

**San Antonio Public Library  
Construction Update  
April 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 Capital Projects Manager Rich Walker are currently evaluating the needs and priorities of each location in order to preparing project scopes of work. The scope, estimates and time schedules will be refined by the project architects.

Two branches have already realized improvement using these funds: The Tobin Library at 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:** Kell Muñoz

**Design Enhancement:** To Be Determined

**Construction Contract:** To Be Determined

**Estimated Completion Date:** To Be Determined

The firm of Kell Muñoz has been selected as project architect. A scope of work for the master site plan and library design is under development by City staff.

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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:** Marmon Mok Architecture

**Design Enhancement:** To Be Determined

**Construction Contract:** To Be Determined

**Estimated Completion Date:** To Be Determined

Marmon Mok Architecture has been selected as project architect. The City Real Estate Division is searching for a site and looking at the possibility of a joint site with a school or fire station. Also under consideration is the possible donation of a site on Wilderness Oak in the Stone Oak area.

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### **Cody Branch Library Renovations**

**Description:** Roof replacement, HVAC and exhaust fan replacement, carpet replacement, skylight repairs, restroom upgrades, and upgrades to interior finishes and furnishings

**Funds:** CDBG funds \$500,000

**Location/ District:** 11441 Vance Jackson Road/ District 8

**City Architect:** To Be Determined

**Project Architect:** To Be Determined

**Design Enhancement:** None

**Construction Contract:** To Be Determined

**Estimated Completion Date:** To Be Determined

The scope on this project is being refined and a work schedule determined.

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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:** To be determined based on consultant's report

Testing of exterior surfaces and roof areas began on July 13, 2007, and is now complete. Preliminary tests are showing that major portions of the roofing material 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 are also now complete. Other areas of investigation included mechanical areas, fountains and pools.

With all of the information gathered and testing complete, the consultants have prepared a report documenting the deficiencies and recommending appropriate repairs and corrections. This report will provide design and repair specifications. After presentation of the report, work items will be prioritized, with the next step being to prepare bid documents and begin the process of selecting contractors to make the repairs. Currently the Capital Improvement Management Services Department is reviewing estimates included with the consultants' report. 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.

**Re-opening:** May 1, 2008

The roof replacement project is complete. The Gardens project, which included extensive landscaping and new driveways, parking areas, sidewalks and benches, is in its final stages. Interior renovations, including painting, carpet & flooring replacements, and furniture upgrades, are now underway, as is some exterior painting and renovations. Banners have been placed on the

construction fence to inform the public of the opening date, and a preliminary news release has been sent. The ribbon-cutting ceremony is scheduled for May 1.

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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 has met with North East Independent School District Architects to review design documents and have been pleased with the results. A recent meeting with the stakeholders in this project provided updated information on the schedule for this project. Demolition 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 that month.

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### **Hertzberg Building Restoration and History Center Portal**

**Description:** Stabilization and restoration of the former Hertzberg Collection Building; construction of a history center portal in conjunction with the design and construction by the National Western Art Foundation of a western art museum

**Funds:**

Building Stabilization 2003 Bond \$500,000 and \$250,000 from Bexar County

History Center Portal \$1.5 million City Capital Funds

**Location/ District:** 210 W. Market Street/ District 1

**City Architect:** William Hensley

**Project Architect:** To be determined

**Design Enhancement:** To be determined

**Construction Contract:** To be determined

**Estimated Completion Date:** 2009

The stabilization process has begun with installation of a new roof and resealing of the windows to repair old leaks and prevent new ones. The building exterior has been been pressure-cleaned. The building interior has been emptied and stripped to its structural components. The National Western Art Foundation is early in the schematic design phase for the museum.