

**San Antonio Public Library  
Construction Update  
October 22, 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/Jamail & Smith Construction

**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. Repairs to the landscaping and irrigation system, sidewalk repairs, and site work to correct drainage are nearly complete. Exterior and interior lighting upgrades will be accomplished in the next month. Carpet replacement and new furniture will follow the above work, and selection of these items is in progress. The branch will be closed for approximately seven days the second week of December.

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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:** May 2010

**Project Scope:** An interim project to provide re-roofing, recoating and associated repairs to prevent water infiltration at the Central Library

**Current Status:** \$549,419 has been expended for the consultant study. The consultant's report is complete and the Capital Improvement Management Services Department is reviewing estimates relative to this report. The CIMS department presented this report to the Facilities Committee on July 17 and a presentation was made to the Board on July 23. Additional funding for this project is included in the 2009 Budget. The next step is for the contract for Raba-Kistner Consultants to be amended, after which design development can proceed.

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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 November 2008. CDBG funding will be used for the Job Order Contracting and the contractor's proposal is being refined to submit to City Council for approval in September. It is anticipated that the branch will be closed November 10 through November 23, with a re-opening ceremony planned after Thanksgiving.

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

**Description:** Repairs and renovations

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

**Location/District:** District 5

**City Architect:** William Hensley

**Project Architect:** None

**Design Enhancement:** None

**Construction Contract:** Jamail & Smith Construction

**Estimated Completion Date:** Estimated November 2008

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

**Current Status:** The Job Order Contract was approved by City Council on August 14, and work began in September. No closure of the branch is anticipated. Exterior painting is currently in progress and roof replacement will start in a few weeks.

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#### **Cortez Branch Library**

**Description:** Repairs and renovations

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

**Location/District:** 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 is currently in design development. The project architect met with Library staff on August 28 to present conceptual designs.

\*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 was presented by the project architects for the Library Facilities Committee on September 29. Master planning for the total 26-acre site is in the final phase, and the

Library project is in schematic design. The report from the Texas Historical Commission has been received, and staff will begin negotiations on mitigation of historical elements.

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

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

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

**Location/District:** Corner of Wilderness Oak and Blanco Road/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 in City Council District 9

**Current Status:** The architects have completed a feasibility study and a Phase One environmental study. Geological and endangered species studies have been completed, revealing no problem issues. The City Planning Commission approved the site donation their meeting on October 8. City Council acceptance of the donation is tentatively scheduled for the November 6 meeting.

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### **Hertzberg Building Restoration**

**Description:** Repairs and 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 NWAFA Administration

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### **Johnston Branch Library**

**Description:** Repairs and renovations

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

**Location/District:** 6307 Sun Valley/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 will provide a proposal for the 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:** 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:** The City Architect is negotiating a contract with architects O'Connell and Robertson. A preliminary scope meeting has been held with the 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:** The City Architect is negotiating a contract with Vitetta Architects. A preliminary scope meeting has been held with the 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:** 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. The 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:** Jamail & Smith Construction

**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. The branch is expected to close on December 1 for work to begin, and will remain closed for approximately three weeks.