Case Questions

Question 1
In what ways does the location of the library contribute to the greater community (i.e., how does the library relate to housing, transit, etc. in San José)? Is the library serving as an anchor institution in San José?

Question 2
Analyze the financing, outlining the contributions of the various parties. Assess which factors are unique to this case and which are replicable.

Question 3
Discuss the building program and space allocation within nine stories, assessing how the City/University should be allocated. What methods would you use for determining space usage?

Question 4
What are the pros and cons of each of the following land ownership scenarios?
- Actual scenario: SJSU owns the land, and grants the City of San José status of Tenants in Common with an easement allowing access over the entire property.
- SJSU owns the land, and ground leases the land to the City of San José.
- The library is built on private land. How should the land be acquired, owned, and leased (if applicable)?
- The library is built on City property. How does this change the financing?

Question 5
What are other ways the City could have contributed to the library? Let's say the redevelopment agency could only pay $50M, or the University could only come up with $80M: Where could, or should, the other $20M come from? If San José did not have a strong Redevelopment Authority, what are other ways in which the library might have been funded and built?

Question 6
What are the ways in which universities influence the built environment, ranging from low-risk intervention to acting as lead developer? What are the pros and cons of a university acting as developer? How would the MLK development process have changed if the University had acted as lead developer?

Question 7
In what other ways could this model of joint City-University development be applied? How would the roles of the City and University have changed if the building being developed was an income-producing property?

Question 8
In what ways were the political issues that arose addressed, and how were so many players able to come to agreement? What tools could be used to enable such varied stakeholders to work together?

Question 9
If your city and a major university within it undertook such a venture, what are some ways in which the challenges would be different? Do you think a joint City-University library, or a collaboration on another type of building, would be possible in your city?

Question 10
What problems might be expected for the MLK Library in the future that have not been an issue so far (five years after completion)?

Case Answers

Question 1
In what ways does the location of the library contribute to the greater community (ie, how does the library relate to housing, transit, etc. in San José)? Is the library serving as an anchor institution in San José?

Answer 1
The library is serving as an anchor institution in San José because it relates to the greater community in many important ways:
- Housing
  o The library will be further supported by an increase in downtown population due to the new construction of residential buildings in the area. At the same time, the library may help increase area land values and home prices.
  o The new 314-unit condominium building built across the street from the site enhances the idea that the area is redeveloping and is becoming a stronger node of activity and investment.
- Transit – The library is well served by public transportation and is close to the Amtrak station and light-rail stops. The site is also within walking distance to thousands of area residents and university students. There is a parking garage adjacent to the library, and the site is in close proximity to the highway (as seen in the map in the exhibit section).
- Shopping and entertainment – The proximity to restaurants and shopping options provides library users with a place to go after leaving the library and brings more money to the restaurants/retailers.
- Economic development – Creating a cultural venue and anchor institution in the heart of a designated economic development area aids the development of the other uses planned for the area (civic, commercial, and residential).
- Regional context – The downtown area has good car, train, and light-rail access from elsewhere in the city of San José, and the outlying areas.
- City-University interaction and engagement – The location at the edge of campus and at a node of civic buildings—near the civic center and the city hall—helps symbolically and physically bring the University and public worlds together.

Question 2
Analyze the financing, outlining the contributions of the various parties. Assess what factors are unique to this case and what are replicable.

Answer 2
City Funding
- Redevelopment Agency: $70M. Relatively replicable. San José was very fortunate in that real estate values had ballooned during the 1990s, leaving the SJRA with large sums of money from TIF financing. However, this amount and type of funding is not highly unusual.

University Funding
- University Funds: $5M. Easily replicable. This is not a lot of money for major universities.
- Private Fundraising: $10M. Easily replicable. SJSU raised $16 million in total private funds for the MLK Library. The additional $6 million went towards the library "wish list."
- Proposition 1A Bond: $86M. Relatively replicable. The source of the university funding depends on a lot of factors, including whether the institution is private or public, the size of its endowment, the mission of the

university, etc. While SJSU was fortunate to secure $86 million from the California State University system, the idea of a major university spending a total of $101 million dollars on a cutting edge library is not unheard of. The timing was very fortunate for SJSU, however. Without the funding from the Proposition 1A Bond—which was contingent upon demonstrating greater need for the funds than the other projects from the other California State Universities with which SJSU was competing—the project would not have been possible.

Total Cost   **$171M**

Overall, the funding of the project is relatively replicable. The university financing would differ depending on the state in which the project is located, whether the university is a public or private institution, and the size and nature of the university itself. The city funding would differ depending on the availability of funds to a city's redevelopment authority (or other agency that manages public economic development projects), as well as the willingness of the City and its taxpayers to have significant financial contributions.

Question 3
Discuss the building program and space allocation within nine stories, assessing how the City/University should be allocated. What methods would you use for determining space usage?

Answer 3
Issues considered in space allocation:
- There were numerous differences between the space needs of the City Library and University Library. Issues varied from the City needing facilities for young children, access for the homeless, and the need for some

collections to be circulated while others could not be checked out.
- One aspect that made the merging of the two libraries a possibility was the similar missions of the two libraries—the inclusion and education of all people. Because of this, both sets of collections were open to all users – preventing what could have ended up being a difficult situation where certain areas of the library are only accessible to certain people.

Aspects of the building program, and the ways in which space and operational issues were solved:
- The overall square footage devoted to the City and University was based on the needs of the two entities.
- There were four types of space in the building: City, University, common space, and shared space. The shared space was flexible to allow for future change in use. This flexibility was controlled by ensuring that whichever part sought a change in allocation of shared space would have to pay for requisite changes/improvements.
- The University remained the sole owner of the land, but granted the city an exclusive easement over the entire property. The easement was irrevocable and will remain in place as long as the operating agreement is not terminated. All personal property on the site was to be jointly owned as tenants in common.
- Each party retained the right to govern over their own area's selection of materials, collection management, budget, program services, and lending policies. In shared sections of the library, the two parties acted as co-managers.

Means of determining space allocation:
- Observational surveys
- User surveys

- Communication with librarians and workers from both libraries

Question 4
What are the pros and cons of each of the following land ownership scenarios?
- Actual scenario: SJSU owns the land, and grants the City of San José status of Tenants in Common with an easement allowing access over the entire property.
- SJSU owns the land, and ground leases the land to the City of San José.
- The library is built on private land. How should the land be acquired, owned, and leased (if applicable)?
- The library is built on City property. How does this change the financing?

Scenario A
Actual scenario: SJSU owns the land, and grants the City of San José status of tenants in common with an easement allowing access over the entire property.

Answer 4A
Pros
- The land doesn't have to be acquired from a third party.
- The land doesn't have to be bought or sold by either party.
- The tenants in common lease agreement allows joint ownership and decision-making by both parties without having to transfer title.
- The easement allows both parties access to the land.
Cons
- The status of tenants in common and the access easement over the property become voided if the Operation Agreement is nullified. In that case, because there was never a transfer of title, SJSU will retain ownership of the land and the City of San José might not end up with the residual value (or long-term ownership) of the property. However, this is not likely to be a contentious issue because of the non-profit nature of both entities.

Verdict
- This form of ownership works very well for both parties.

Scenario B
SJSU owns the land, and ground leases the land to the City of San José.

Answer 4B
Pros
- A ground lease would state a specific period of time during which the joint ownership would continue.
- A ground lease would allow the University to take back full control of the property once the lease expired if they desired or to extend the lease if they preferred.
Cons
- The University would be relinquishing control of the property for the duration of the ground lease.
- The City would lose ownership of the building once the ground lease expires. This is especially true in shorter term ground leases.
Verdict
- A ground lease would not be conducive to joint ownership and control of the library.

Scenario C
The library is built on private land. How should the land be acquired, owned, and/or leased (if applicable)?

Answer 4C
Pros
- Each party's contribution towards the cost of land would be easy to quantify.
Cons

- The project would require additional capital for the acquisition of the property.
- Acquiring a parcel of the necessary size would likely involve acquiring multiple adjacent parcels and would involve many transactions, ultimately increasing the length of time, complexity, and amount of money involved.
- If built on private land, the library would probably not be so seamless a part of the SJSU campus.

Verdict
- If the library was built on private land, the eventual land ownership structure could (and probably should) be similar to what did end up happening. SJSU could purchase the land (potentially with financial help from the San José Redevelopment Agency), and then share ownership of the building with the City through a tenants-in-common agreement and an easement granting the City access to the land.
- The City and the University could also purchase the land under a joint ownership. Here, the two entities could also share the property as tenants in common, and the access easement would not be necessary. However, it would be unclear who should retain ownership of the land in the future if the Operation Agreement is voided.

Scenario D
The library is built on City property. How does this change the financing?

Answer 4D
Pros
- The City would have to contribute less towards land acquisition costs.

Cons
- The University would have to contribute more towards acquisition costs.

- If the University had more interest in long-term ownership of the library land, the University might want to acquire the property outright from the City. In this case, the rest of the development and ownership agreement could reflect what happened in actuality.
- If the City retained ownership of the title, the University is not guaranteed to retain ownership or occupancy of the building.

Verdict
- If the City owned the land as opposed to the University, the University would contribute a greater share of finances relative to their library space allotment to make up for the cost of land.

