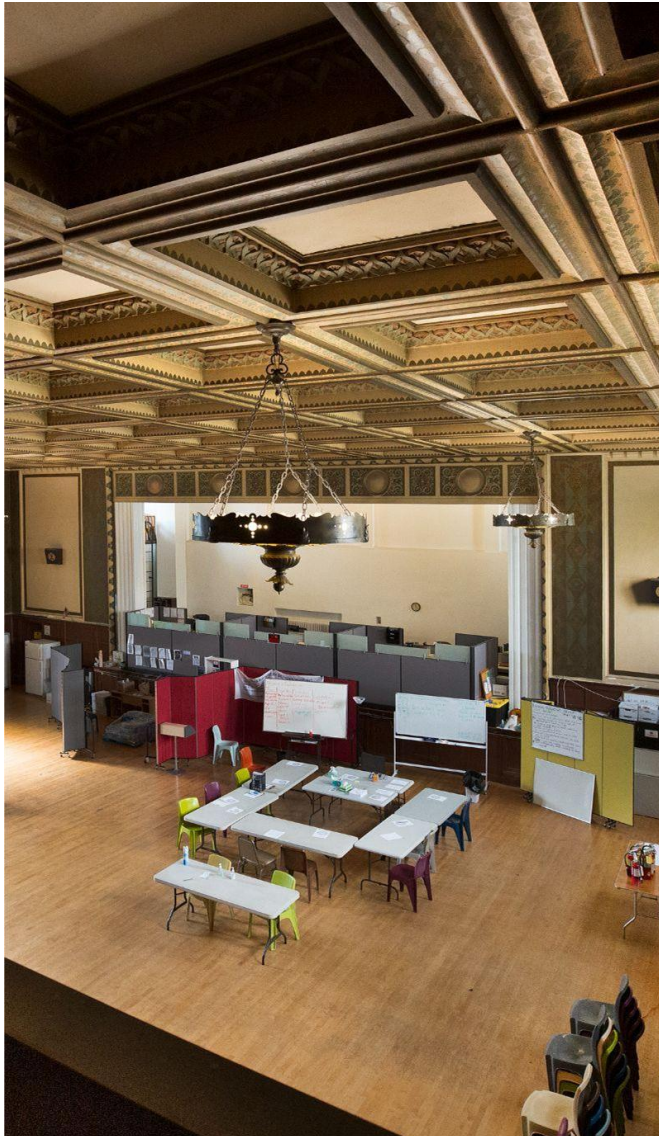
Building Documentation

Laser scans of Old City Hall and Veterans Memorial Building



Building Documentation

Laser scans of Old City Hall and Veterans Memorial Building



Deliverables:

- Laser Scan point cloud
- Revit model w/ point cloud integrated
- Drawing set (PDF)

Space Needs Report

High level analysis of space use/needs in City-owned buildings in Civic Center

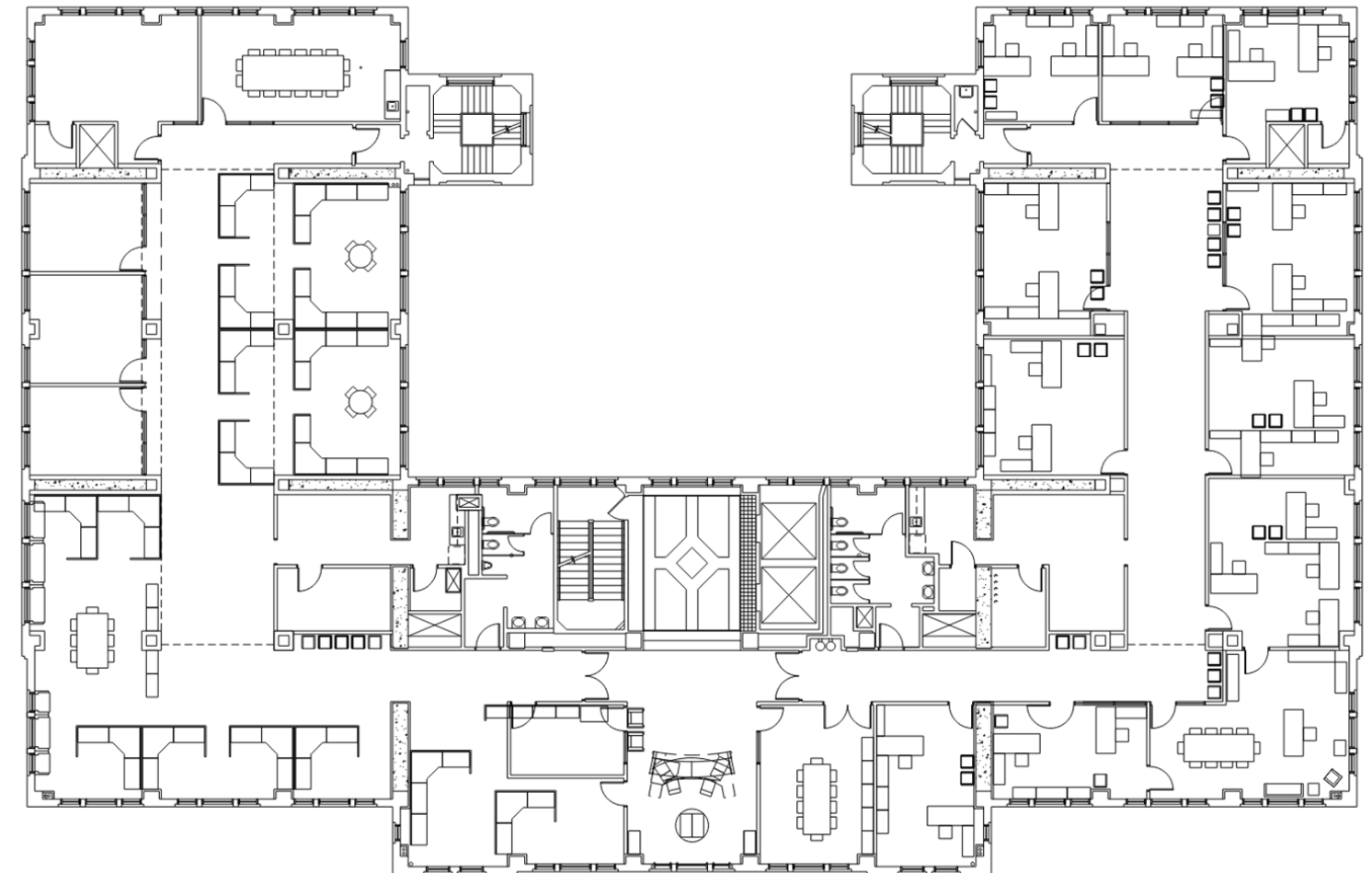
- ① **1947 Center Street** - City Offices
- ② **2180 Milvia Avenue** - New City Hall
- ③ **2100 MLK Jr Way** - Public Safety Building
- ④ **2120 MLK Jr Way** - Alameda County Courthouse
- ⑤ **1835 Allston Way** - Options Recovery
- ⑥ **2134 MLK Jr Way** - Old City Hall
- ⑦ **1931 Center Street** - Veterans Memorial Building



Space Needs Report - 2180 Milvia and 1947 Center

Staff Building Assessment Methodology:

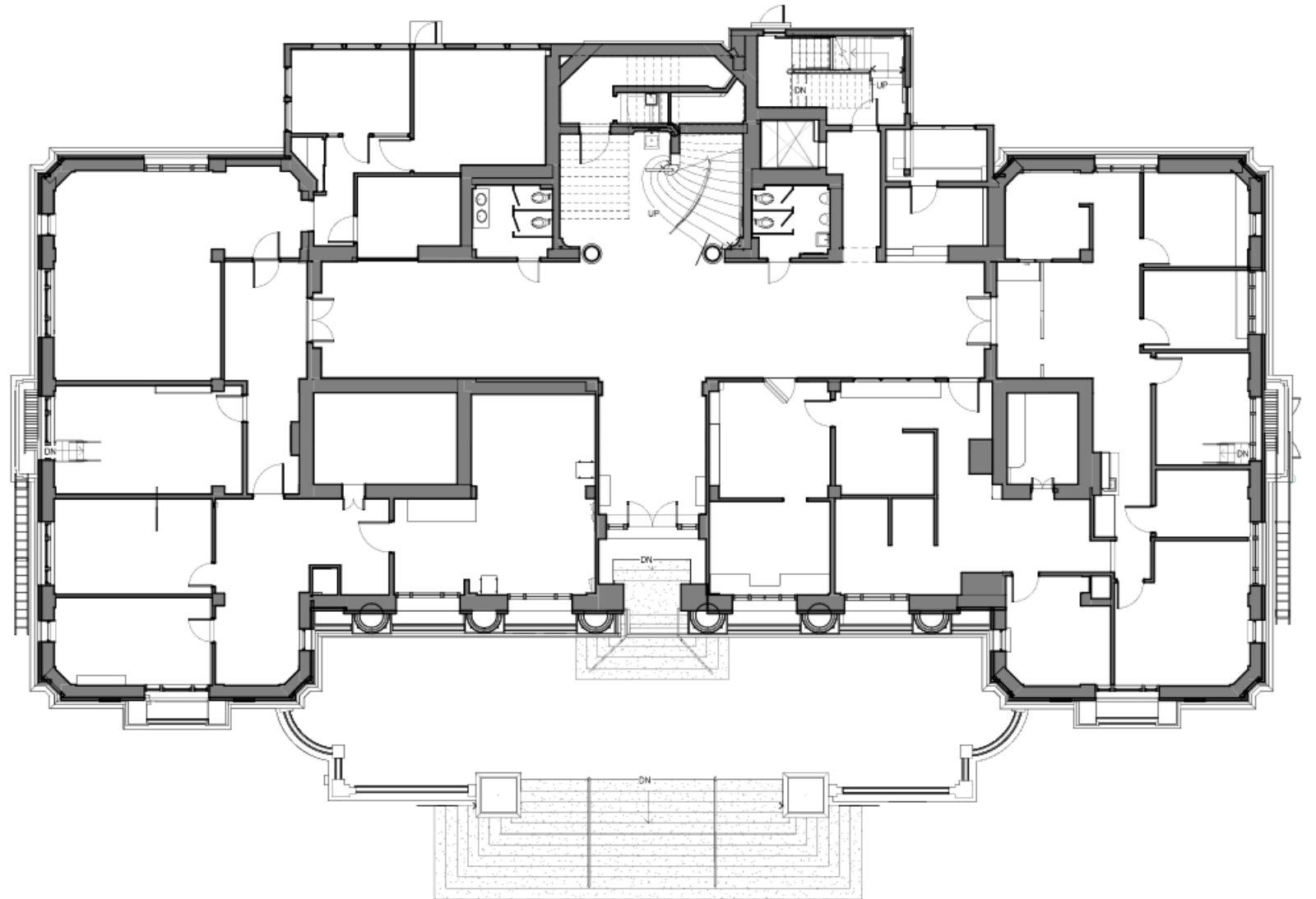
1. Document current space use
2. FTE per department
3. SF/FTE for each department
 - **High Density** - assigned desks in cubicles, minimal shared workspaces
 - **Average Density** - mix of assigned desks in cubicles and private offices, shared workspaces
 - **Low Density** - primarily private offices, shared workspaces
4. **Grossing factor** to cover common spaces, circulation, mechanical



