

**San Antonio Public Library  
Construction Update  
August 27, 2008**

**Bazan Branch Library**

**Description:** Repairs and renovations

**Funds:** 2007 Bond \$375,000

**Location/District:** 2200 W. Commerce Street/District 5

**City Architect:** William Hensley

**Project Architect:** None

**Design Enhancement:** None

**Construction contract:** Job Order Contracting

**Estimated Completion Date:** October 2008

**Project Scope:** HVAC replacement; site work to correct drainage around building; repairs to sidewalks; exterior and interior lighting upgrades; repairs to landscaping and irrigation system; carpet replacement; new furniture

**Current Status:** HVAC replacement is complete. Site work to correct drainage has started and will include sidewalk repairs. Exterior and interior lighting upgrades and repairs to landscaping and irrigation system will be accomplished in the next month. Carpet replacement and new furniture will follow, and selection of these items is in progress.

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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:** Certificates of Obligation \$3,150,000 (roof \$1,500,000; exterior coating \$1,650,000)

**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

**Project Scope:** An interim project to provide re-roofing, recoating and associated repairs to prevent water infiltration at the Central Library. Full completion of this project will require additional funding at a later date.

**Current Status:** \$549,419 has been expended for the consultant study. The consultant's report is complete, and currently the Capital Improvement Management Services Department is reviewing estimates relative to this report. The CIMS Department and representatives from Raba-Kistner Consultants their report to the Board Facilities Committee on July 17 and to the full Board on July 23. Additional funding is included for this project in the City Manager's Proposed 2009 Budget.

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**Cody Branch Library**

**Description:** Repairs and renovations

**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:** Job Order Contract

**Estimated Completion Date:** November 2008

**Project Scope:** Roof replacement; HVAC and exhaust fan replacement; carpet replacement; skylight repairs; restroom upgrades; upgrades to interior finishes and furnishings

**Current Status:** The project is scheduled to begin October 2008. CDBG funding will be used for the Job Order Contracting, and a proposal is being refined to present to Council for approval in September.

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#### **Collins Garden Branch Library**

**Description:** Repairs and renovations

**Funds:** 2007 Bond \$400,000

**Location/District:** 200 N. Park Boulevard/District 5

**City Architect:** William Hensley

**Project Architect:** None

**Design Enhancement:** None

**Construction contract:** Job Order Contracting

**Estimated Completion Date:** October 2008

**Project Scope:** Roof replacement; exterior patching and painting; removal of read wood; parking lot restriping

**Current Status:** The Job Order Contract was approved by City Council on August 14, and work is anticipated to begin in September. No closure of the branch is anticipated for this project.

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#### **Cortez Branch Library**

**Description:** Repairs and renovations

**Funds:** \*2007 Bond \$300,000/CDBG \$100,000

**Location/District:** 2803 Hunter Boulevard/District 4

**City Architect:** William Hensley

**Project Architect:** Alvidrez Architecture Inc.

**Design Enhancement:** None

**Construction contract:** To be determined

**Estimated Completion Date:** To be determined

**Project Scope:** Expansion and renovations to the meeting room and front entrance

**Current Status:** The project architect's contract has been executed. The next step will be a meeting with Library staff to present a conceptual design.

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\*Bond funds in the amount of \$50,000 were previously spent on painting and carpet.

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#### **New District 3 Branch Library**

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

**Funds:** 2007 Bond \$4,175,000; Certificates of Obligation \$2,825,000

**Location/District:** Site of former Mission Road Drive-In/District 3

**City Architect:** William Hensley

**Project Architect:** Kell Muñoz

**Design Enhancement:** To be determined

**Construction contract:** To be determined

**Estimated Completion Date:** Summer 2010

**Project Scope:** Construction of a new branch library

**Current Status:** The project architects are working on concepts for space layouts and interrelation of areas. A design charrette will be scheduled with the Library Facilities Committee and the project architects. Master planning for the total 26-acre site is in progress.