Question 5
What are other ways the City could have contributed to the library? Let's say the redevelopment agency could only pay $50M, or the University could only come up with $80M: Where could, or should, the other $20M come from? If San José did not have a strong Redevelopment Authority, what are other ways in which the library might have been funded and built?

Answer 5
Other ways that the City could have paid for the library (if the SJRA wasn't able to pay for it single-handedly from the public side):
- Municipal bonds
- More private fundraising
- Other city public-private development entities. However, this might not work because it is not a revenue-generating land-use. Therefore, public funds would absolutely have to be involved.
- Private financing. Private investment could be involved if additional retail space was created and rented out. Another way to create revenue generation—and, thus, potential private investment—would be to add

additional land uses to the deal, such as apartments, condominiums, office space, retail space, or paid parking.

- From the University side, the project may have been able to attain additional funding through the Proposition 1A Bond through the California State University system.

Question 6
What are the ways in which universities influence the built environment, ranging from low-risk intervention to acting as lead developer? What are the pros and cons of a university acting as developer? How would the MLK development process have changed if the University had acted as lead developer?

Answer 6
Most universities do not have the expertise to act as lead developer and manage the many components of the real estate development process. Additionally, the goals of a university often do not coincide with being the developer. A university is typically unwilling to take on as much risk as a developer, nor is it looking to make money from land development.

For joint university-private sector or university-public sector jobs, or for projects off campus, many universities would prefer to steer or influence development on or near campus so that their desired outcome can be reached, without taking on the financial responsibility for projects.

SJSU as lead developer
- This arrangement would be impractical because RA had experience managing large-scale, complex development processes and SJSU did not. It was an obvious fit for RA to take on that role.
- If SJSU were to have acted as the lead developer, it would probably have had to hire a developer to help manage the process on a fee basis.

- Levels of University involvement in the real estate development process:

University as sole developer
- University takes on all development risk and responsibility

University as development partner
- Joint venture between University and Developer (or other private entity). University contributes financially or by donating land and may be involved in some of the development process.

University as manager
- University acts as project manager or controls development through agreements in a ground lease.

University as influencer on project
- University involved in the project planning process but is not involved in the development process.

University as influencer on area
- University influences the development and land uses within a larger area by owning/managing existing properties; being on the board of area CDCs, BIDs, or other private community development entities; or by being politically connected with governing officials.

Question 7
In what other ways could this model of joint City-University development be applied? How would the roles of the City and University have changed if the building being developed was an income-producing property?

Answer 7
The main factor allowing for City-University collaboration on a building would be mutual need for a facility that the two entities could share. Another selling point would be the ability to create an economy of scale—where the finished product created would be more valuable to the university population and community population than the combined sum of two individual projects would have been.

Possible examples:
- Community relations or community education space
- Gym
- Theater
- Campus expansion taking over blighted land
- Design improvements to campus perimeters, infrastructure improvements, or economic development
- Park space

If the property was income-producing:
- *Pro forma* analysis and financial valuation would become a key determinant as to the proportion of City and University financial contribution.
- The selfless, big-picture attitude towards financial contribution and operational control might no longer exist

Question 8
In what ways were the political issues that arose addressed, and how were so many players able to come to agreement? What tools could be used to enable such varied stakeholders to work together?

Answer 8
Issues were addressed through compromise and clear, open communication. With almost no exceptions, no stakeholder was prevented from participating in any step of the planning process.

Everyone was able to get something out of the project. This helped each party to remain positive and optimistic about the project.

The planning and communication process was transparent and kept changing as it needed. Experts, like ABA, were hired to preside over the planning processes.

Question 9
If your city and a major university within it undertook such a venture, what are some ways in which the challenges would be different? Do you think a joint City-University library, or a collaboration on another type of building, would be possible in your city?

Answer 9
Example answer (for Philadelphia and the University of Pennsylvania):

The Philadelphia Redevelopment Authority is not as large a player for Philadelphia as the San José Redevelopment Agency is for San José. In addition, the Philadelphia Redevelopment Authority (RDA) does not have the financial reserves that the RA possesses. It is likely that RDA would not be able to contribute as much money towards the project as allotted by RA.

If RDA were not involved in the project, or were not able to account for the city's entire needed contribution:
- Funding might have to come from the city via municipal bonds. This probably would require a bill subject to tax payer approval. Voters might be resistant to spending money on a library (or another public good) on Penn's campus because (a) Penn is seen as insular, and people would likely suspect that it would be used more by the university than by the public and (b) because Penn is perceived as rich by the public, and they might expect the university to pay the majority of costs.
- Development/investment through the Philadelphia Industrial Development Corporation (PIDC) or The Reinvestment Fund (TRF).

The City of Philadelphia and Penn probably do not have similar library needs. Therefore, the joint development of a library is probably unlikely.

- Penn does not have the need for dramatic library improvements. Additionally, Penn has so many libraries and such a large collection that creating one central library is impractical. Converting just the Van Pelt library to a joint library might make more sense than creating a new library, but since the library is already built, the city might not be contributing much to the deal. In addition, the design of the Van Pelt library is closed off from the city on Walnut St., but is open and inviting to the student body along the southern side of the building.
- Philadelphia does not have a need for a new main library.
- Penn library collections do not have the same accessibility of those at SJSU. Some materials—such as much of the holdings at the Fisher Fine Arts Library—cannot be checked out. There would be resistance from the Penn community towards sharing all materials with the greater public.

A joint building would be contingent on the mutual needs of the city and university, as well as their willingness to rely on each other to meet those needs.
- One potential area where this might work would be a community education space. If a teaching space that mixed Penn students and community members were deemed to be beneficial to both the city and Penn, then they would be much more likely to work together on finding a way to make it happen.

Question 10
What problems might be expected for the MLK Library in the future that have not been an issue so far (five years after completion)?

Answer 10
- Growing space needs. What happens if the library needs to expand? What happens if one entity runs out of space before the other? Would additional space come in the form of another joint project, or would one entity buy out the other?
- Termination of Operating Agreement by one of the parties
- A change in vision or mission of one of the entities. Problems could arise if either the City or University became less collaborative in nature or if the University became less concerned with its City.
- Possible changes in space needs on the part of either party. For example, due to future changes in library technology, the City may want a lot of multimedia space while the University wants more quiet study or research space.

EXHIBITS

Exhibit 1
Site Location
Source: GoogleMaps
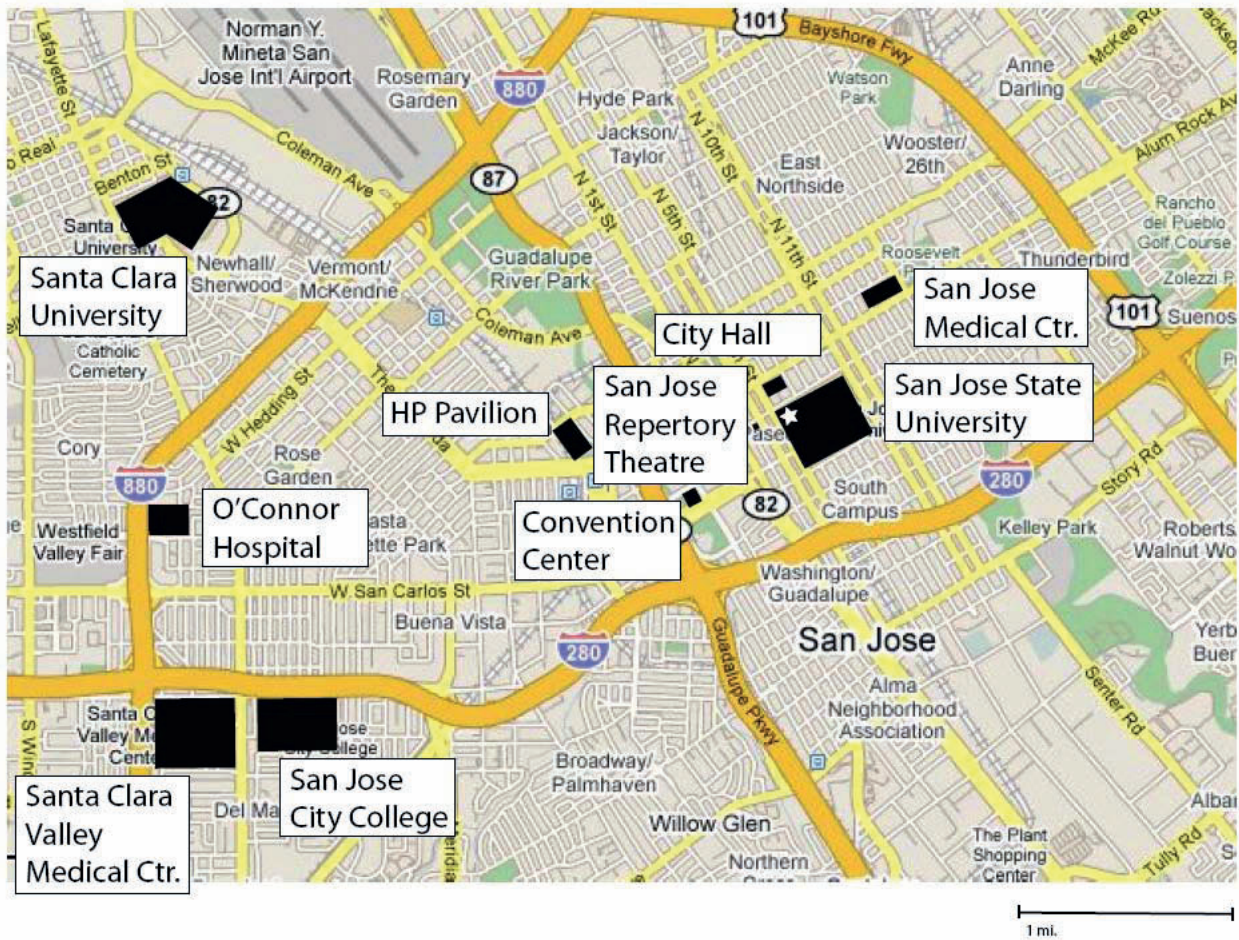
San José University is located within close proximity to other San José anchor institutions.

