

OWNER
Orton Development

ARCHITECT/S
Heller Manus Architects

PROJECT TYPE/S
Historic Renovation, Seismic Retrofit, Adaptive Reuse, Luxury Interiors

SELF-PERFORM SCOPE/S
Shoring & Formwork, Plaster, Structural Concrete, Flooring

SIZE
248,000

LEVELS
3

OAKLAND, CA

Henry J. Kaiser Civic Auditorium Renovation

Transforming a century-old Oakland landmark through historic preservation, seismic modernization, and technically complex adaptive reuse.

Henry J. Kaiser Civic Auditorium Renovation is a Type I sport and entertainment renovation project encompassing 36,087 square feet across three levels above grade and one below. Originally constructed in 1914 and listed on the National Register of Historic Places, the building has long served as a significant civic and cultural landmark.

The project included a comprehensive seismic retrofit and modernization of the historic structure, featuring structural upgrades, full ADA improvements, and complete MEP system replacements. Build Group played a central role in upgrading the facility to meet current life-safety and performance standards while preserving its architectural integrity and historic character.

Scope also included extensive restoration of the large theater and ballroom, along with new finishes and building systems throughout. Former auditorium areas were reconfigured to accommodate office and mixed-use functions, enabling contemporary use while respecting the building's original form. The work required close collaboration with specialized trade partners experienced in historic restoration and adaptive reuse.

The completed renovation extends the life of an iconic venue, positioning the Henry J. Kaiser Civic Auditorium to continue serving the community while honoring its legacy as a nationally recognized cultural destination.

Rendering Courtesy of Heller Manus Architects

AWARD TITLE
ENR 2024 Best Regional Project: Award of Merit – Cultural/Worship