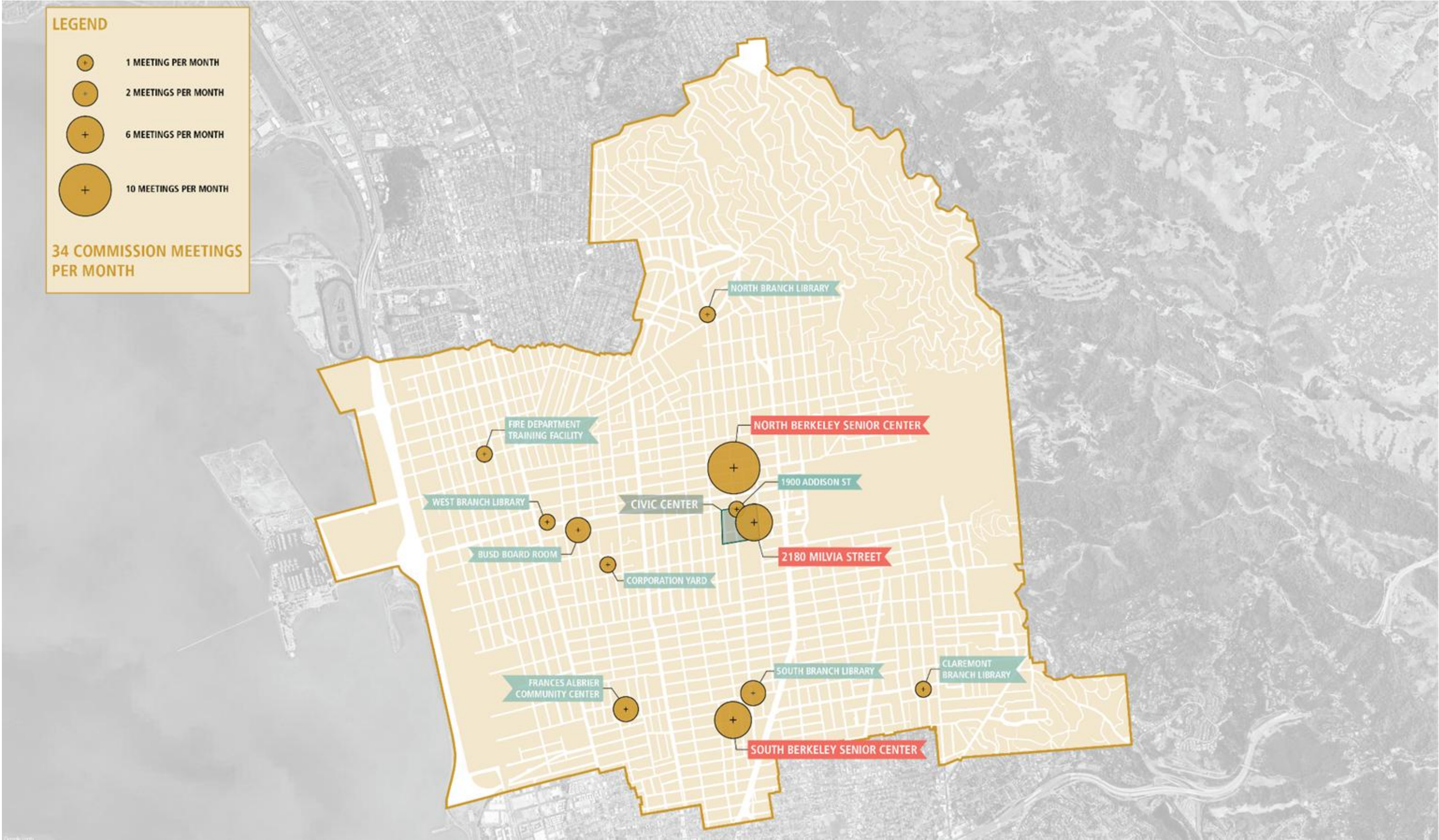
Space Needs Report

Tenant Building Assessment Methodology:

1. **Active tenants** and agreements
2. **Current space use** (vs. actual leased space)



Space Needs Report



Space Needs Report Takeaways

1. **2180 Milvia and 1947 Center are undersized** for the departments they serve by ~9000 SF total.
1. **Some floor levels in 2180 and 1947 are underutilized - or not used at all.** Consideration could be given to relocating desks or adding more collaborative workspaces/meeting rooms on those floors.
1. **Old City Hall and Veterans Memorial Building are underutilized**, with some spaces completely unoccupied, and others used by tenants who could be better served elsewhere.
1. **Old City Hall has appropriate spaces for Meeting Rooms and public-facing City Offices.** Shifting some uses to this building would increase available space at 2180 Milvia and 1947 Center.

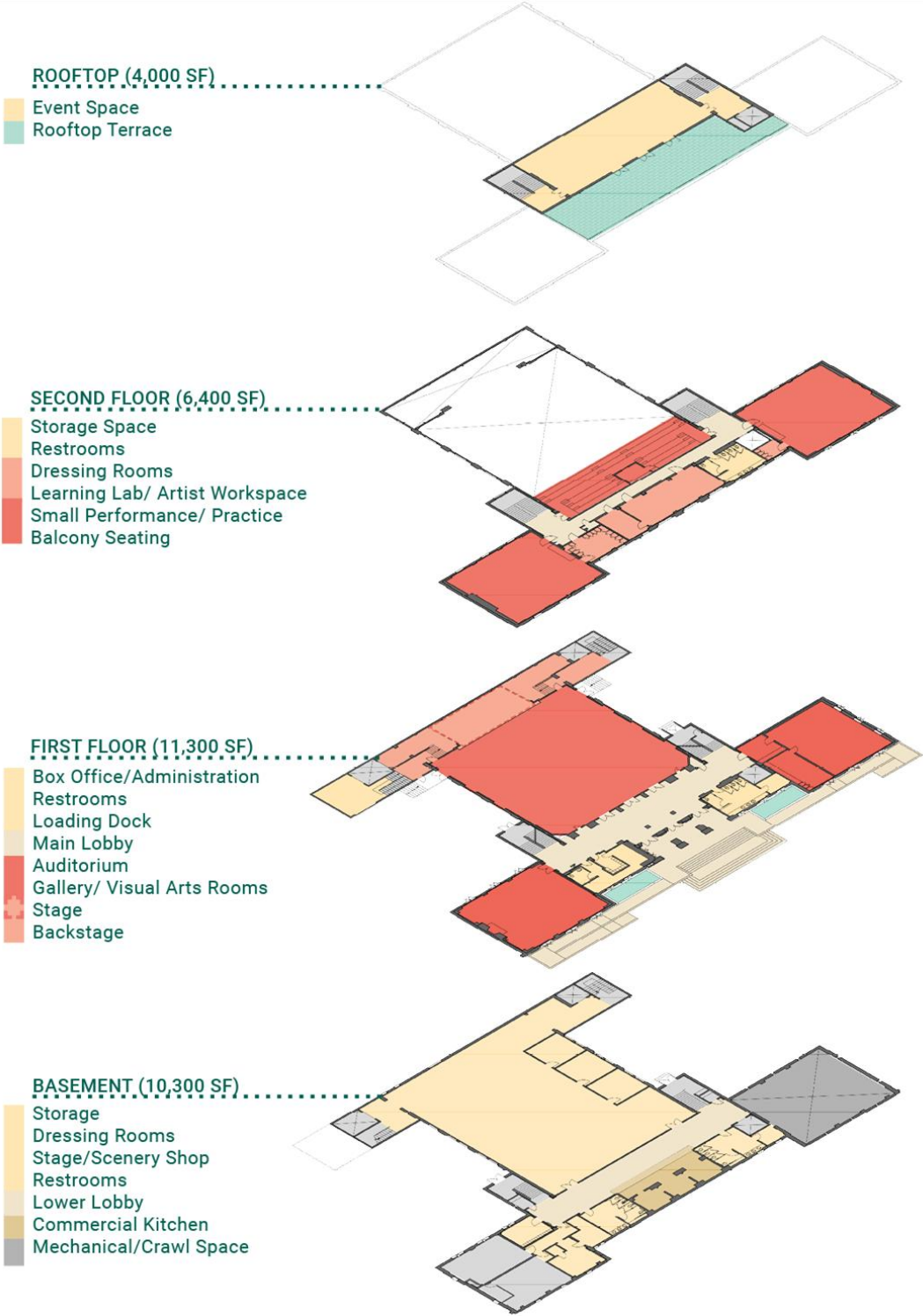
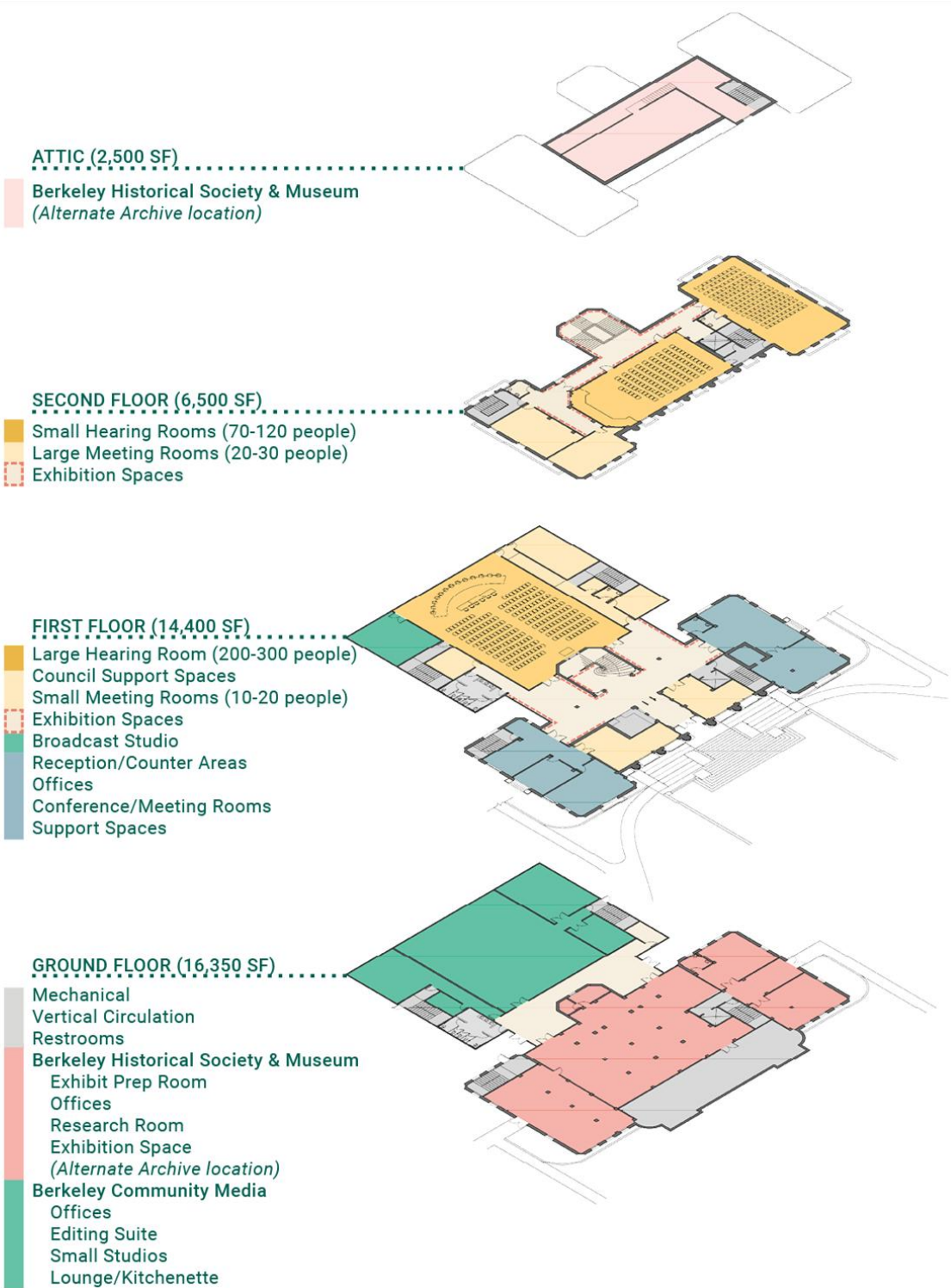
Questions for consideration...