Exhibit 2
Neighborhood Map
Source: King Library Archives

CIVIC CENTER SITE

HOUSING

NEW PARKING GARAGE

LIBRARY SITE

SJSU CAMPUS

HOUSING

HOUSING

HOUSING
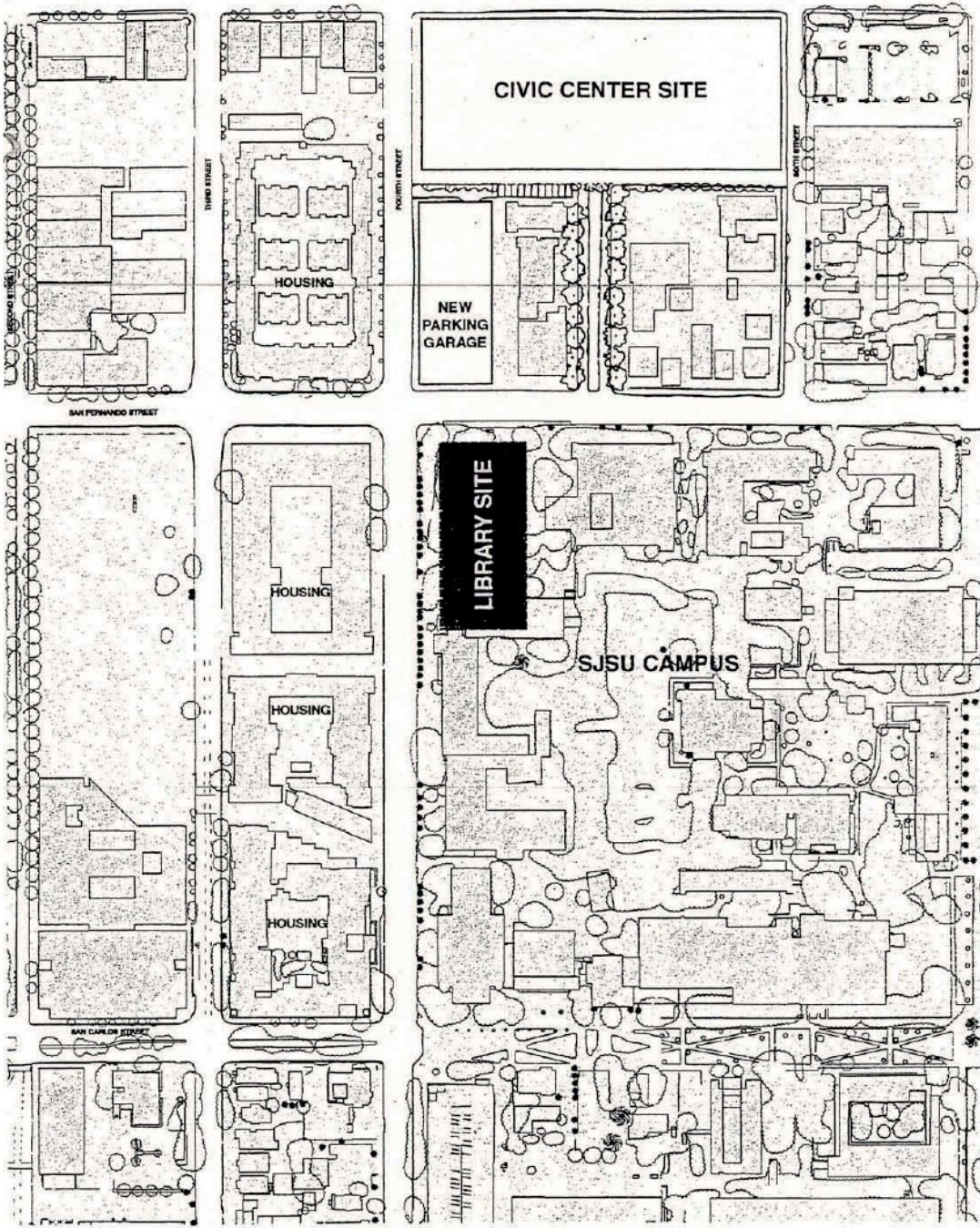
SJSU / CITY LIBRARY

SITE LOCATION PLAN

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April 28, 1998

EXHIBIT A

Exhibit 3
Subject Site Pre-Demolition
Source: King Library Archives
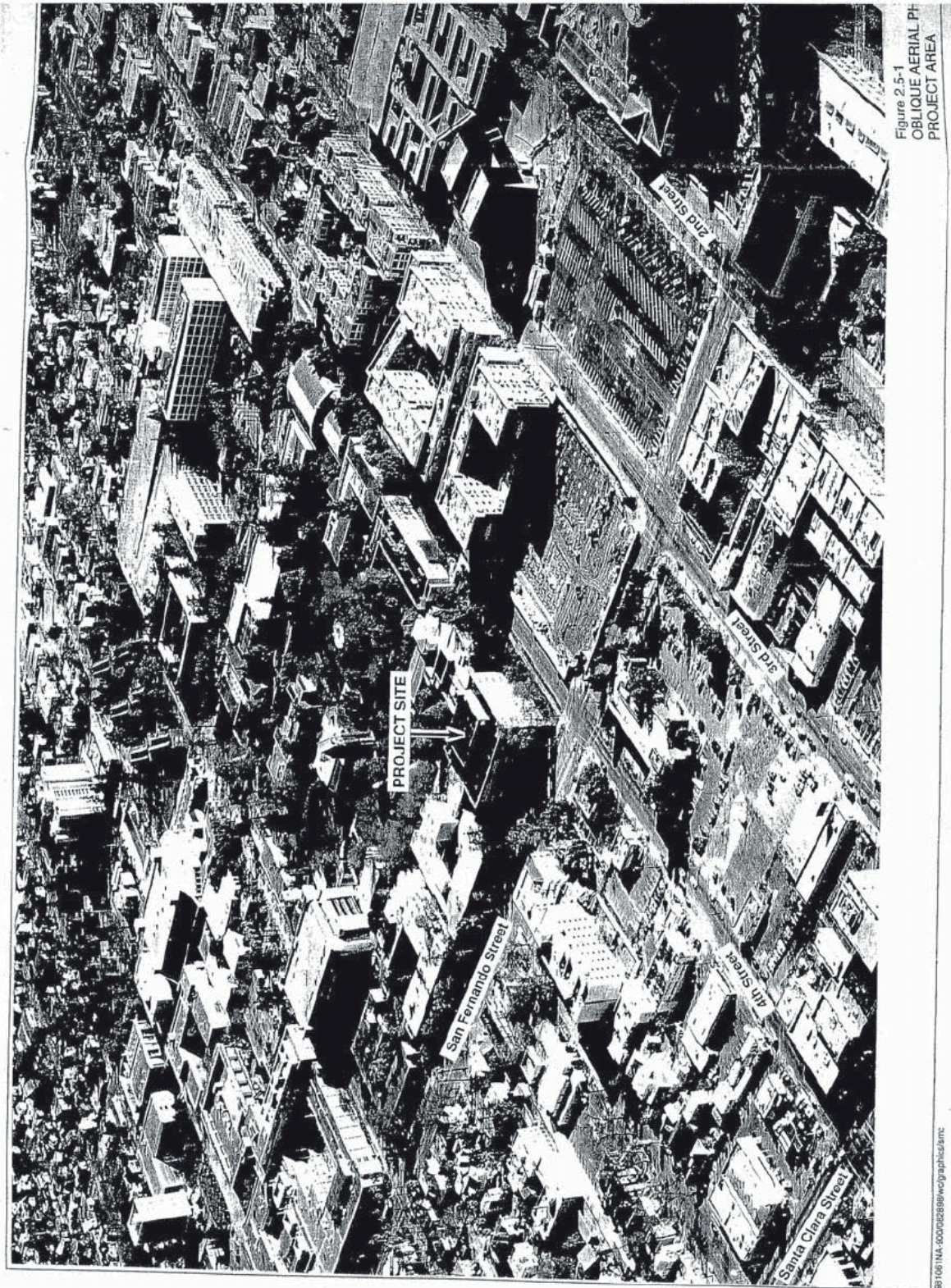
Figure 2.5-1
OBLIQUE AERIAL PH
PROJECT AREA

