

**San Antonio Public Library  
Construction Update  
April 22, 2009**

**Central Library Weatherization Project**

**Description:** Replacement of the roof, skylight, repairs to exterior leaks and recoating of entire exterior

**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:** F. A. Nunnally Contractors

**Estimated Completion Date:** August 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 was scheduled to be approved by City Council on April 16. After Council approval of the contracts, work on the design documents will begin. Construction is estimated to be complete by the summer of 2010. No closure of the library is anticipated.

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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:** October 2009

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

**Current Status:** Construction bids were received in March, and all qualified bids were over budget. The CIMS Department will now determine how to proceed. Construction is expected to start in May 2009 with completion estimated for October 2009. Current plans do not include closing the branch for this project.

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

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**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:** Assess 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. A review meeting was held on March 19 to review progress and provide direction. The five-year plan will be provided by April 2009.

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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:** Ford Powell Carson – stabilization  
Lake | Flato – National Western Art Foundation

**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. Council action will be taken at the end of April or in May to allow funding of the History Center Portal build-out to be used for additional stabilization. Library staff have been given access to project architect's project management website to enable tracking of progress.

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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:** 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 the 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.

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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:** 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.

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### **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 was held on March 18. Their proposal will be provided in April and will then go to City Council for approval.

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### **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; lighted flag pole, 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. Currently we are evaluating possible HVAC replacement prior to summer weather.

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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:** New shelving; ADA improvements to the restrooms and modifications to the circulation desk; new interior lighting as 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 with installation occurring scheduled for May 11-24. Closure of the branch will be required for this installation. Additional design work is under way for the ADA modifications for the entry and restrooms.

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### **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:** 3100 Roosevelt Avenue / 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 on the former Mission Drive-In site

**Current Status:** 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. A plan review by the Facilities Committee occurred on March 18. Additional funds in the amount of \$400,000 have been identified for the Library and in the amount of \$700,000 for site development and marquee rehabilitation.

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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 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 earlier than originally anticipated.

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### **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:** Peter Zubiato

**Construction Contract:** To be determined

**Estimated Completion Date:** Fall/Winter 2010

**Project Scope:** Construction of a new 15,000 sq. ft. 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 the next few weeks. Schematic design presentation is scheduled for the Facilities Committee on April 15 and to the Board on April 22. The plan will then go to the HDRC for conceptual approval. Discussions are in progress with the Parks Department regarding walking trails.

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#### **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 was held on March 18. Their proposal will be provided in April and will then go to City Council for approval. A purchase order for the replacement of the HVAC system is being processed so this system can be installed before hot weather arrives. This portion of the work is not expected to require closure of the Branch.

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#### **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 was held on March 18. Their proposal will be provided in April and will then go to City Council for approval. Replacement of the HVAC system was accelerated due to failure of the existing system, and was completed on March 8.