1. What departments or City functions would be well served by being more accessible to the public?

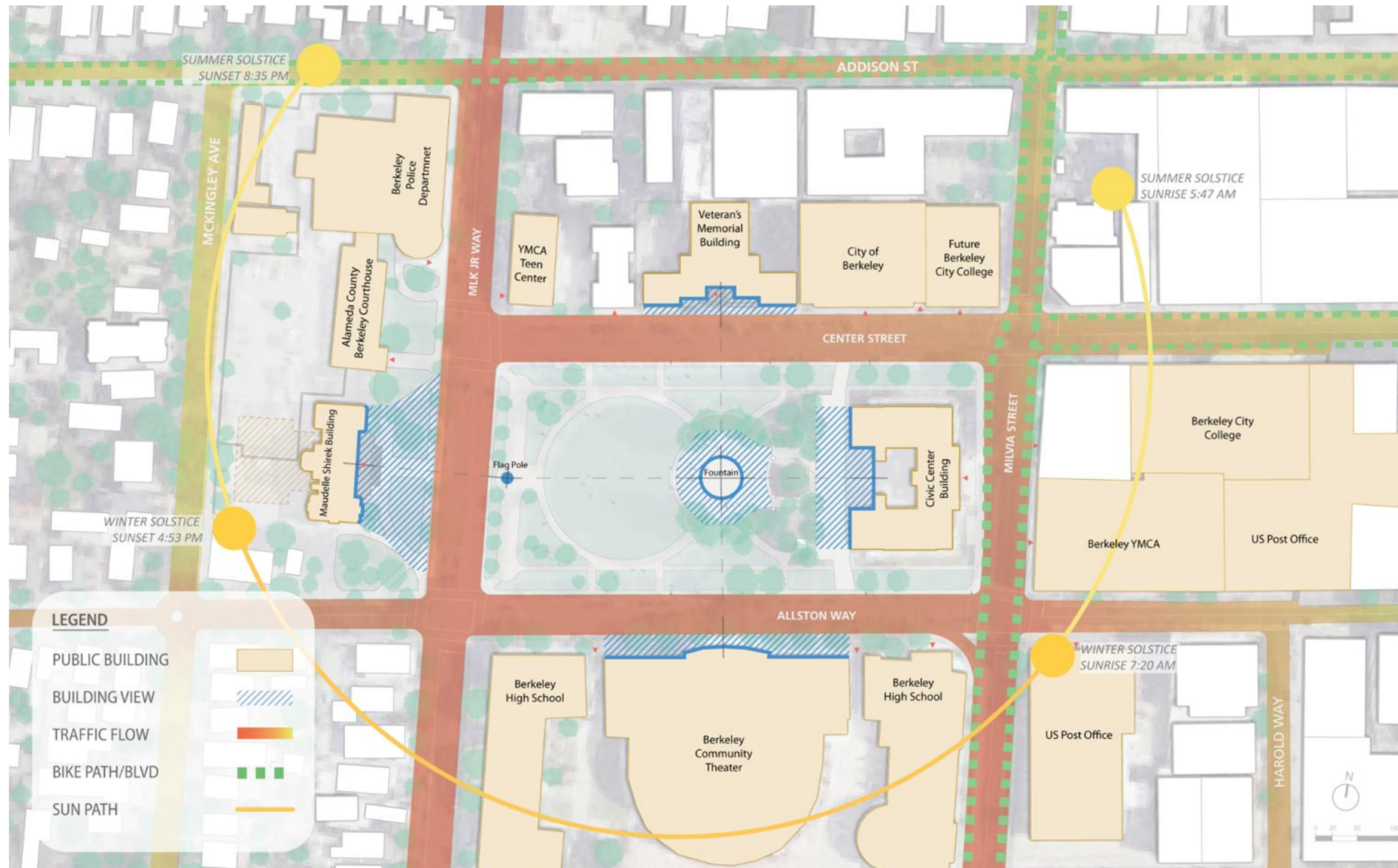
1. What City functions would be complementary to public meeting spaces?

1. What City functions might support a Community Arts Center?

Design Concept Refinement



Design Concept Refinement

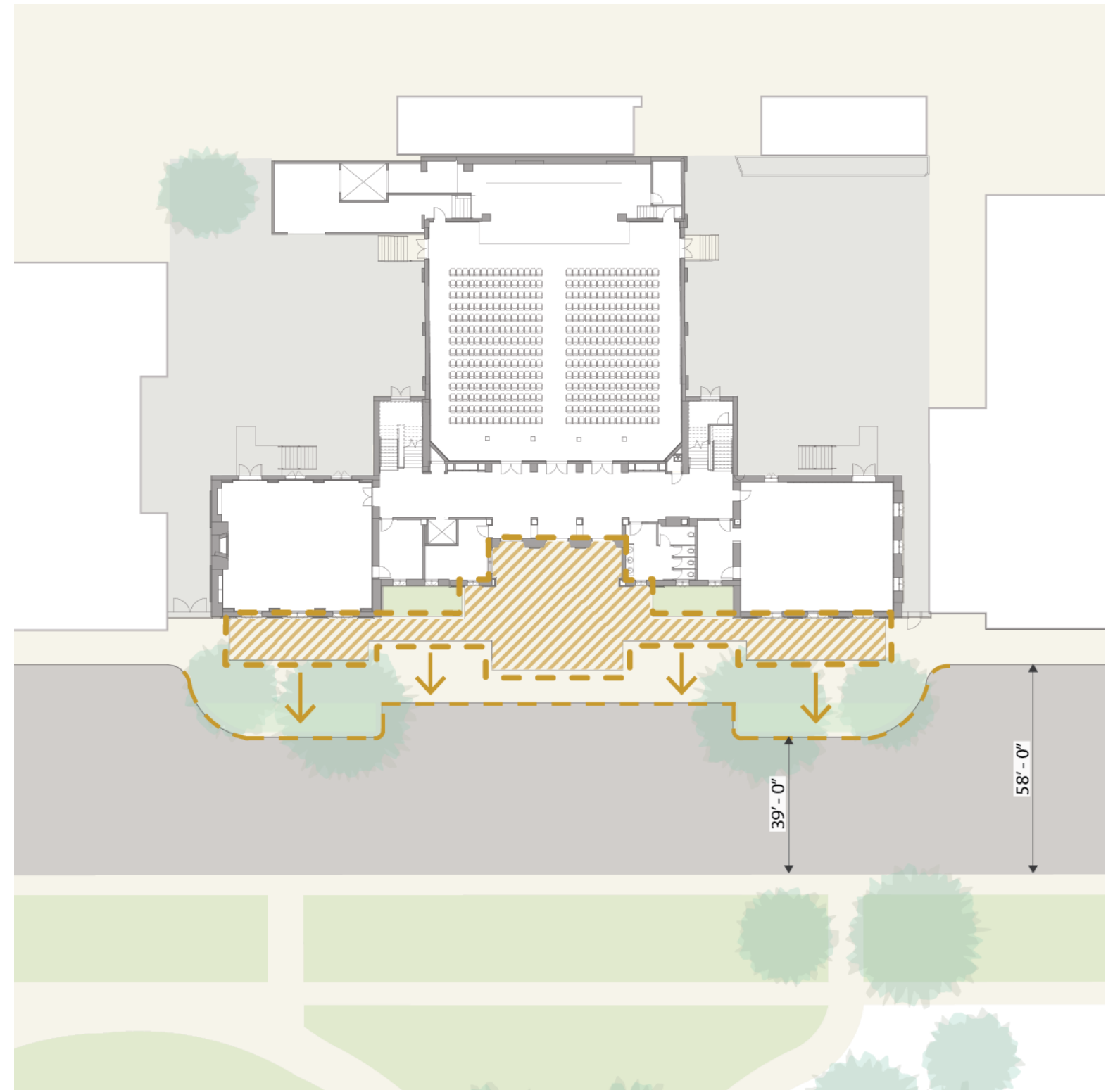


- **Views across Park -**
maintaining connection and presence of buildings across busy MLK and Center Street to Civic Center Park
- **Change in scale -**
from downtown to residential
- and expanding Civic and park uses to the west
- **Building Resilience -**
partnering with neighboring organizations to make the Civic Center a place for gathering, with resources and support for community

Design Concept Refinement

VETERANS MEMORIAL BUILDING

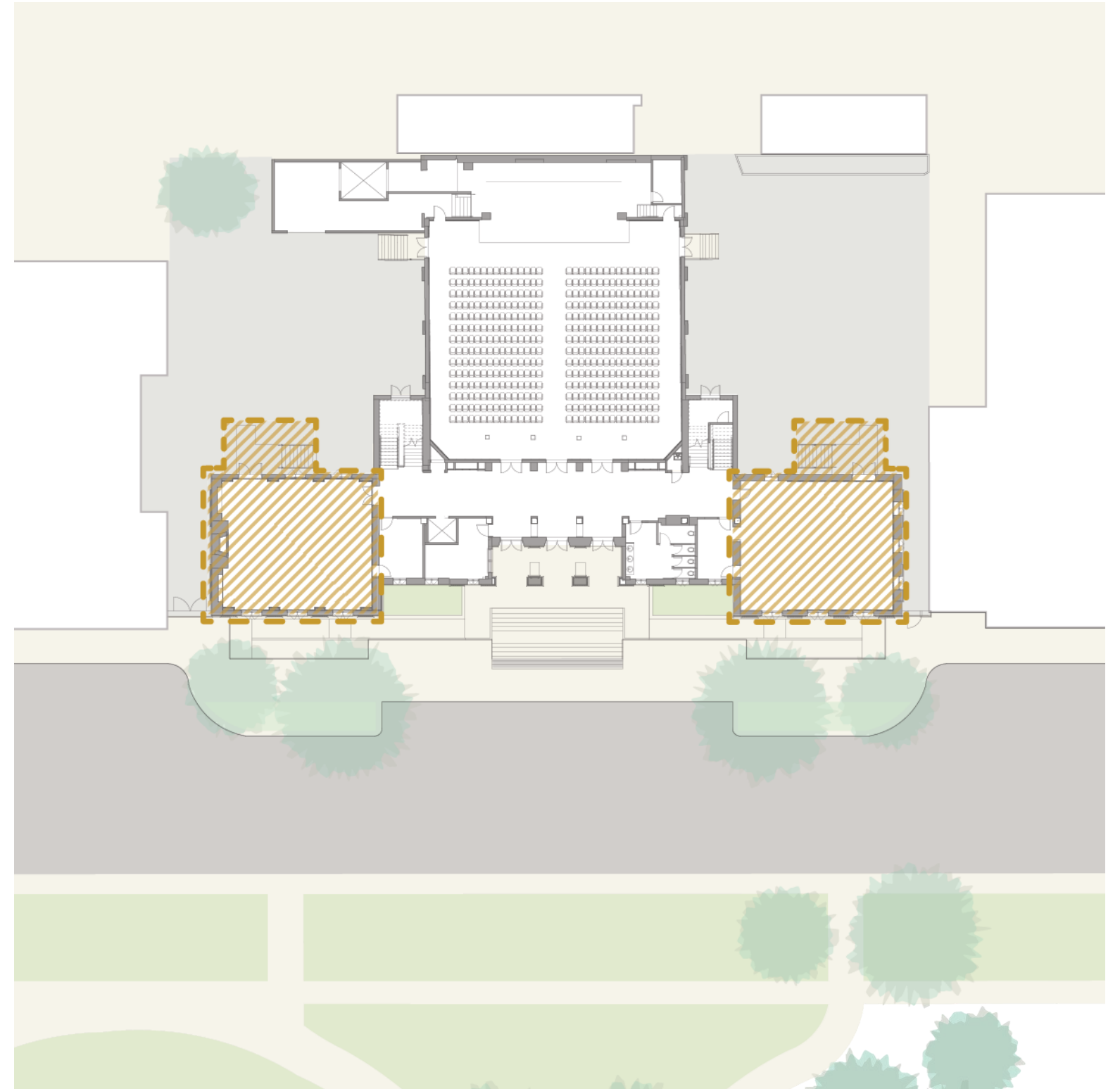
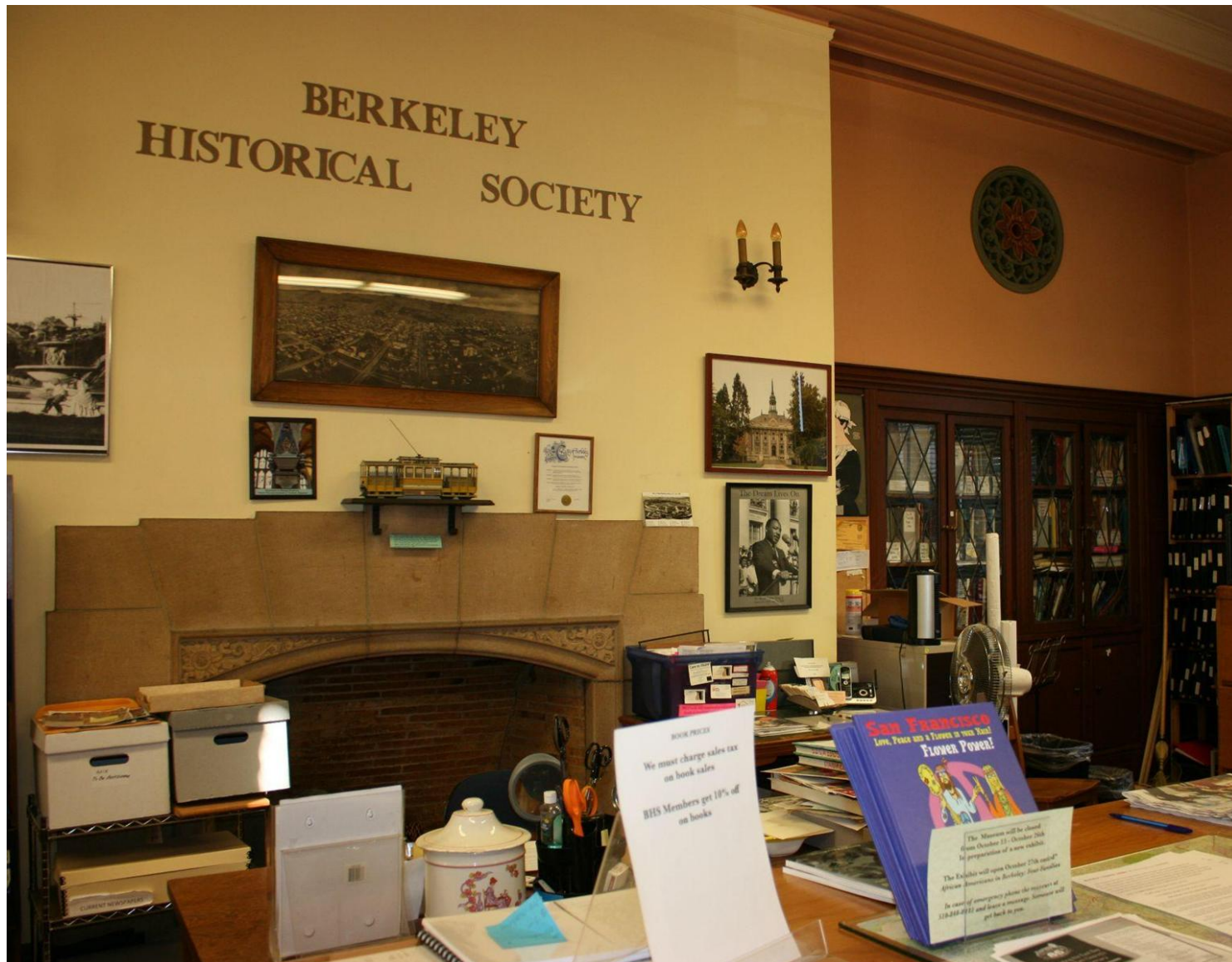
- **Extend sidewalk and install accessible ramps -**
(impacts 13 parking spaces)