2nd Street

3rd Street

4th Street

San Fernando Street

Santa Clara Street

PROJECT SITE

Exhibit 4
Preliminary Project Budget
Source: King Library Archives

EXHIBIT A

PROJECT BUDGET

Hard Costs				
Building Construction	$	88,151,000		see note A
Sitework and Utilities		1,829,000		see note A
Demolition and Site Preparation		1,650,000		see note B
Hazmat Removal		400,000		see note C
Subtotal		92,030,000		
Escalation to February 2001 (10%)		9,203,000		see note D
Construction Contingency		5,973,000		see note E
Total	$	107,206,000	$ 107,206,000	
Soft Costs				
Architect Fees and Reimbursable Expenses		10,100,000		see note F
Construction Manager		3,600,000		see note G
RACSJ Out-of-Pocket Expenses		50,000		see note H
Miscellaneous Consultants		760,000		see note I
Testing and Inspection during Construction		1,200,000		see note J
CSU System Fees		1,743,260		see note K
Total	$	17,453,260	17,453,260	
Furniture Fixtures and Equipment				
Hard Costs		12,424,000		
Design Fees		1,200,000		
Total	$	13,624,000	13,624,000	see note L
Relocation				
Temporary Relocation Allowance		13,000,000		see note M
Permanent Relocation Allowance		13,339,200		see note N
Clark and M.L. King Book Move-in		750,000		see note O
Total	$	27,089,200	27,089,200	
Soft Cost Contingency				
Soft Cost Contingency		5,627,540		see note P
Total	$	5,627,540	5,627,540	
TOTAL PROJECT COST			$ 171,000,000	
Items Funded from Other Sources				
Escalator Related Exp. (RA Funded)		1,200,000		see note Q
San Fernando Entry Related Exp. (RA Funded)		1,600,000		see note R
Public Art (RA Funded)	$	970,440		see note S
	$	3,770,440		

Exhibit 5
Program Allocation
Source: King Library Archives

JOINT LIBRARY PROGRAM SQUARE FOOTAGE ALLOCATION

	%	ASF	ASSIGNED USE UNIV.	ASSIGNED USE CITY	ASSIGNED USE Shared	SHARED USE UNIV.	SHARED USE CITY	TOTAL UNIV.	TOTAL CITY
A. Patron Services & Public	6%	19,465	6,880	3,565	9,020	4,315	4,705	11,195	8,270
1 Entry		NIC						0	0
2 Circulation Desk		1,170			1,170	390	780	390	780
3 Computer Training		1,550			1,550	775	775	775	775
4 Copy Center		500			500	250	250	250	250
5 Disability		2,840	2,840					2,840	0
6 Document Delivery		1,765	1,765					1,765	0
7 Information		200			200	100	100	100	100
8 Multicultural Center		2,275	2,275					2,275	0
9 Multipurpose Room		5,200			5,200	2,600	2,600	2,600	2,600
10 Partners in Reading (PAR)		1,965		1,565	400	200	200	200	1,765
11 Retail		NIC							0
12 Store		2,000		2,000	0				2,000
B. Circulating Patron Use	52%	168,850	114,105	47,885	7,000	3,499	3,501	117,664	51,186
1 Adult & Young Adult Services		31,445		26,320	5,125	2,562	2,563	2,562	28,883
2 General Collections		109,795	109,975					109,795	0
3 Popular Library		11,175		9,300	1,875	937	938	937	10,238
4 Youth Services		16,435	4370	12065				4370	12,065
C. Non-Circulating & Paged	30%	98,520	64,770	3,850	29,900	21,190	8,710	85,960	12,560
1 Compact & Microform Collections		42,550	42,550					42,550	0
2 Current Periodicals		15,700	12,200	1,500	2,000	1,000	1,000	13,200	2500
3 Reference		27,050			27,050	19,765	7,285	19,765	7285
4 Special Collections		13,220	10,020	2,350	850	425	425	10,445	2775
D. Administration & Operation	10%	31,595	3,990	7,085	20,520	8,430	12,090	12,420	19,175
1 Administration		6,450	1,980	3,490	980	490	490	2,470	3980
2 Circulation - Operations		3,140			3,140	1,040	2,100	1,040	2100
3 Computer Services		2,670			2,670	890	1,780	890	1780
4 Outreach Services		1,105		1,105				0	1105
5 Security Services		600			600	300	300	300	300
6 Shipping & Receiving		3,430			3,430	1,100	2,330	1,100	2330
7 Staff & Admin. Meeting		5,200			5,200	2,600	2,600	2,600	2600
8 Technical Services		9,000	2,010	2,490	4,500	2,010	2,490	4,020	4980
E. Administration & Operation	2%	6,700	0	6,700	0	0	0	0	6,700
1 Books Aloud		3,000		3,000				0	3,000
2 Friends of the Library		2,000		2,000				0	2,000
3 SBCLS		1,700		1,700				0	1,700
SUBTOTAL	Assign 464,471	325,130	189,805	68,885	66,440	37,434	29,006	227,239	97,891
TOTAL	gross	465,000						241,246	112,149
	gross	325,500						227,246	98,149
Available		370						7	258

Exhibit 6
Usage Summary
Source: King Library Archives

Joint Use Library- San Jose State University & City of San Jose   FINAL DRAFT Program

Summary Tabulation

		ASF	COLLECTIONS asf	items	USERS asf	seats	STAFF asf	stations
A Patron Services & Public	6%	18,745	1,260	12,000	11,895	515	5,590	21
1 Entry		nic						
2 Circulation Desk		915	265				650	8
3 Computer Lab		925			625	25	300	1
4 Copy Center		500					500	
5 Disability Services		2,840			2,520	60	320	
6 Extended Hours		1,925			1,875	75	50	1
7 Information		200					200	3
8 Multicultural Center		2,275	290		1,875	75	110	1
9 Multipurpose Suite		5,200			4,500	260	700	
10 Partners in Reading (PAR)		1,965	705	12,000	500	20	760	7
11 Retail		nic						
12 Store		2,000					2,000	
B. Circulating Patron Use	53%	175,840	122,745	1,919,200	48,775	2,007	4,320	42
1 Academic General Collections		109,345	75,045	1,048,700	34,300	1,372		
2 Adult & Young Adult Services		38,100	28,980	362,600	6,500	260	2,620	26
3 Government Publications		7,305	3,920	358,500	2,875	115	510	6
4 Popular Library		3,800	3,300	18,000	500	20		
5 Youth Services		17,290	11,500	131,400	4,600	240	1,190	10
C Non-Circulating & Paged	30%	98,000	56,455	659,900	28,125	1,125	13,420	134
1 Compact & Microform		38,870	31,090	419,800	3,750	150	4,030	35
2 Current Periodicals		15,800	4,700	4,700	11,000	440	100	2
3 Reference		27,730	9,605	235,400	11,625	465	6,500	73
4 Reserves		1,265	525		250	10	490	4
5 Special Collections		14,335	10,535		1,500	60	2,300	20
D Administration & Operati	10%	32,020	105	1,800	0	0	31,915	181
1 Administration		6,030					6,030	48
2 Circulation - Operations		5,425					5,425	42
3 Computer Services		3,000					3,000	15
4 Outreach Services		1,105	105	1,800			1,000	9
5 Security Services		600					600	5
6 Shipping & Receiving		2,330					2,330	1
7 Staff & Admin Meeting		4,550					4,550	
8 Technical Services		8,980					8,980	61
E. Affiliated Services	2%	6,200					6,200	
1 Books Aloud		2,730					2,730	
2 Friends of the Library		2,000					2,000	
3 SBCLS		1,470					1,470	
SUBTOTAL Assignable		330,805	180,565	2,592,900	88,795	3,647	61,445	378
			55%		27%		19%	

Target Library Gross		465,000		465,000	
Target Library Assignable	70.00%	325,500	71.14%	330,805	
Assignable over-under		5,305		0	
Over-Under as %		1.63%		0.00%	
TOTAL LIBRARY GROSS	70.00%	472,579	71.14%	465,000	
Allowance - Entry & Retail - Gross		9,500		9,500	
TOTAL Building Gross		482,079		474,500	
Target Building Gross		474,500		474,500	
Gross over-under		7,579		0	
Over-Under as %		1.60%		0.00%	

Exhibit 7
Planning Organizational Chart
Source: King Library Archives

Work Plan
Organization Chart and Deliverable
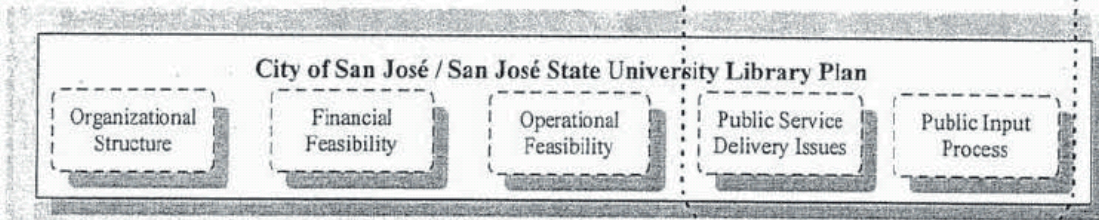
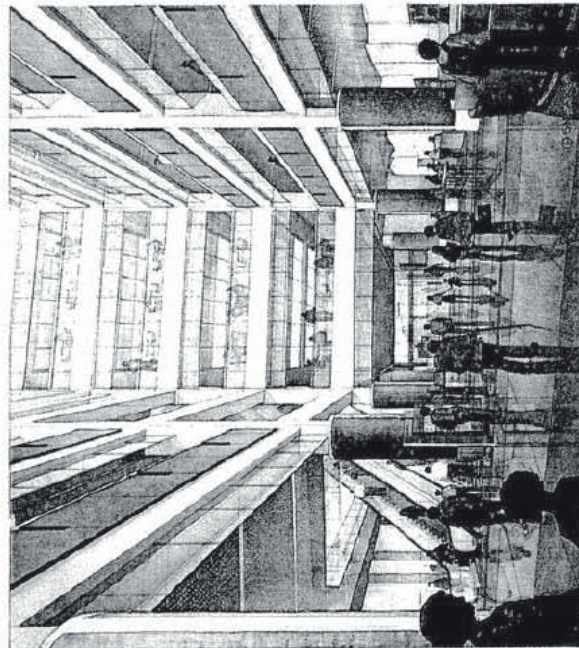# Organization Chart

