

**San Antonio Public Library
Construction Update
May 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 Branch Libraries)

City Architects: William Hensley and Dale Lange

Project Architects: Alvidrez Architecture Inc., Star Engineering, McConnell Robertson, and Vitetta

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: To be determined

City Architects William Hensley and Dale Lange and Library Capital Projects Manager Rich Walker have evaluated the needs and priorities of each location and have prepared preliminary project scopes of work. Site meetings are underway with the project architects and job order contractors to refine the scopes, estimates and project time schedules.

The Bazan Branch Library is currently having the HVAC replaced as part of its renovations in order to complete this project before arrival of the full summer heat.

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.

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. Preliminary meetings are underway to provide the project architects with design criteria so they can put together their scope of services, costs, and timeline for the master site planning. A meeting will be scheduled soon to allow library staff to provide input on the design.

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. There has also been some discussion with North East Independent School District for a possible site.

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: William Hensley

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.

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 show that major portions of the roofing material are saturated with water, and many places on the vertical surfaces that were tested also demonstrate 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 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.

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

Both the roof replacement and gardens projects are complete. The ribbon-cutting ceremony and open house were held on May 1, and as of May 2 the branch is back to full service hours.

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 to be complete April 2008. Construction is scheduled to start in June 2008 and move-in will begin August 2009, with opening for the school year later that month. This project is currently on schedule.

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 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.