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### **New District 9 Branch Library**

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

**Funds:** 2007 bond \$3,000,000/Certificates of Obligation \$4,000,000

**Location/District:** To be determined/District 9

**City Architect:** Dale Lange

**Project Architect:** Marmon Mok Architecture

**Design Enhancement:** To be determined

**Construction contract:** To be determined

**Estimated Completion Date:** To be determined

**Project Scope:** Construction of a new branch library

**Current Status:** Possible donated site under consideration. The architects have completed a feasibility study and a Phase One environmental study. Geological and endangered species studies have been completed, with no problem issues found.

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### **Hertzberg Building Restoration**

**Description:** Repairs; renovations; building stabilization

**Funds:** 2003 Bond \$500,000

**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:** March 2010

**Project Scope:** In partnership with the National Western Art Foundation, stabilization and restoration of the former Hertzberg building for use as a western art museum; construction of a history center portal to be housed in the Hertzberg building.

**Current Status:** The stabilization process was completed with installation of a new roof and resealing of the windows. The building exterior has been gently pressure-cleaned. The 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.

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### **History Center Portal**

**Description:** Design and construction of a Library History Center Portal in the Briscoe Western Art Museum

**Funds:** Certificates of Obligation \$1.5 million

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

**City Architect:** Bill Hensley

**Project Architect:** To be determined

**Design Enhancement:** None

**Construction contract:** To be determined

**Estimated Completion Date:** March 2010

**Project Scope:** Construction of a history center portal to be housed in the previous Hertzberg Circus Museum building

**Current Status:** Project delayed due to changes in National Western Art Foundation administration

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### **Johnston Branch Library**

**Description:** Repairs and renovations

**Funds:** 2007 Bond \$ 300,000/CDBG \$150,000

**Location/District:** District 4

**City Architect:** William Hensley

**Project Architect:** None

**Design Enhancement:** None

**Construction contract:** To be determined

**Estimated Completion Date:** To be determined

**Project Scope:** Replacement of the retention wall; site work; roof replacement; parking lot repairs; installation of a flagpole

**Current Status:** The flagpole has been installed. The job order contractor JOC will provide a proposal for remainder of the work, which will require Council approval.

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### **McCreless Branch Library**

**Description:** Repairs and renovations

**Funds:** 2007 bond \$450,000

**Location/District:** 1023 Ada Street/District 3

**City Architect:** William Hensley

**Project Architect:** O'Connell and Robertson Architects

**Design Enhancement:** None

**Construction contract:** To be determined

**Estimated Completion Date:** To be determined

**Project Scope:** HVAC replacement; carpet replacement; painting; installation of exterior restroom doors; new meeting room furniture; installation of roof canopy over the back door; expansion of parking area if funding permits

**Current Status:** A preliminary scope meeting was held with O'Connell & Robertson. The City Architect will negotiate a contract with O'Connell and Robertson Architects. Negotiations for additional parking are on hold.

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### **Memorial Branch Library**

**Description:** Repairs and renovations

**Funds:** 2007 Bond \$300,000

**Location/District:** 3222 Culebra Road/District 5

**City Architect:** William Hensley

**Project Architect:** Vitetta Architects

**Design Enhancement:** None

**Construction contract:** To be determined

**Estimated Completion Date:** To be determined

**Project Scope:** Carpet replacement; new shelving; ADA improvements to the restrooms and modifications to the circulation desk; new interior lighting if funding permits

**Current Status:** Preliminary scoping meeting held with Project Architect. The City Architect will negotiate a contract with Vitetta Architects.

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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:** August 2009

**Project Scope:** Expansion of the new Roosevelt High School Library to accommodate use by the general public

**Current Status:** Funding has been transferred to NEISD Construction has begun on the foundations and floor slab. Move-in is scheduled for August 2009, with opening for the school year later that month. Project is currently on schedule.

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**Pan American Branch Library**

**Description:** Repairs and renovations

**Funds:** 2007 Bond \$300,000

**Location/District:** 1122 Pyron Avenue/District 4

**City Architect:** William Hensley

**Project Architect:** None

**Design Enhancement:** None

**Construction contract:** Job Order Contracting

**Estimated Completion Date:** November 2008

**Project Scope:** Parking lot rebuild with curbs and drainage; restroom upgrades; energy lighting upgrades; painting of exterior metal elements

**Current Status:** The Job Order Contract was approved by City Council on August 14 and work is anticipated to start middle to late October.