Deliverable

Exhibit 8
Meeting Coordination Chart
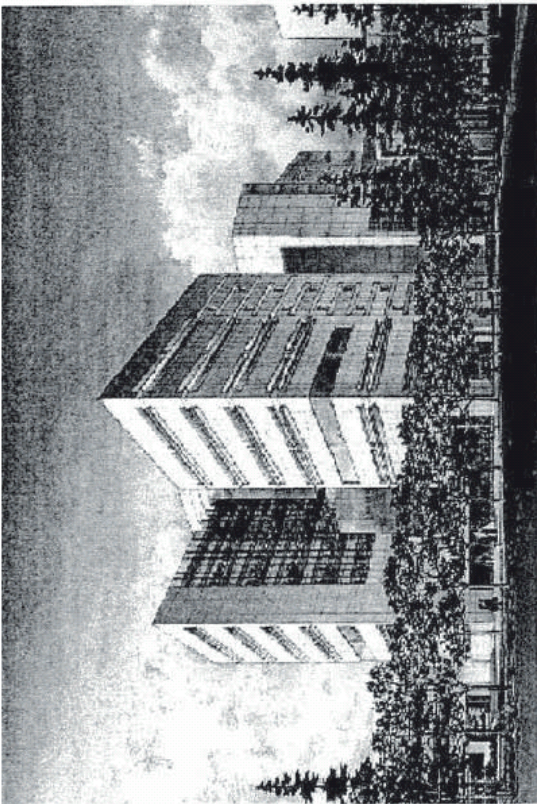Source: King Library Archives

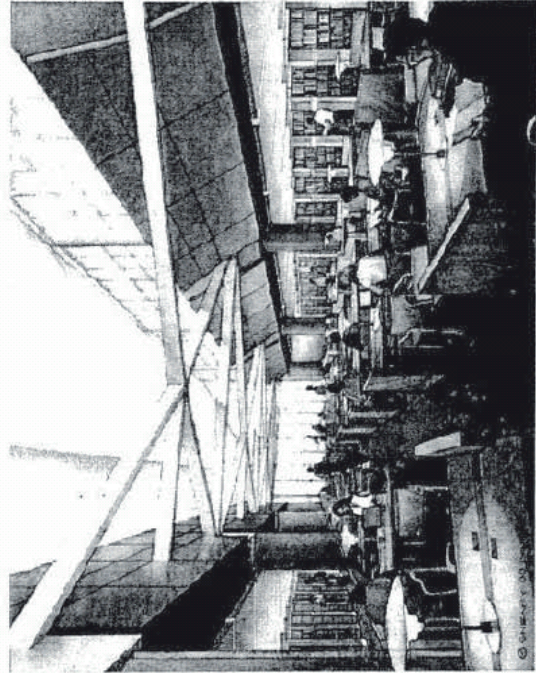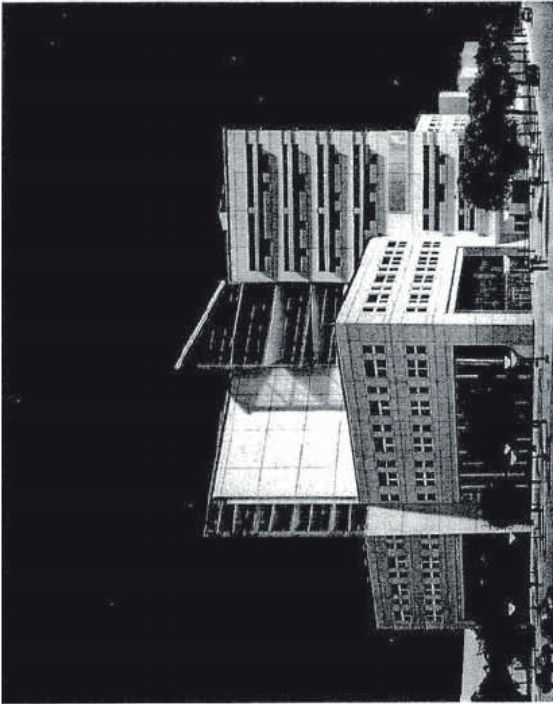Anderson Brulé Architects, Inc.
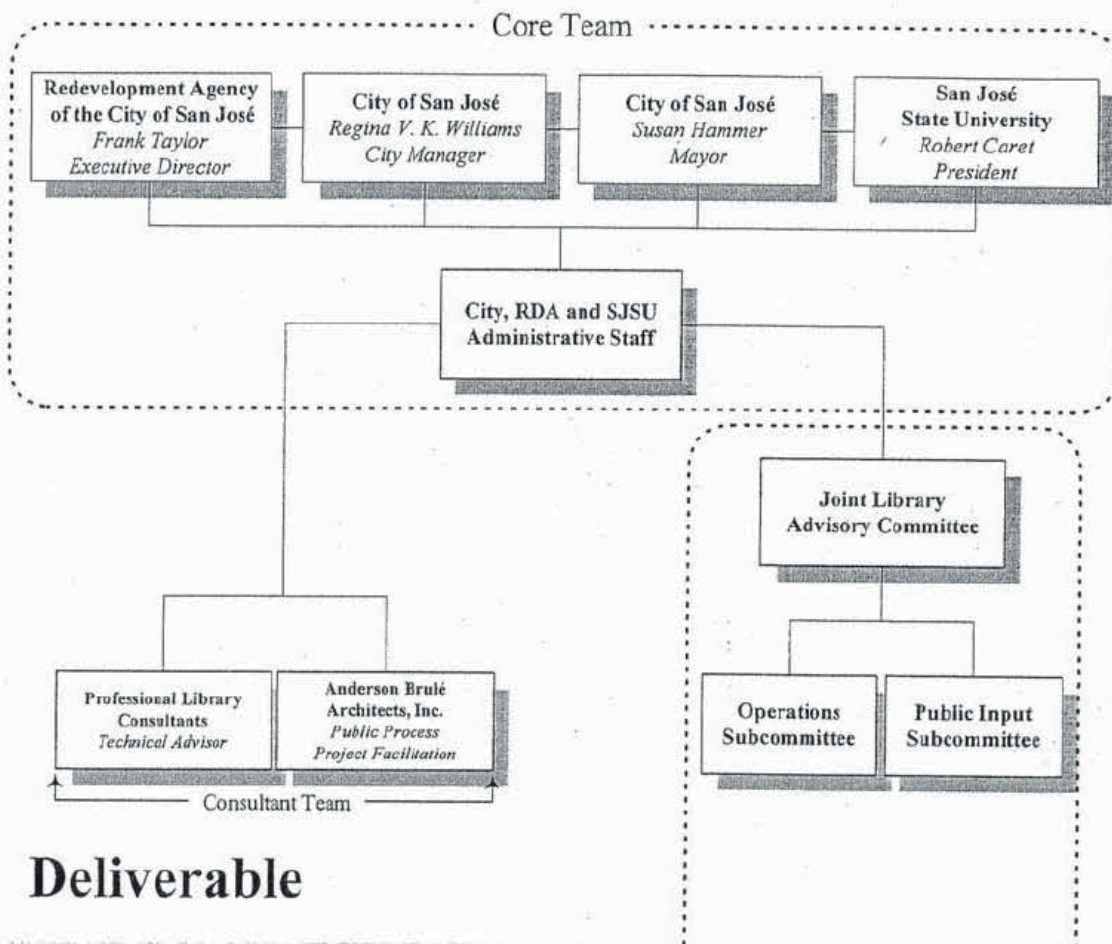
Exhibit 9
Building Renderings
Source: King Library Archives

Design elements of the library included contemporary architecture and large, open public spaces.