Design Concept Refinement

VETERANS MEMORIAL BUILDING

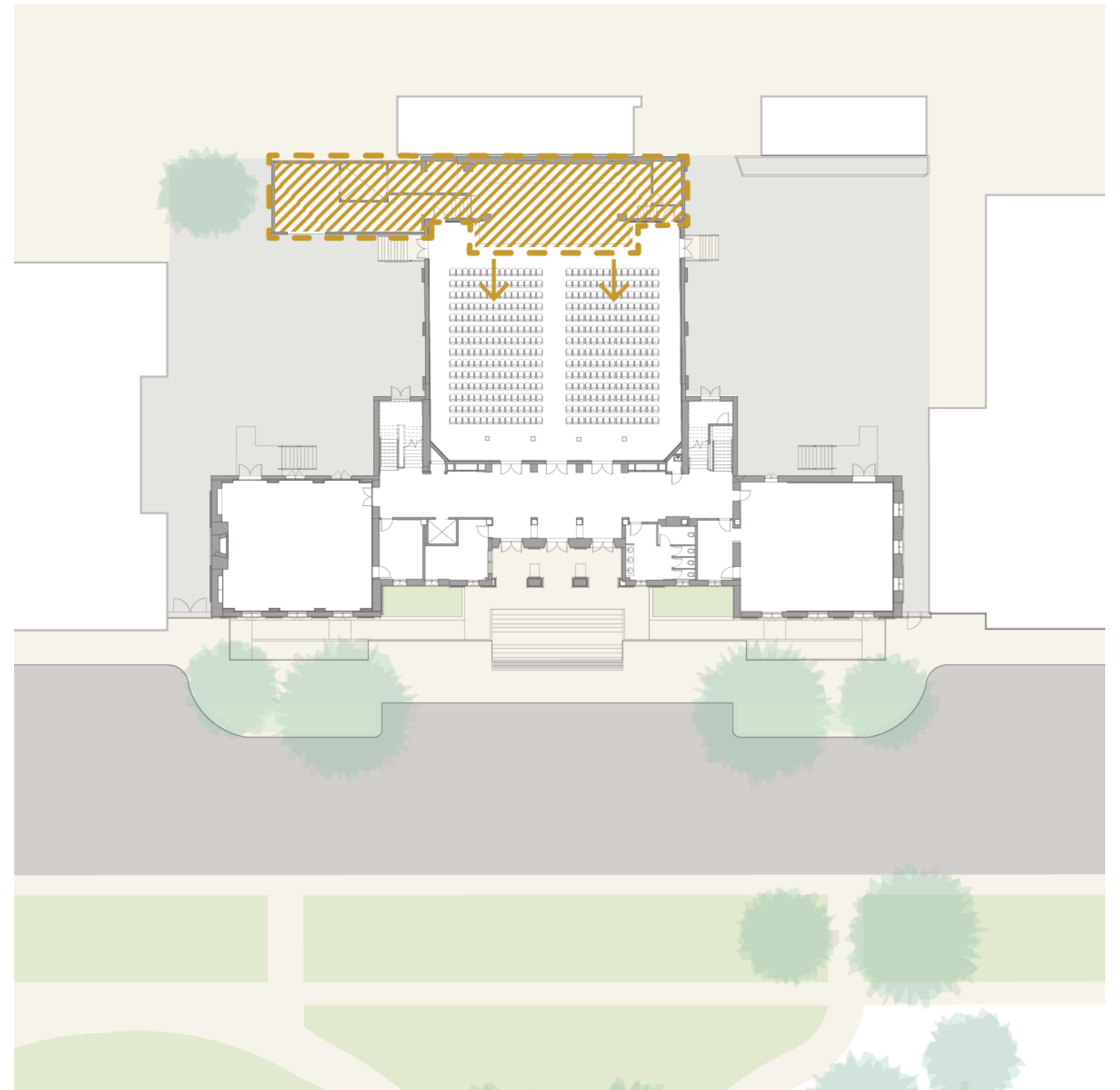
- Extend sidewalk and install accessible ramps
- **Locate assembly in first floor lodge rooms**



Design Concept Refinement

VETERANS MEMORIAL BUILDING

- Extend sidewalk and install accessible ramps
- Locate assembly in first floor lodge rooms
- **Extend stage and provide backstage space**



Design Concept Refinement

VETERANS MEMORIAL BUILDING

1. Where do Options Recovery Services and Dorothy Day get relocated?
1. What program-related staff spaces or other support spaces does the City need to run a successful arts program?
1. Do the basement uses (locker rooms, commercial kitchen) effectively support both a Community Arts Center and Community Resilience Center?
1. Are there other types of spaces needed to support a Community Resilience Center?



