

**San Antonio Public Library  
Construction Update  
March 26, 2008**

**2007 Bond Branch Library Renovations**

**Description:** Various repairs such as roofs, HVAC, parking lots, exterior and interior finishes, etc.

**Funds:** \$2,750,476 (Total Funds)

**Location/ District:** Districts 1, 3, 4, 5, 10 (Bazan, Collins Gardens, Cortez, Johnston, McCreless, Memorial, Oakwell and Pan American Branches)

**City Architect:** William Hensley

**Project Architect:** To Be Determined

**Design Enhancement:** None

**Construction Contract:** To Be Determined

**Estimated Completion Date:** To Be Determined

City Architect William Hensley and Library Capital Projects Manager Rich Walker are currently preparing project scopes of work by evaluating the needs and priorities of each location. The selection of project architects is also currently in process. After these are selected work will begin on refining the scope of work and cost estimates for each project.

Two branches have already realized improvement using these funds: Oakwell has received a new roof, parking lot resurfacing, ADA compliant sidewalks and upgraded exterior lighting. Cortez has received carpet replacement and interior painting.

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**New District 3 Branch Library**

**Description:** Construction of a new branch library

**Funds:** 2007 Bond \$7,000,000

**Location/ District:** District 3

**City Architect:** William Hensley

**Project Architect:** To Be Determined

**Design Enhancement:** To Be Determined

**Construction Contract:** To Be Determined

**Estimated Completion Date:** To Be Determined

It is expected that the selection of a Project Architect firm for site master planning and library design will be completed by the end of March 2008.

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**New District 9 Branch Library**

**Description:** New Construction of a Branch Library

**Funds:** 2007 Bond \$7,000,000

**Location/ District:** District 9

**City Architect:** William Hensley

**Project Architect:** To Be Determined

**Design Enhancement:** To Be Determined

**Construction Contract:** To Be Determined

**Estimated Completion Date:** To Be Determined

The City Real Estate Division is searching for a site and looking at the possibility of a joint location with a school or fire station.

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### **John Igo Branch Library**

**Description:** Construction of a new branch library (approximately 16,000 square feet)

**Funds:**

1999 Bond Election: \$2,807,728

2003 Bond Election: \$50,000 to support an alternative energy source/environmental demonstration project and \$1,180,000 for additional square footage to provide increased community meeting room space, computer labs, additional office space, and library enhancements.

**Location/District:** 13330 Kyle Seale Parkway, a 24-acre site near the intersection of Hausman and Woller Roads/ District 8

**City Architect:** Chester Slimp

**Project Architect:** Rehler Vaughn & Koone, Inc.

**Design Enhancement:** James Hetherington

**Construction Contract:** F.A. Nunnally Company

**Estimated Completion Date:** Fall 2007

**Opening Date:** December 8th 2007

The building is now complete and final punch list items are being addressed.

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### **Central Library Roof, Skylight Replacement and Exterior Coating**

**Description:** Replacement of the roof and skylight and repairs to exterior leaks

**Funds:** \$1,650,000 plus \$1.5 million Capital Funds for exterior coating

**Location/ District:** 600 Soledad Street / District 1

**City Architect:** Chester Slimp

**Project Architect:** Raba-Kistner Consultants, Inc.

**Design Enhancement:** None

**Construction Contract:** To be determined

**Estimated Completion Date:** Design Completion to be determined based on report

Work on testing of exterior surfaces and roof areas is now complete. Preliminary tests show that major portions of the roof are saturated with water, and many places on the vertical surfaces that were tested are also demonstrating moisture content. Laboratory testing of the core samples made on exterior walls and at window areas is also now complete. Other areas of investigation included mechanical areas, fountains and pools.

With all of the information gathered and testing completed the consultants have now prepared the report to document the deficiencies and recommend appropriate repairs and corrections. This report will provide design and repair specifications. After presentation of the report, priorities will be decided and the next step will be to prepare bid documents and begin the process of selecting contractors to make the repairs. At this time, this project is not expected to require the closing of the Central Library.

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### **Landa Branch Library**

**Project Description:** Repairs to this historic branch library; replacement of the roof

**Project Funds:** \$85,000 donation; \$40,000 matching City Funds

**Location/ District:** 233 Bushnell Avenue / District 1

**City Architect:** William Hensley

**Project Architect:** The Arizpe Group, Inc.

**Design Enhancement:** None.

**Construction Contract:** McNeil Roofing and Sheet Metal, Inc.

**Estimated Completion Date:** The roof was completed August 2007

**Estimated Re-opening:** Early 2008

The roof replacement project is completed and it looks great! However, the branch will remain closed during the Landa Garden renovations to permit further interior work, including painting, recarpeting and repair to other floor coverings, and installation of new furniture and a new circulation desk. Some exterior painting and renovations are also being accomplished. The entire project is now expected to be complete in May 2008. A dedication and ribbon cutting ceremony is being planned for May 1, and a formal announcement will be forthcoming.

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### **Roosevelt High School & Public Library**

**Description:** Construction of a new library at the existing Roosevelt High School to serve both students and the public

**Funds:** 2003 Bond \$900,000

**Location/ District:** 5110 Walzem Road / District 2

**City Architect:** None

**Project Architect:** James S. Davis, Partner with Garza, Bomberger & Associates

**Design Enhancement:** None.

**Construction Contract:** To be determined

**Estimated Completion Date:** 2009

Library staff have met with NEISD Architects to review design documents and have been pleased with the results. A recent meeting with the stakeholders in this project gave us updated info on the schedule for this project. Demo of the current library building is scheduled for April 2008. Construction is estimated to start in June 2008 and move-in is scheduled for August 2009 with opening for the school year later in August 2009.