Exhibit 10
Building Model
Source: King Library Archives
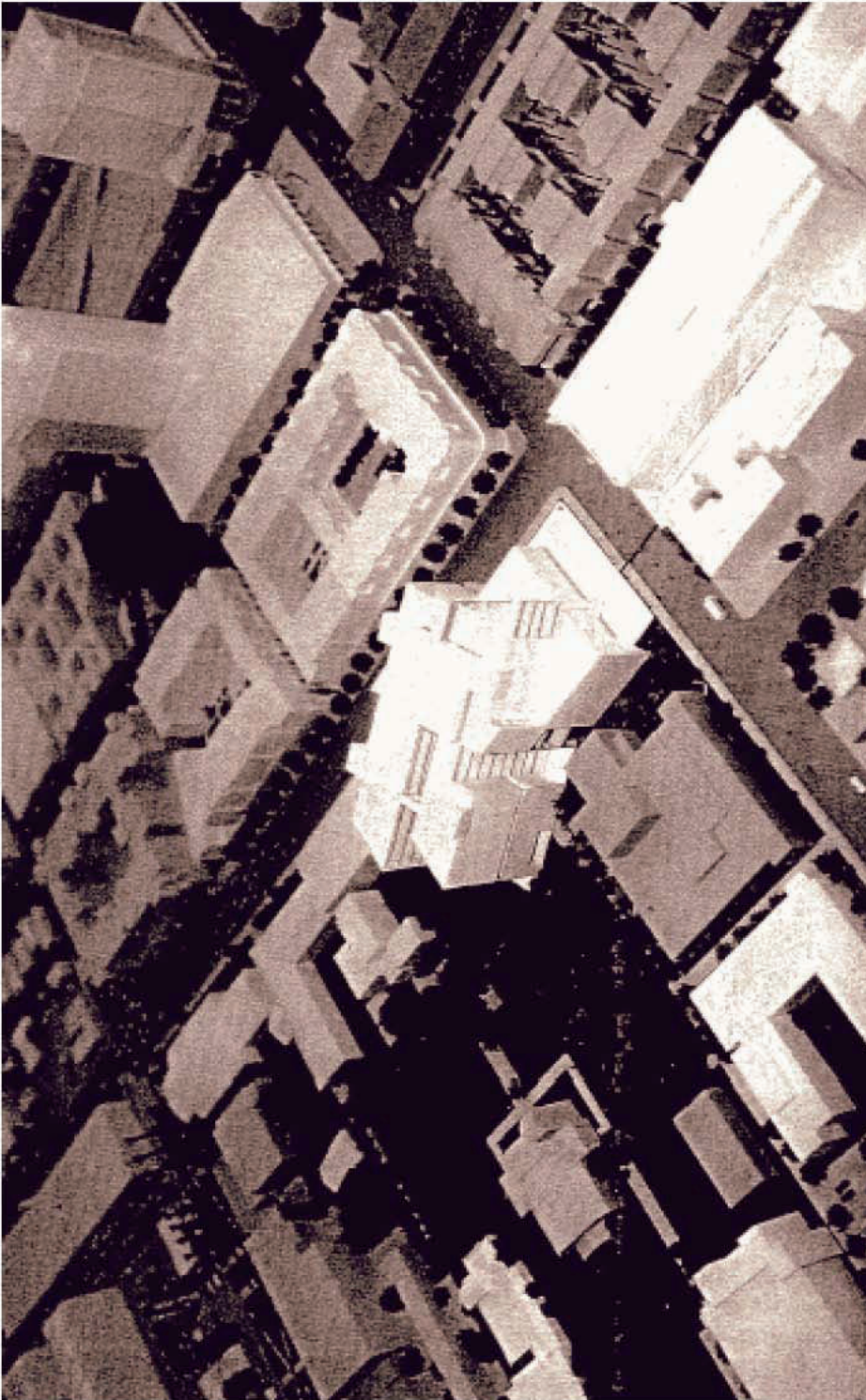
The axis of the Martin Luther King, Jr. Library is positioned at an angle, creating a line that connects the campus to the city.

Exhibit 11.1
Site Photographs
Source: sjsu.edu

Library site after Walquist Building demolition.

Martin Luther King, Jr. Library facing the SJSU campus.

Exhibit 11.2
Site Photographs
Source: sjsu.edu

Martin Luther King, Jr. Library from 4th and San Fernando streets.

Martin Luther King, Jr. Library Interior.

Exhibit 12.1
Ground Floor Plan
Source: King Library Archives

Exhibit 12.2
Second Floor Plan
Source: King Library Archives

Second Floor
51,036 sq. ft.

Reference Collection

Social Sciences

Technology Showcase

Humanities

Sciences

Gov. Pub. and
Reference Staff

Lecture Room

Adaptive
Technology
Center

Virtual Reference
and Call Center

Computer
Labs

Program and Meeting Suite

SAN JOSÉ JOINT LIBRARY
San José, California
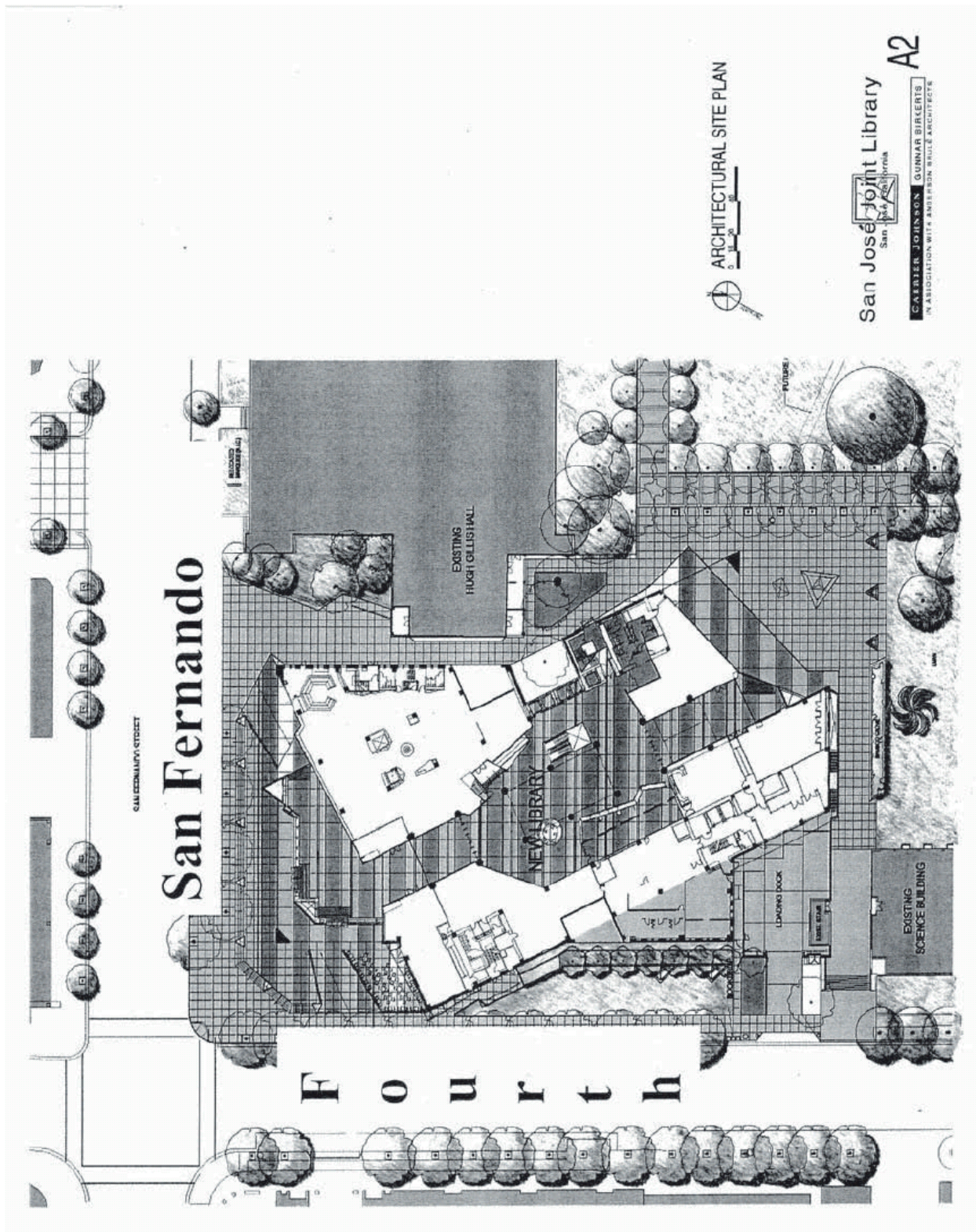
CARRIER JOHNSON
GUNNAR BIRKERTS
IN ASSOCIATION WITH ANDERSON BRULÉ ARCHITECTS
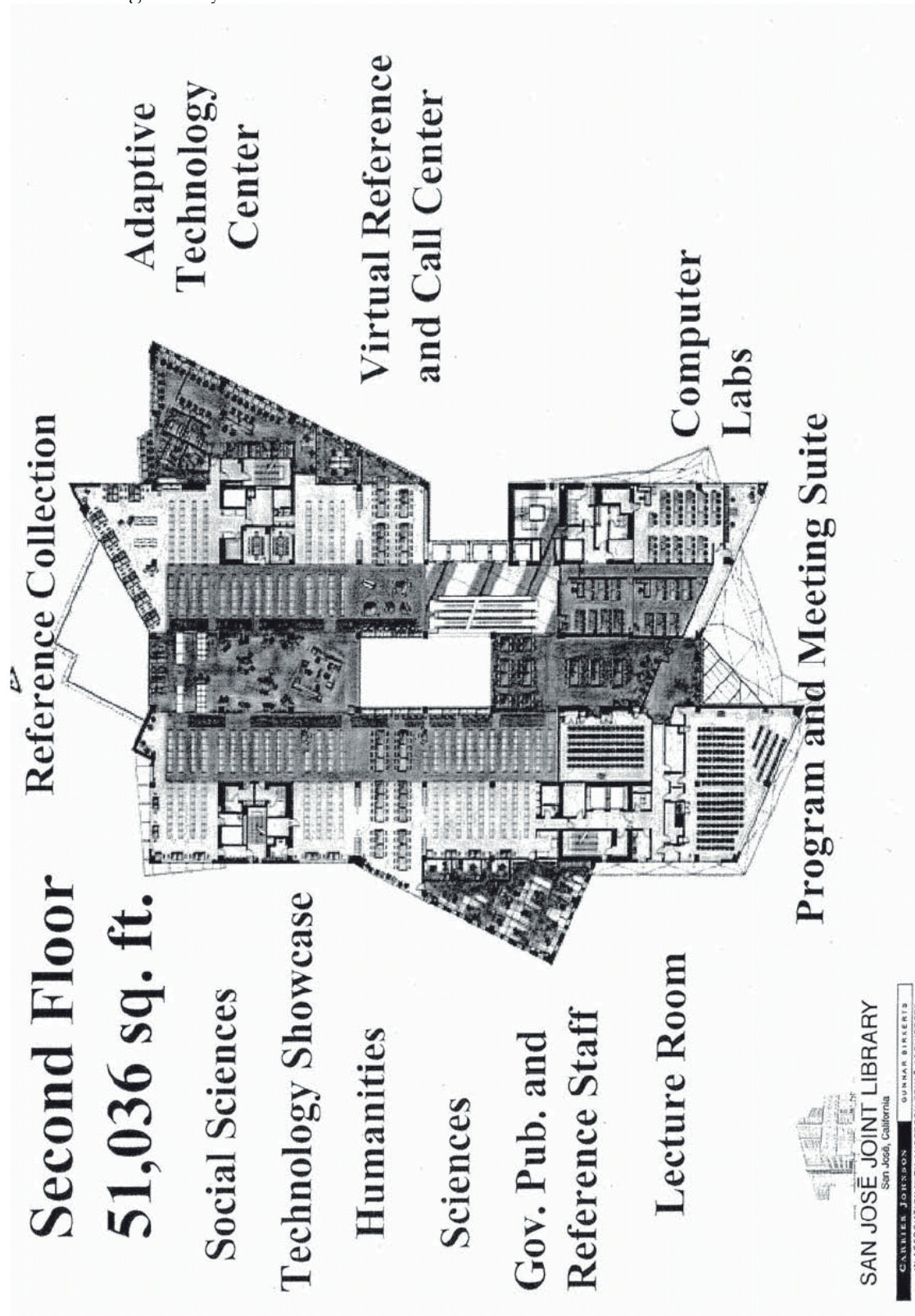
Exhibit 13.1
Ground Floor Space Allocation Plan
Source: King Library Archives