Design Concept Refinement

VETERANS MEMORIAL BUILDING

Lobby/Mech

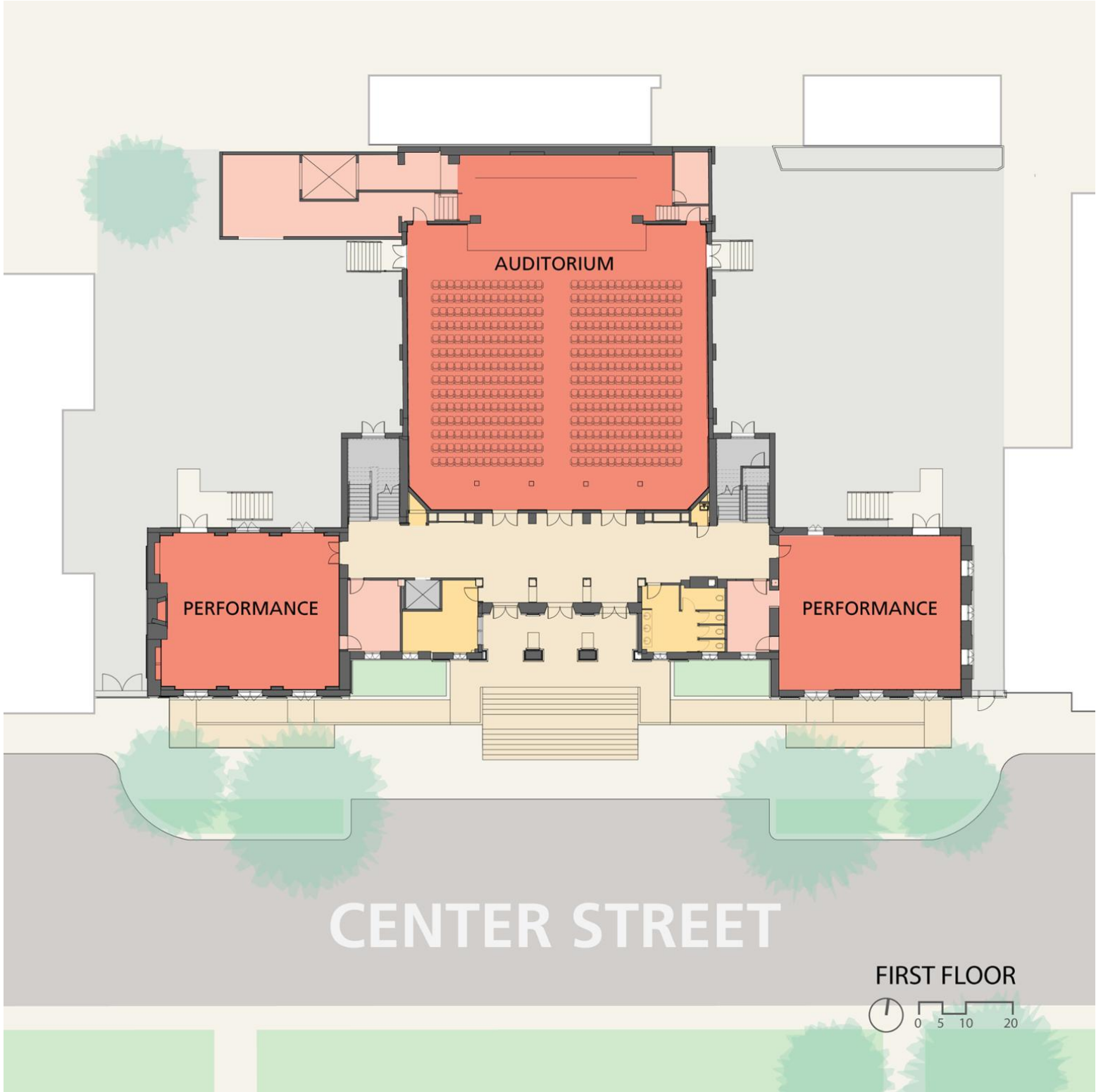
Vertical Circulation

Restrooms/Storage

Performance

Support Spaces

Classroom



Design Concept Refinement

VETERANS MEMORIAL BUILDING

Lobby/Mech

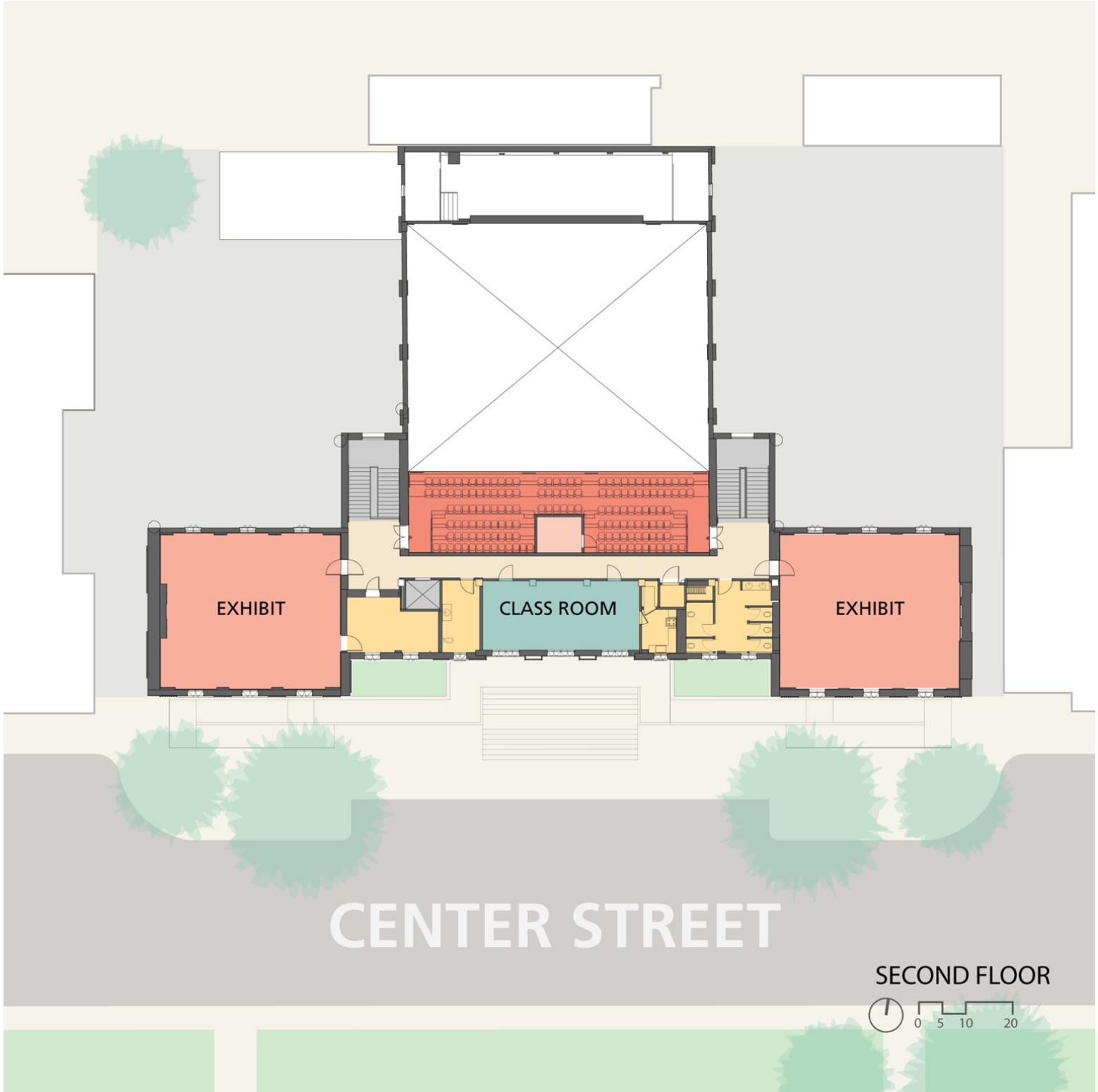
Vertical Circulation

Restrooms/Storage

Performance

Support Spaces

Classroom



Design Concept Refinement

VETERANS MEMORIAL BUILDING

Lobby/Mech

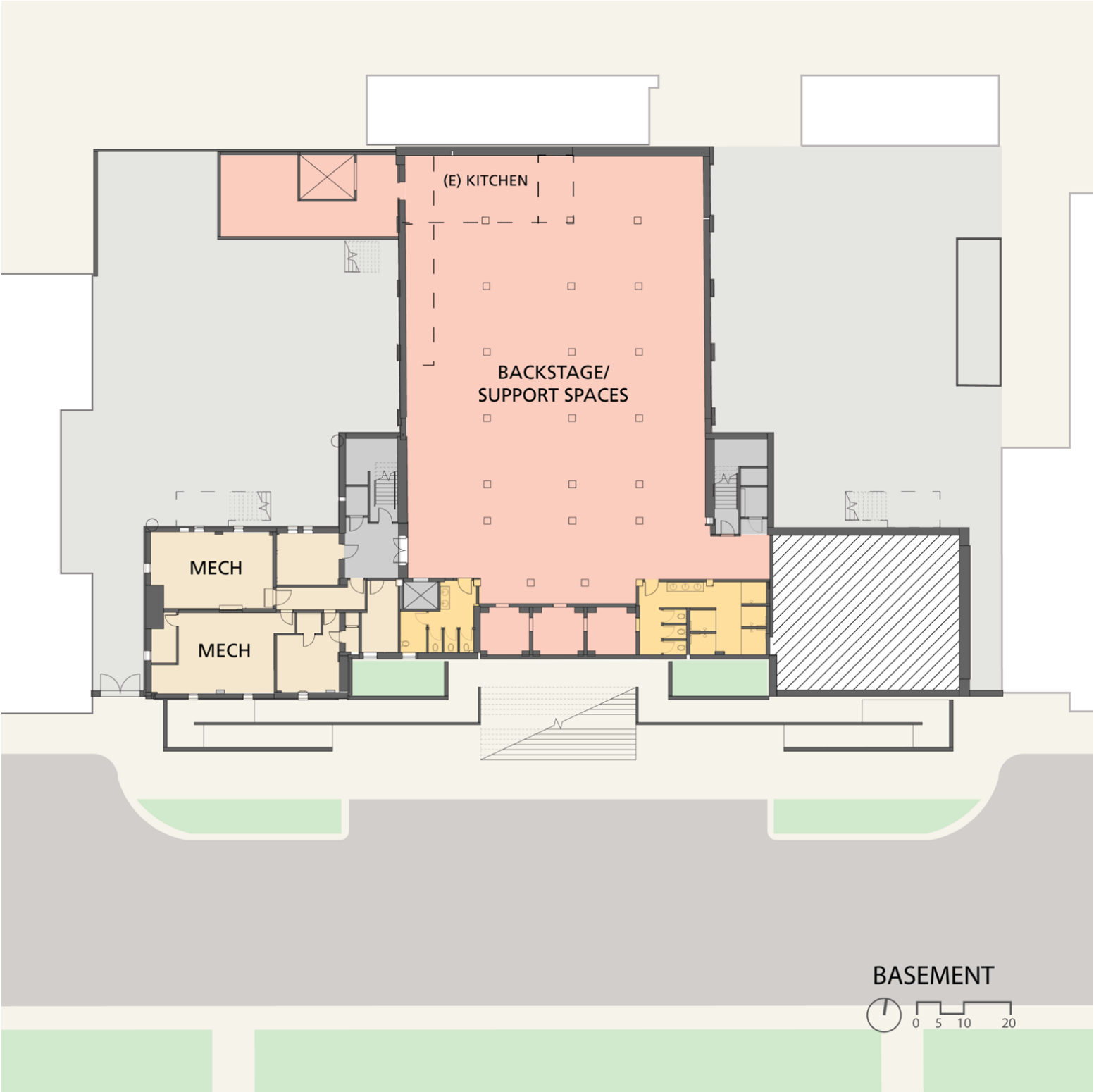
Vertical Circulation

Restrooms/Storage

Performance

Support Spaces

Classroom



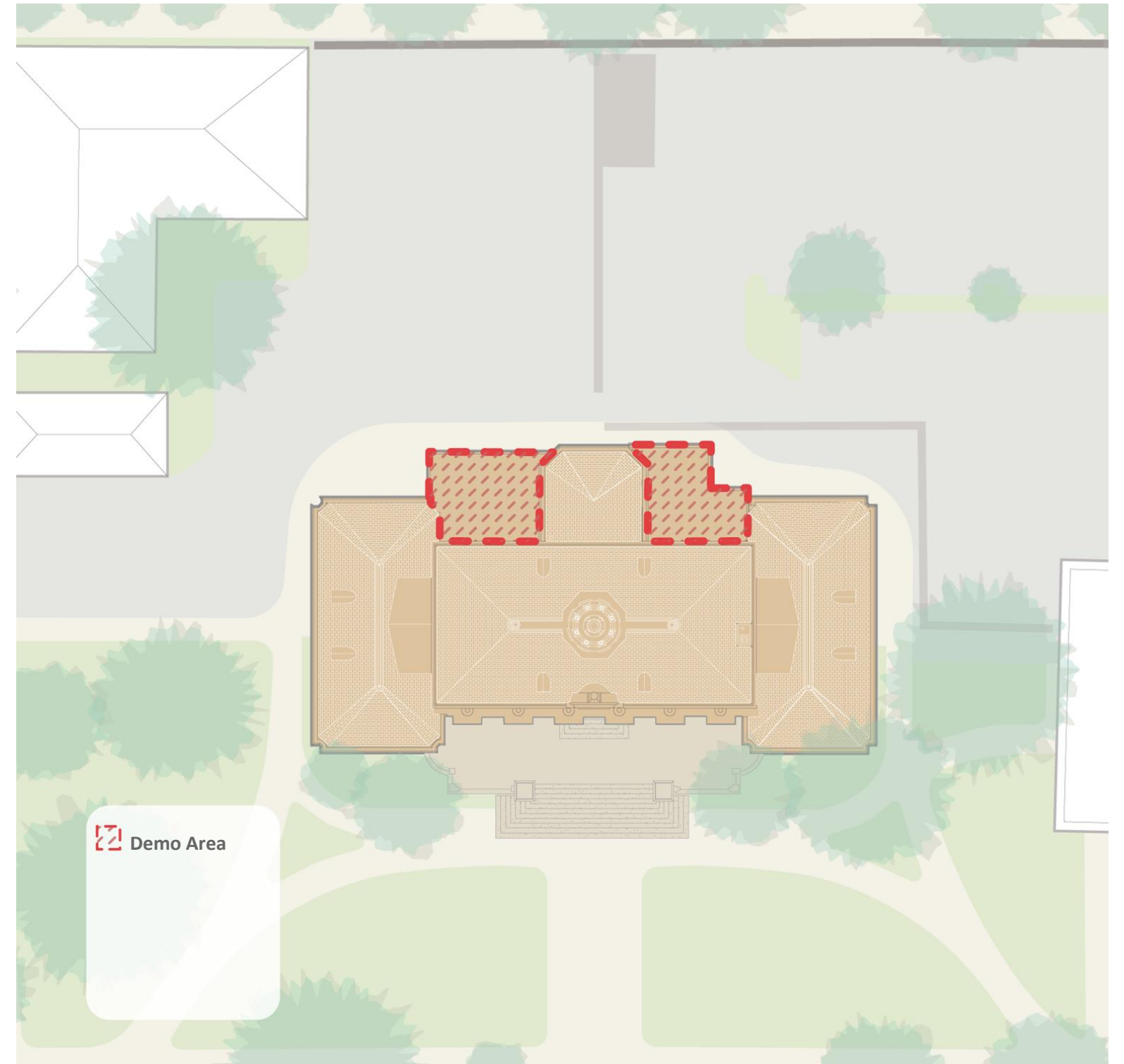
Questions for consideration...

1. Where do Options Recovery Services and Dorothy Day get relocated?
1. What program-related staff spaces or other support spaces does the City need to run a successful arts program?
1. Do the basement uses (locker rooms, commercial kitchen) effectively support both a Community Arts Center and Community Resilience Center?
1. Are there other spaces needed to support a Community Resilience Center?

