

**City of Oakland**  
**Henry J. Kaiser RFP Pre-Submittal Meeting Notes**  
**October 10, 2014**

Project Overview

(Kelley Kahn, Office of the City Administrator)

1. Introductions

- Marisa Raya, City Administrator's Office
- Patrick Lane, Kimani Rogers, Hui-Chang Li, Economic and Workforce Development Department – Project Implementation
- Leslie Estes, Carlos Walker, Gregory Johnson, Miguel Segura, Public Works Department
- Betty Marvin, Historic Preservation, Planning Department
- Christine Ferracane, Planning Department
- Vivian Inman, Shelley Darensburg, Contracts and Compliance Unit
- Dianne Millner, Kiran Jain, City Attorney's Office

2. Project Goals

- The City is looking for a developer for the rehabilitation, adaptive reuse and management of the Henry J. Kaiser.
- A mix of public and private uses is anticipated to create a financially feasible project. Allowable uses include commercial office, light industrial, performing arts space, event, meeting and entertainment space, cultural uses, arts and maker spaces and food and retail uses.
- The Calvin Simmons Theater must be restored and used as performance space. City is looking for creative proposals from the development community for the other portions of the building.
- A key goal is that the building maintains a sense of being publically accessible regardless of use.
- The project should also help activate this side of Lake Merritt on the weekends and evenings as well as during the day, and further establish the district as a destination for arts and culture.
- The project should help create strong visual and physical links between the site and Lake Merritt and strong links between all surrounding land uses.
- Generally, the project is ripe for potential partnerships with surrounding institutions including Laney College, the Oakland Unified School District, the Oakland Museum of California, local performing arts groups and others local stakeholders.

### 3. Key Terms

- The RFP requires that the selected development team restore the Calvin Simmons Theater and operate it as a performing arts space.
- A City subsidy is available to help support the rehabilitation of the Calvin Simmons Theater because of its importance to the reuse vision for the building. If a City subsidy is provided, additional City programs and requirements are triggered, as explained in the RFP.
- The RFP calls for a long-term lease, not a sale. The City Charter does not allow leases longer than 66 years.
- Teams at a minimum must include a developer, architect and landscape architect. The landscape architect is required to consider ways to better link the site to surrounding uses including the lake.
- Developer will be responsible for interim uses on the property, to activate the site before a project is complete.
- Other key terms are outlined on page 15 of RFP.

### 4. Building Details

- The building contains approximately 215,000 square feet of space including a full basement.
- In addition to Calvin Simmons Theater, the building also includes a 45,000 sf arena and three ballrooms.
- Building requires major system upgrades.
- Today's tour of the facility will include the auditorium, arena and ballrooms.
- The tour cannot include the basement because there is no electricity. It is full of storage. The building plans attached to the RFP include basement plans.

### 5. Other Key Information

- The Lake Merritt Station Area Plan is an important background document. It was recently approved by the Planning Commission and will be considered by the City Council in the next month.
- The Lake Merritt Plan will modify the zoning for the site to allow more flexibility.
- The EIR for the Plan will streamline the approval process for reuse of the Henry J. Kaiser. Some additional traffic studies may be needed depending on use, but the accepted proposal will likely be able to tier off the Lake Merritt Plan EIR if the uses are consistent with the Plan.
- The RFP, all attachments and other information including the RFP sign-in sheet, are available for download at [www.oaklandnet.com/realestate](http://www.oaklandnet.com/realestate)
- Proposals are due November 12, 2014 at 2pm
- Last day to submit questions for a response is October 24, 2014 to [kkahn@oaklandnet.com](mailto:kkahn@oaklandnet.com). All questions will be posted on the website at [www.oaklandnet.com/realestate](http://www.oaklandnet.com/realestate)

## Questions and Answer Session

(All Staff)

1. Q. Does the Lake Merritt Station Area Plan EIR cover the new zoning for the site and the neighborhood?  
A. Yes.
  
2. Q. What is the height of the basement and what kind of access does it have?  
A. There are at least three access points to the basement. The freight elevator in the center of the arena can handle a maximum of 5000 lbs. The basement ceiling heights are 10-12 feet, but have some obstructions.
  
3. Q. Is there a ramp into the basement?  
A. No, there is no ramp.
  
4. Q. The drawings online are 11 x 17. Are larger, better drawings available?  
A. Yes. City staff will post PDFs of the select full-size building plans at [www.oaklandnet.com/realestate](http://www.oaklandnet.com/realestate)  
A full set of drawings is available at the City, which you may make an appointment to see and copy; alternatively, staff may make the plans available at a local print shop.
  
5. Q. Did the Simmons Theater get renovated after the Loma Prieta earthquake?  
A. It had some cosmetic work, including architectural renovation of the plaster that fell down during the earthquake.
  
6. Q. Does the City plan to award the RFP to one developer or multiple developers?  
A. The intent is to award to a single development entity, but this is not absolute.
  
7. Q. In the past, was it necessary to pull permits and close road lanes to allow for building loading?  
A. It depended on the size of the load. There were two points for loading: the roll up door on 10<sup>th</sup> Street and the elephant doors further down 10<sup>th</sup> Street.
  
8. Q. How much oversight will the City's Public Works Department have over the building's operations and maintenance? Will you be monitoring energy use?  
A. The City expects minimal oversight on the building operations. The City is interested in green energy for the building, but has not established any specifics yet about how it intends to monitor energy use. These details will be worked out later in the process.