Mail Room

Ground Floor

N

TRUE NORTH

0   16   32   64

LEGEND

CITY ALLOCATED SPACE

UNIVERSITY ALLOCATED SPACE

SHARED SPACE

COMMON SPACE

A.1
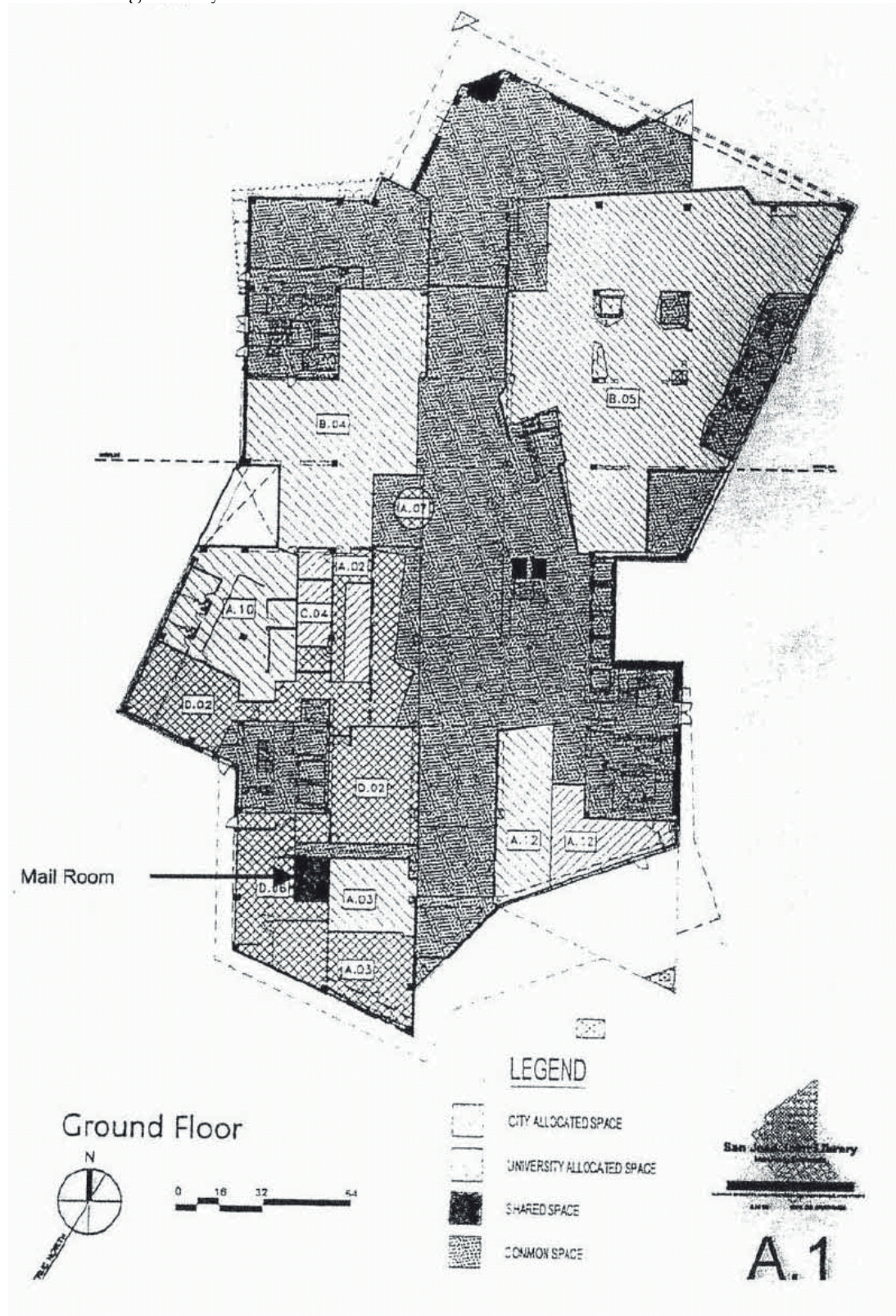
Exhibit 13.2
Second Floor Space Allocation Plan
Source: King Library Archives

Closet

Storage

Table/Chair
Storage

Floor 2

N

0   16   32   64

LEGEND

CITY ALLOCATED SPACE

UNIVERSITY ALLOCATED SPACE

SHARED SPACE

COMMON SPACE

San Jose Joint Library

A.2
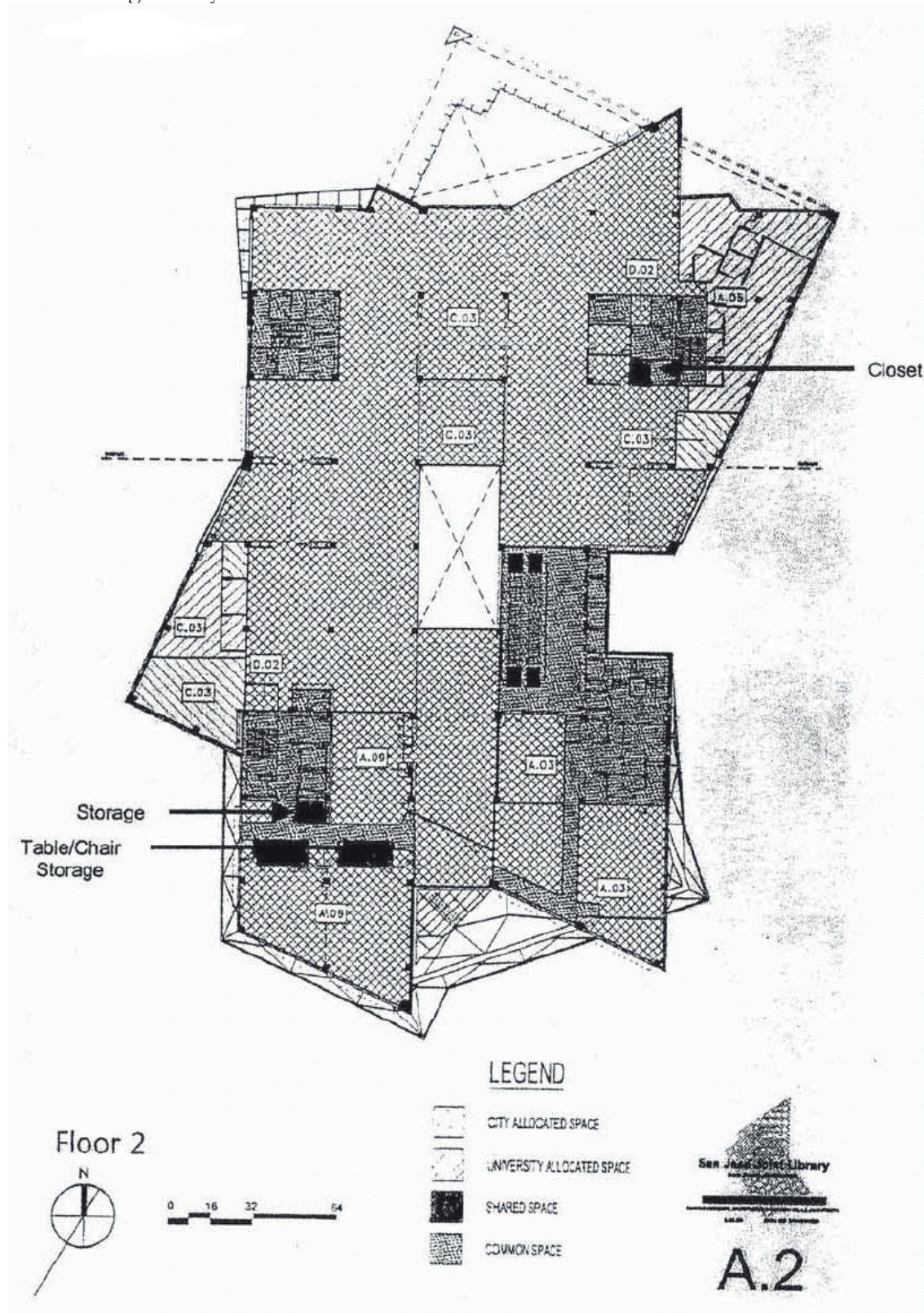
Exhibit 14
Project Schedule
Source: King Library Archives