Design Concept Refinement

OLD CITY HALL (MAUDELLE SHIREK BUILDING)

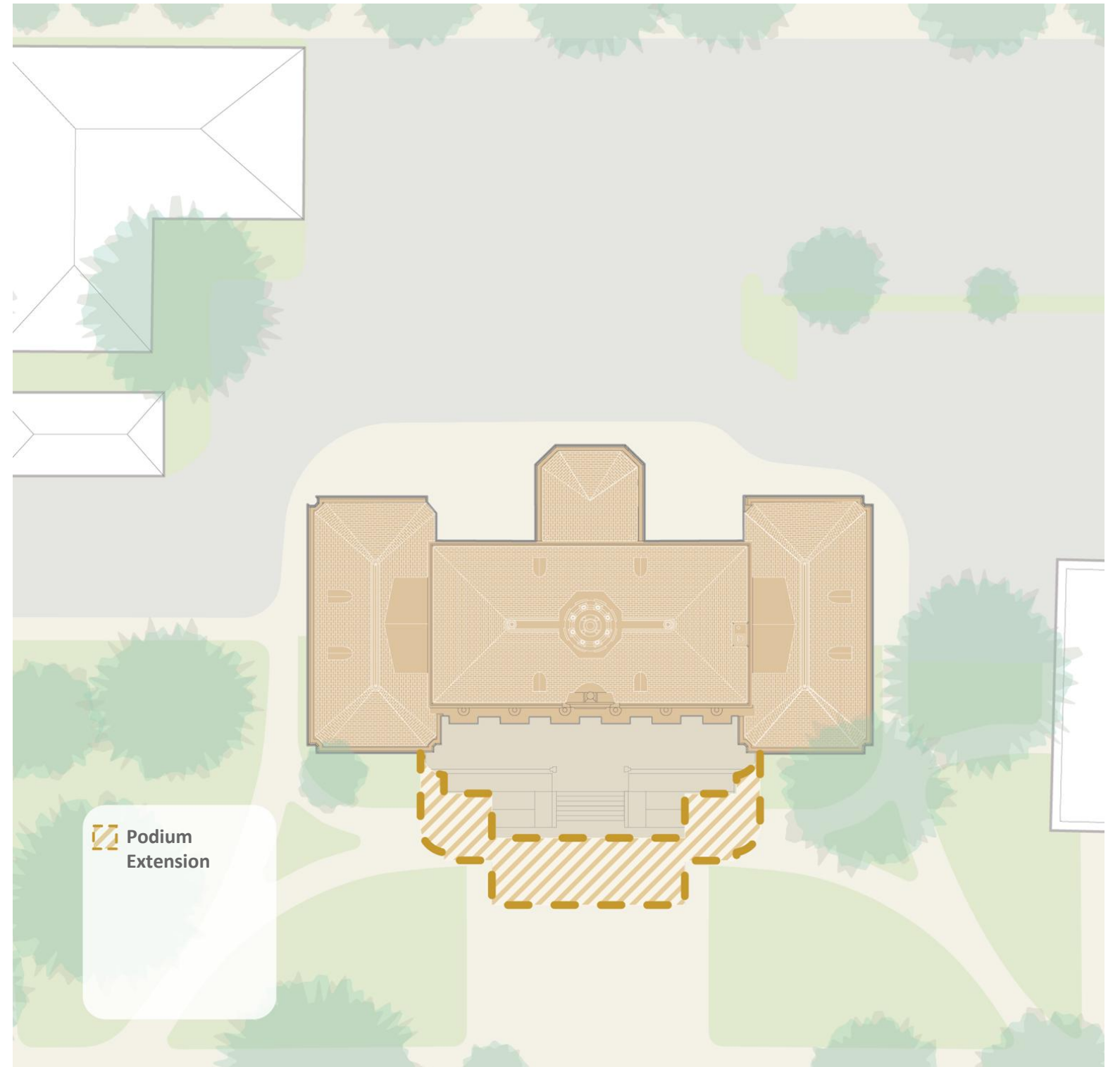
1. Demolish 1950-70s additions at rear of building



Design Concept Refinement

OLD CITY HALL (MAUDELL SHIREK BUILDING)

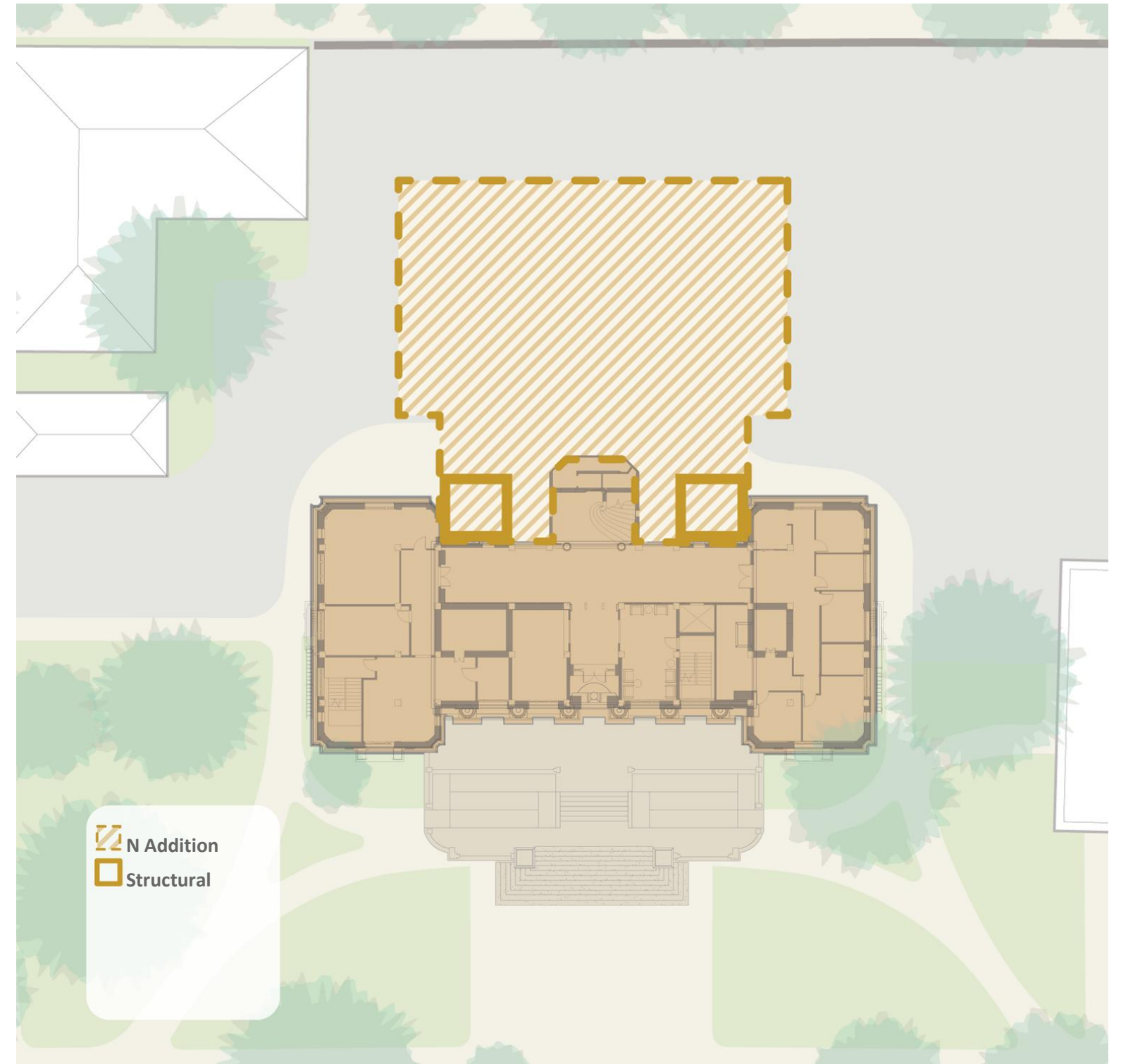
1. Demolish 1950-70s additions at rear of building
- 2. Extend podium to accommodate accessible entry**



Design Concept Refinement

OLD CITY HALL (MAUDELLE SHIREK BUILDING)

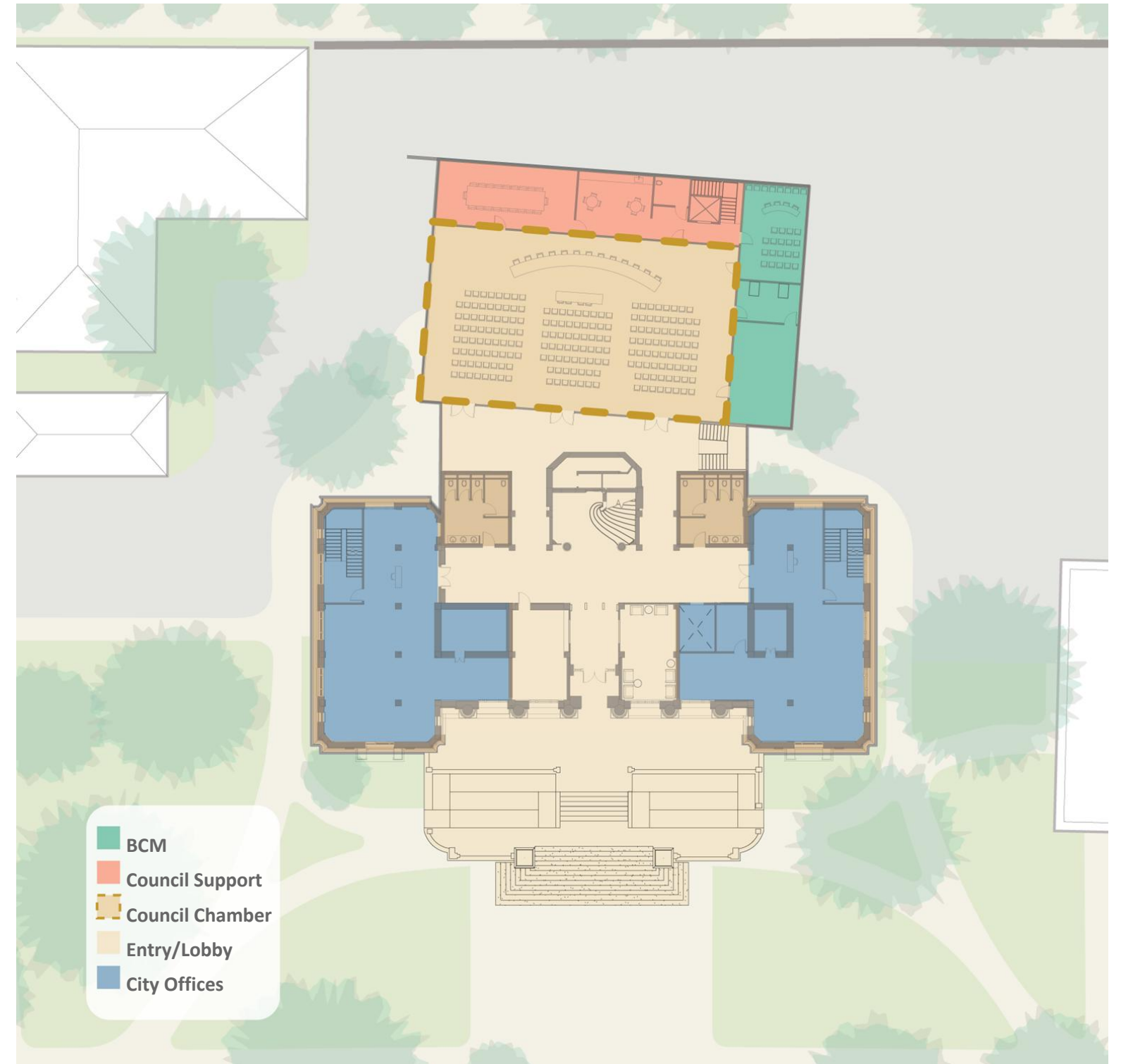
1. Demolish 1950-70s additions at rear of building
2. Extend podium to accommodate accessible entry
- 3. Incorporate structural buttress at addition**



Design Concept Refinement

OLD CITY HALL (MAUDELLE SHIREK BUILDING)

