

**San Antonio Public Library
Construction Update
March 25, 2009**

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: March 2009

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; new lighted flagpole

Current Status: All renovations are now complete, and the new furniture was installed the last week of February. Renovations to the monument sign will be completed in the next two weeks.

Central Library Weatherization Project

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

Funds: \$6,000,000 (\$5,850,000 Certificates of Obligation; \$150,000 Tax Notes)

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: June 2010

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

Current Status: The selection of the Construction at Risk Manager/Contractor is expected to be approved by City Council in April. After Council approval of the contracts, work on the design documents will begin. Construction is estimated to be complete by the summer of 2010.

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: Jamail & Smith Construction

Estimated Completion Date: March 2009

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

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 for this work. Exterior and interior patching and painting is complete and re-roofing is in progress. Work on the roof is estimated to be complete by the end of March.

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: October 2009

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

Current Status: The project architects met with Library staff on August 28 to present conceptual designs. Construction documents are completed and this project is out to bid. Construction is expected to start in April 2009 with completion estimated for October 2009. The decision regarding the need to close the branch is in final discussion.

*\$50,000 of Bond funds was previously spent on painting and carpet

Facilities Assessment Study

Description: Comprehensive assessment of physical elements at all library locations

Funds: \$250,000 Capital Funds, Certificates of Obligation

Location/District: All Library locations in all districts

City Architect: Dale Lange

Project Architect: Debra Dockery Architects

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: April 2009

Project Scope: Assesses current conditions and recommend replacements, repairs and renovations needed within the next 5 years; prioritize and provide cost estimates.

Current Status: A pre-assessment and scoping meeting was held on January 22. Site visits began on January 27 and are in progress and proceeding on schedule. The five-year plan will be provided by April 2009.

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: Fall 2010

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

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.

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: Fall 2010

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

Current Status: The project has experienced some delays related to staff turnover within NWAFA Administration. Responses to the design consultant Request for Qualifications have now been received and are being reviewed. At the same time, Library staff are exploring the possibility of contracting the same design consultant as NWAFA, who are currently the process of selecting that consultant.

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: Star Engineering

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: Flagpole installation is complete. An engineering contract is in place. Soil testing, a topographical survey and design work are in progress. After design documents are completed the Job Order Contractor will submit a proposal. A construction contract for the proposed work will need to go to City Council for approval.

Las Palmas Branch Library

Description: Roof replacement

Funds: \$480,000 Capital Funds, Certificates of Obligation

Location/District: 515 Castroville Road/District 5

City Architect: Dale Lange

Project Architect: None

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: To be determined

Project Scope: Roof replacement and other repairs as funding permits

Current Status: A meeting with the City Architect for priority scoping of additional work was held February 25 and a meeting with the Job Order Contractor will be held in March 2009.

McCreless Branch Library

Description: Repairs and renovations

Funds: 2007 bond \$450,000

Location/District: 1023 Ada/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: O'Connell and Robertson Architects are now working on schematic and design documents, which are estimated to go to bid in June 2009. Estimated construction time will be August 2009 to February 2010. Negotiations for additional parking are on hold.

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: A priority scoping meeting held with Project Architect Vitetta and their consultants was held on-site February 6 and they have since provided recommendations for lighting upgrades. This will now go to the Job Order Contractor for proposal. A contract for the replacement shelving was approved by City Council on March 5. Additional work is being designed for the ADA modifications for the entry and restrooms.

Mission Branch Library

Description: Construction of a new 16,400-square-foot branch library

Funds: \$7,400,000 (2007 Bond \$4,175,000; unissued Certificates of Obligation \$2,825,000; reallocated capital funds \$400,000)

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: Late Fall 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. Design review presentations were made to the Facilities Committee on January 14 and to the Board of Trustees on January 28. An additional Community Meeting for presentation of progress to stakeholders occurred on January 28. Both the master plan and the conceptual library plan were presented to the Historic & Design Review Commission and received approval on February 4. Assistant City Manager Frances Gonzalez has identified funds for additional site needs and restoration/preservation of the marquee and other historical elements.

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 is nearing completion. Move-in is scheduled for August 2009 with opening for the school year later that month. The project is currently ahead of schedule and move-in to the library may occur in March 2009.

Stone Oak Branch Library

Description: Construction of a new 15,000-square-foot branch library

Funds: \$7,050,000 (2007 bond \$3,000,000; unissued Certificates of Obligation \$4,000,000; reallocated capital funds \$50,000)

Location/District: Corner of Wilderness Oak and Settlers Valley/District 9

City Architect: Dale Lange

Project Architect: Marmon Mok Architecture

Design Enhancement: To be determined

Construction Contract: To be determined

Estimated Completion Date: Fall/Winter 2010

Project Scope: Construction of a new branch library

Current Status: Conceptual design is in progress and a staff plan review was held on March 5. A Community Meeting for input from neighborhood stakeholders was held on February 19, and a follow-up meeting will be held in five to six weeks.

Thousand Oaks Branch Library

Description: HVAC system replacement

Funds: \$240,000 Capital Funds, Certificates of Obligation

Location/District: 4618 Thousand Oaks Drive / District 10

City Architect: Dale Lange

Project Architect: None

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: To be determined

Project Scope: HVAC system replacement and other repairs as funding permits

Current Status: A meeting with the City Architect for priority scoping of additional work was held February 25 and a meeting with the Job Order Contractor will be held in March 2009.

Westfall Branch Library

Description: Roof and HVAC system replacement

Funds: \$600,000 Capital Funds, Certificates of Obligation

Location/District: 6111 Rosedale Court / District 1

City Architect: Dale Lange

Project Architect: None

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: To be determined

Project Scope: Roof and HVAC system replacement and other repairs as funding permits

Current Status: A meeting with the City Architect for priority scoping of additional work was held February 25 and a meeting with the Job Order Contractor will be held in March 2009. Replacement of the HVAC system was accelerated due to failure of the existing system, and was completed on March 8.