San Jose Joint Library Project Schedule

ID	Task Name	Duration	Start	Finish
1	EIR	150d	Thu 4/16/98	Tue 11/10/98
2	Temp. Facility Design	21w	Tue 9/1/98	Fri 1/22/99
3	Arch'l Design; D.D.	21.6w	Thu 10/1/98	Mon 3/1/99
4	Temp. Facility Bid	8.8w	Mon 1/25/99	Thu 3/25/99
5	Design Dev. Milestone	0d	Mon 2/1/99	Mon 2/1/99
6	Client Review	4.2w	Mon 2/1/99	Mon 3/1/99
7	CD thru 100%	36.6w	Mon 3/15/99	Wed 11/24/99
8	Temp. Facility Constr.	31.4w	Fri 3/26/99	Mon 11/1/99
9	Demo Docs and Award	22.6w	Mon 8/2/99	Tue 1/4/00
10	Temp. Facility Move-in	4.4w	Mon 11/1/99	Tue 11/30/99
11	Hazmat	7w	Mon 11/15/99	Fri 12/31/99
12	CD Review	7w	Tue 11/30/99	Fri 1/14/00
13	Site Availability	0d	Sat 1/1/00	Sat 1/1/00
14	Demolition	13w	Tue 1/4/00	Sat 4/1/00
15	Bid Phase/Award Contr.	12.2w	Tue 1/18/00	Mon 4/10/00
16	Construction: NTP	0d	Mon 4/10/00	Mon 4/10/00
17	Excavation and Shoring	18.6w	Mon 4/10/00	Thu 8/17/00
18	Below grade construction	43w	Fri 7/21/00	Thu 5/17/01
19	Structure	33w	Fri 3/30/01	Thu 11/15/01
20	Interior Construction	83w	Fri 9/21/01	Thu 4/24/03
21	Exterior Enclosure	17w	Fri 11/23/01	Thu 3/21/02
22	Move In	12w	Fri 4/25/03	Thu 7/17/03
23	OPEN	0d	Fri 7/18/03	Fri 7/18/03

EIR
Building Task
Temp. Facility Activity
Milestone

Project: Joint Library
Date: Wed 12/9/98

Page 1 of 1

DR. MARTIN LUTHER KING, JR. LIBRARY

FACT SHEET

SAN JOSE REDEVELOPMENT AGENCY

Project Description:
Architecturally, the Dr. Martin Luther King, Jr. Library is a visually striking structure that responds to the complex requirements of the site that is meeting the City's historic grid pattern. It engages the core of the University campus and accommodates nearly 500,000 square feet of building programmed on a 60,000 square foot site. Clad in precast concrete panels and utilizing extensive areas of glass, the building's quality is an excellent example of modern architecture.

Location:
150 E. San Fernando Street, Southeast intersection of Fourth Street and San Fernando Street on the San Jose State University campus

Benefit:
The Dr. Martin Luther King, Jr. Library is key to the revitalization of Downtown, it represents the first effort to extend the modern Downtown east of Fourth Street.

Total Costs:
$174.4 million:
$ 73.8 million from the San Jose Redevelopment Agency
$100.6 million from San Jose University

Features:
- Eight stories encompassing approximately 479,109 square feet
- 11 acres of space
- 3,600 seats
- 5 public elevators, escalators to the 4th
- Café and bookstore
- Seven-story atrium with skylight
- Lobby serves as a meeting space

Project Team:
Developer:	San Jose Redevelopment Agency/ San Jose State University
Architect:	Carrier Johnson, Executive Architect
	Gunnar Birkerts, Design Associate Architect
	Anderson Brule, Local Associate Architect
Contractor:	Hensel Phelps
Construction Manager:	Gilbane Building Co.
Owners:	City of San Jose and San Jose State University

Dates:
Demolition Completed:	September 2000
Groundbreaking:	October 11, 2000
Completion:	August 1, 2003

Exhibit 16.1
Administrative Opinion
Source: King Library Archives, San José Mercury News

LETTERS TO THE EDITOR

10/7/18

Joint library would benefit students, university

I would like to respond to the concerns about the proposed joint library raised by Carleen O'Halloran in her recent letter to the editor. The city will build a new parking structure across the street from the library so visitors to the library will not use university parking. The joint library agreement guarantees there will be no reduction in current library hours. The university funds for the library will come from construction bonds that are totally separate from the university's regular operating budget and will have no impact on tuition.

The city and the university have also agreed to several provisions that will ensure that faculty and students have access to the books they need for their classes. We will con-tinue to have a reserve system and faculty and students will be able to recall books they need. If public usage of books in a particular subject area becomes so heavy that it creates a problem for students, the city is obligated to work with the university to solve the problem. Those solutions might include purchasing more books on the topic or limiting the time that books can be borrowed. If these approaches don't work, the university will have the right to limit the borrowing privileges of the public in order to ensure that students have the materials they need.

Our goal is for the joint library to provide San Jose State University students with not just equal, but better library services than we have now. The new library will provide space for growth for the next 25 years and will more than double the number of seats in the library. It will provide many more group study rooms and improved computer technology. The building will include an extended hours section that can provide study space for students after the rest of the library closes. We also believe that the joint library will enhance the image of the university and our ability to raise funds to support the library in future years.

Linda Bain
provost and vice president
for academic affairs

Exhibit 16.2
Student Opinion
Source: King Library Archives, San José Mercury News

Thursday, October 15, 1998

LETTERS TO THE EDITOR

Students lose with joint library

The joint library project is detrimental to the students and faculty members of San Jose State University and to the community as a whole.

The people in charge of this program always talk about how we all will benefit from it, but they never talk about the "waiting period."

Those in charge never discuss how SJSU members will be affected. We will all have to endure the long waiting period while construction and the conversion of materials to a new site are completed. During construction we will have to compete with, and put up with more annoying, loud construction work. We students will have to deal with the lack of materials and library resources during this period.

When do we students receive the quiet study environment that we so deserve and pay for?

Ultimately, the city of San Jose will benefit because they are using our campus (our space). Also, the city will have the upper hand and the final say about what goes on with our library.

In the end, bureaucracy always wins.

Samantha Araiza
sociology

Exhibit 16.3
Student Opinion
Source: King Library Archives, Spartan Daily (SJSU Daily Newspaper)

Student muses about joint library proposal

In a flash the wrecking ball-completes one smash through Wahlquist halls and winged tomes fly, relieved of dust.

As students wonder, Did something bust?

Three libraries shall be shoved together,

While texts are stored out in the weather.

So students, public and babes can share.

In the wealth of knowledge left out there.

I heard a noise, it was awfully near.

Louder than normal construction, I fear.

Watch out for stones from Normal School past.

Wire fences can't hold them; they're falling too fast.

The public is greedy; they'll eat every morsel.

'Cause our university wants to be more universal.

And soon there'll be an edifice much bigger than these — they say it's best.

They say it's the only way left to go on, and yet they are furtive.

I think something's wrong.

They say be thankful for all our plans.

They quiver with joy to be first in the land to open red robes to the public, cry "Look!"

"We support gratis lending! We're giving out books!"

Should've gone to Berkeley, man.

Over there nobody can (or would) sell out our space for a PR move.

And cry, Success! Educational groove!

They didn't ask us if we wanted to move our stuff into the giving zone.

Where curious browsers can take it home.

The texts that were secure, to roam.

What does it take to make college our own?

Good fortune, straight A's, and a big fat loan!

Karen Smith
·English

DaiLy 10/13/98

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