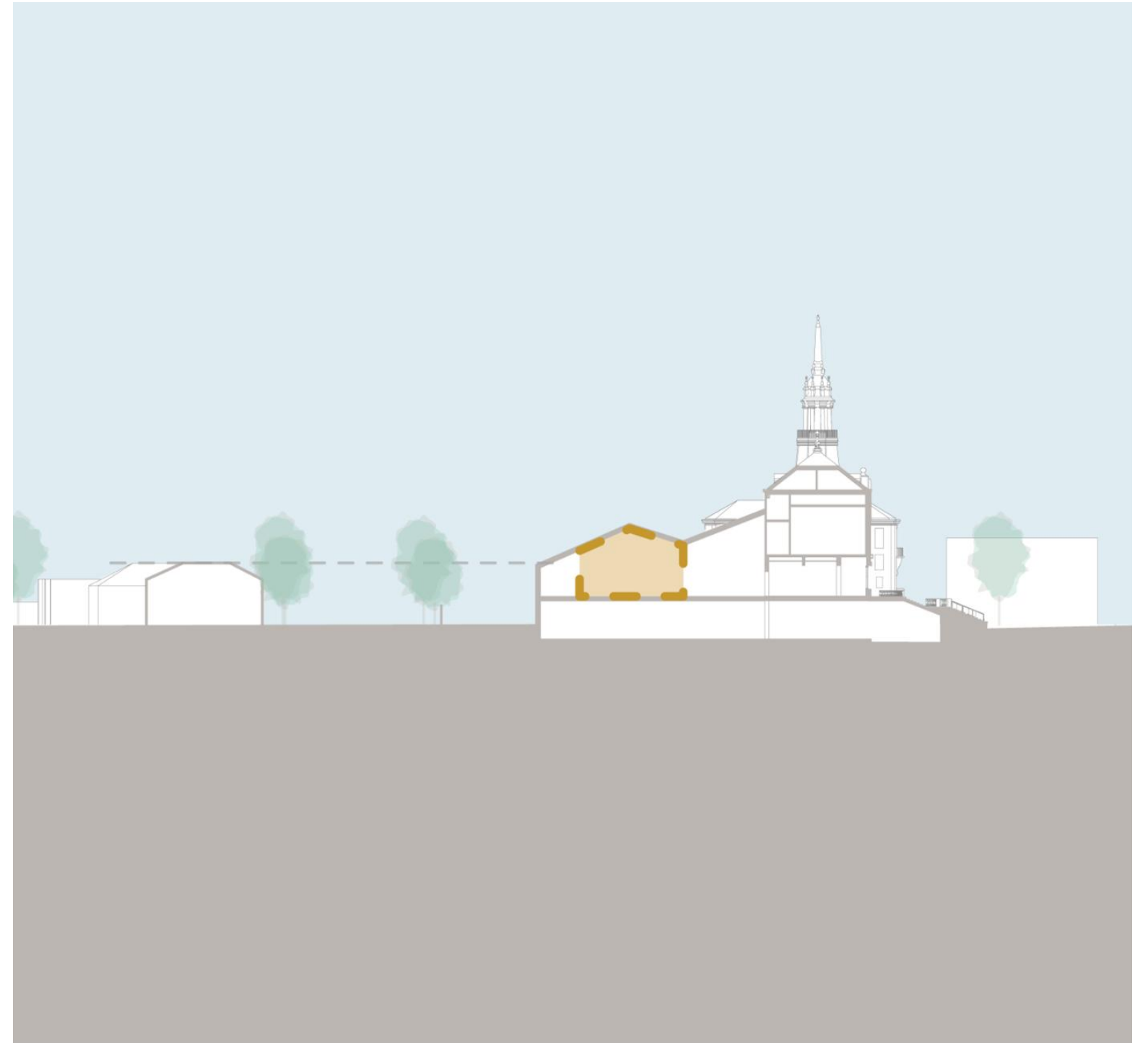
1. Demolish 1950-70s additions at rear of building
2. Extend podium to accommodate accessible entry
3. Incorporate structural buttress at addition
- 4. Construct new lobby and meeting rooms**



Design Concept Refinement

OLD CITY HALL (MAUDELL SHIREK BUILDING)

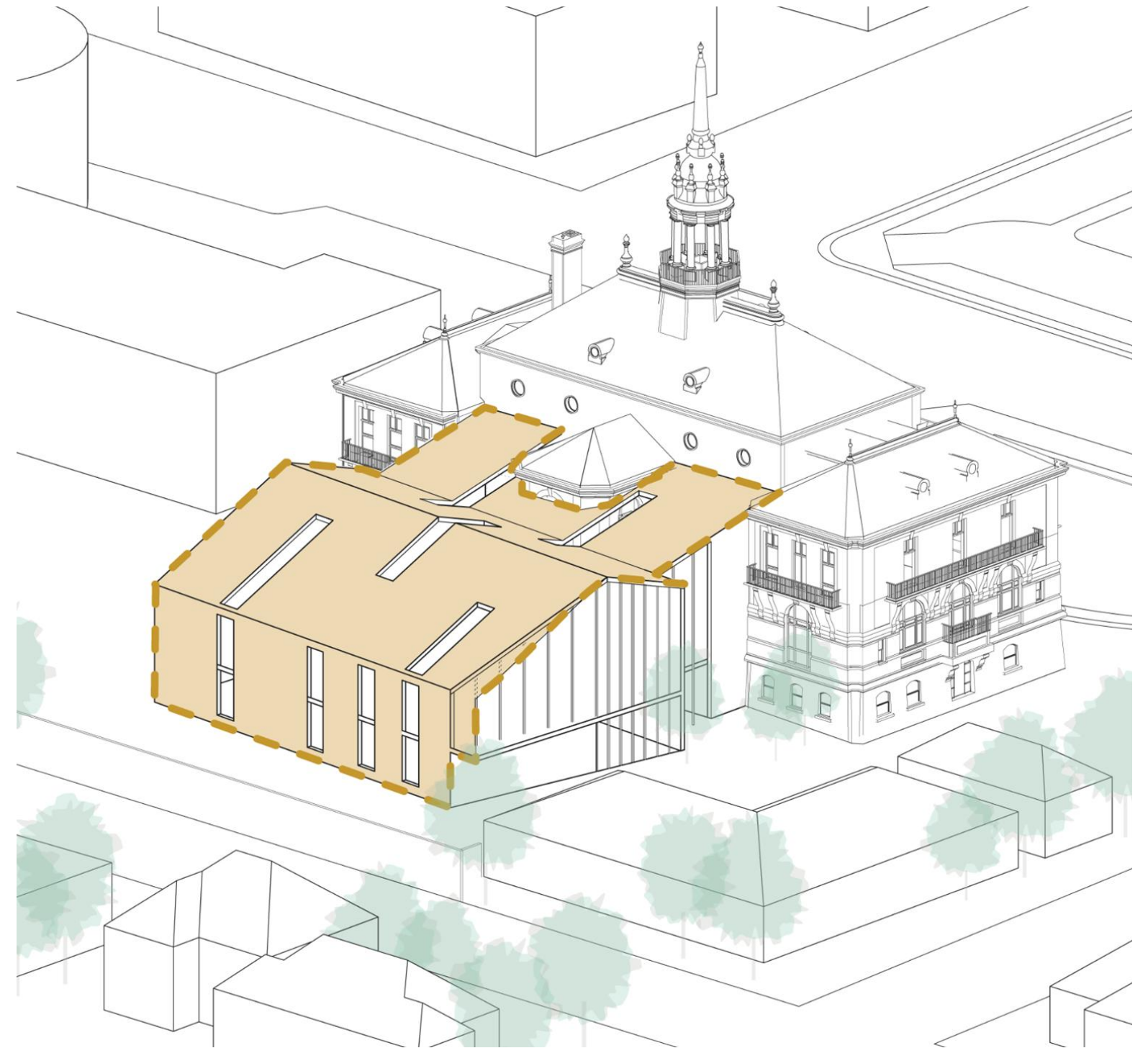
1. Demolish 1950-70s additions at rear of building
2. Extend podium to accommodate accessible entry
3. Incorporate structural buttress at addition
4. Construct new lobby and meeting rooms
- 5. Bring scale down to residential neighborhood**



Design Concept Refinement

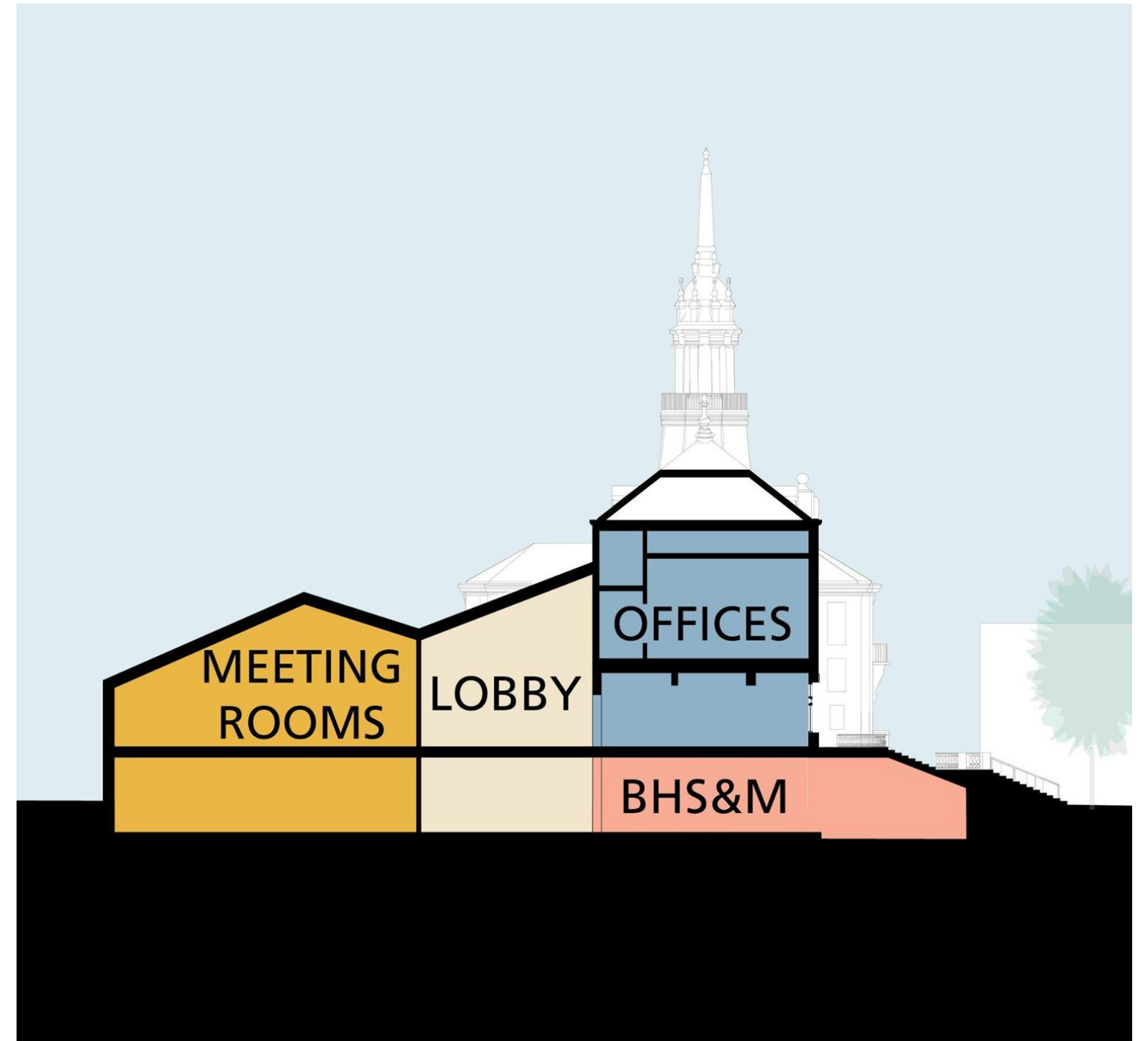
OLD CITY HALL (MAUDELL SHIREK BUILDING)

1. Demolish 1950-70s additions at rear of building
2. Extend podium to accommodate accessible entry
3. Incorporate structural buttress at addition
4. Construct new lobby and meeting rooms
5. Bring scale down to residential neighborhood
- 6. Optimize daylight, natural ventilation, and sustainable strategies**



Design Concept Refinement

OLD CITY HALL (MAUDELL SHIREK BUILDING)



Design Concept Refinement

OLD CITY HALL (MAUDELLE SHIREK BUILDING)

1. What types of meetings would be perfect for this location, and what size of meeting rooms are needed?
1. What public facing City services or departments could have office space in this building?
1. What approach to security is most appropriate for this building?



Design Concept Refinement

OLD CITY HALL (MAUELLE SHIREK BUILDING)

Lobby

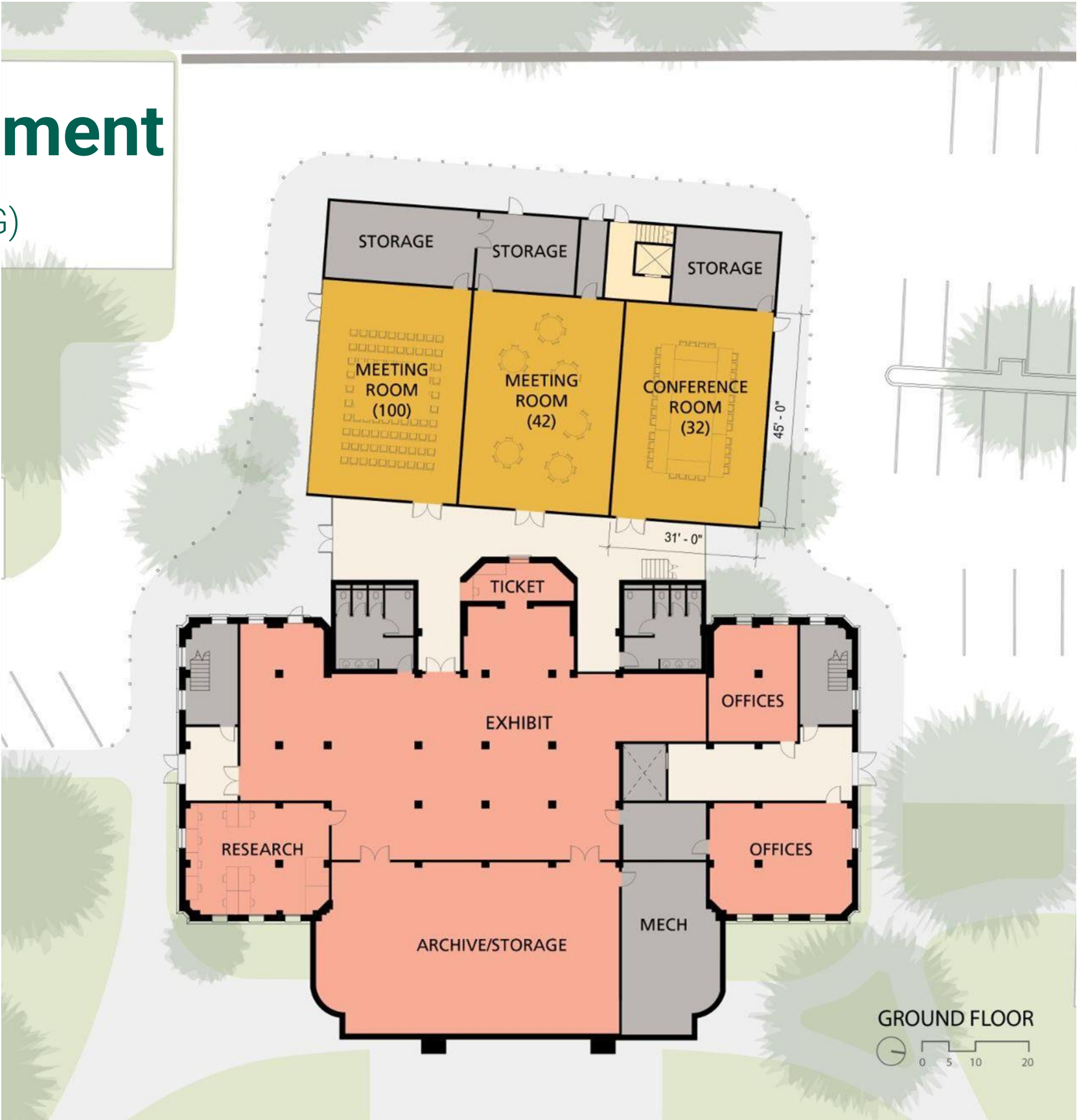
BHS&M

BCM

Flexible Offices

Meeting Rooms

Support Spaces



Design Concept Refinement

OLD CITY HALL (MAUDELL SHIREK BUILDING)

Lobby

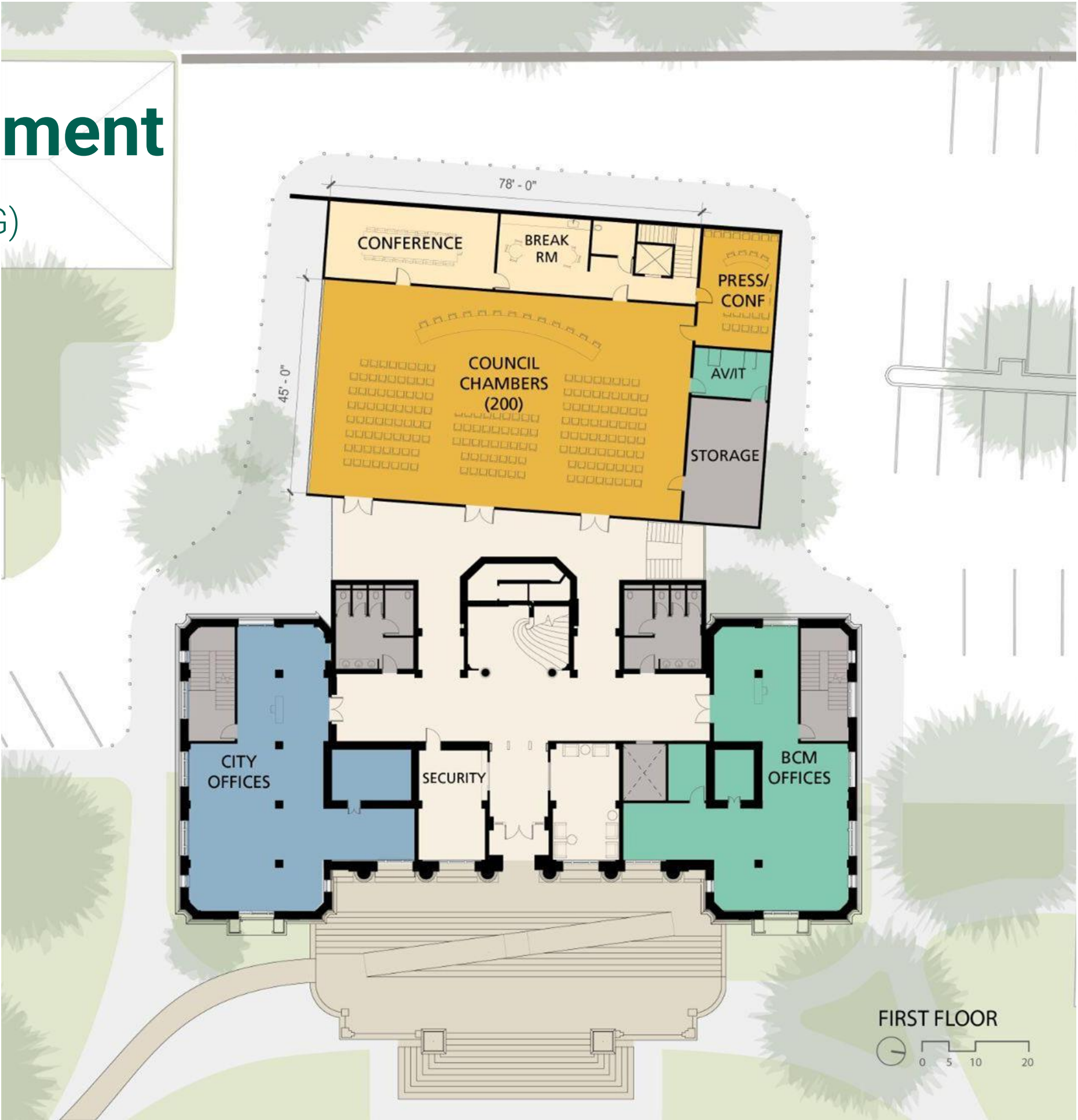
BHS&M

BCM

Flexible Offices

Meeting Rooms

Support Spaces



Design Concept Refinement

OLD CITY HALL (MAUDELL SHIREK BUILDING)

Lobby

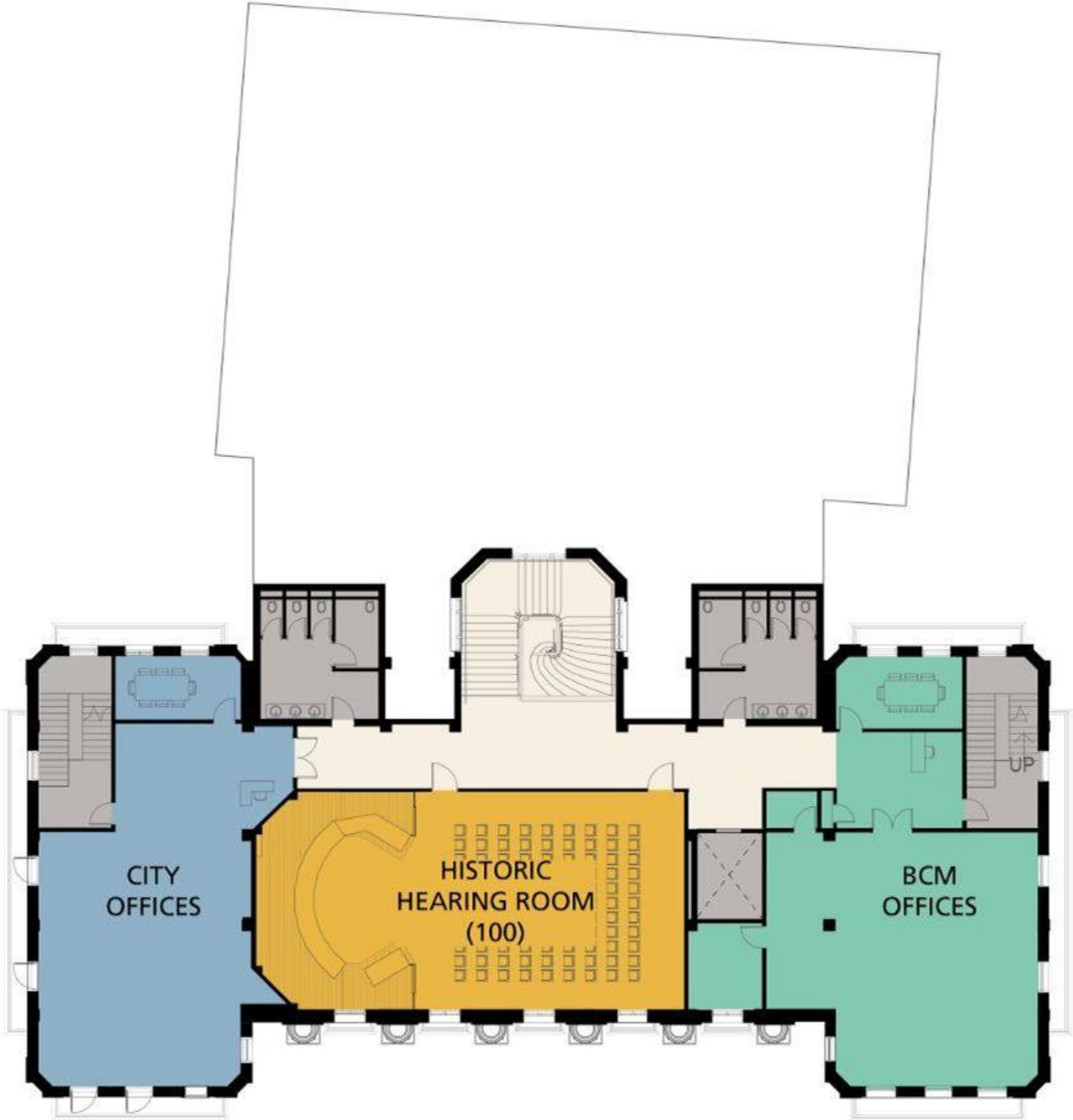
BHS&M

BCM

Flexible Offices

Meeting Rooms

Support Spaces



SECOND FLOOR

Questions for consideration...

1. What types of meetings would be perfect for this location, and what size of meeting rooms are needed?
1. What public facing City services or departments could have office space in this building?
1. What approach to security is most appropriate for this building?

Thank you

Contact: CivicCenter@berkeleyca.gov
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SIEGEL & STRAIN Architects

