

**San Antonio Public Library
Construction Update
May 27, 2009**

Central Library Weatherization Project

Description: Replacement of the roof and skylight, repairs to exterior leaks, 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 and construction contract was approved by City Council on April 16. Work on the design documents has begun and construction is estimated to begin in June 2009 and finish the summer of 2010. No closure of the Library is anticipated.

Cortez Branch Library

Description: Repairs and renovations

Funds: 2007 Bond \$300,000*/CDBG \$187,000**

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 Capital Improvements Management Services (CIMS) Department conducted value engineering and the construction contract received Council approval on May 14. Construction is expected to start the end of May 2009 with completion estimated for October 2009. Current plans do not include closure of the branch for this project.

**An Additional \$87,000 CDBG funds were also approved, adding to the \$100,000, to provide for the add alternates of the project plans.

*\$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: May 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. A meeting was held on March 19 to review progress and provide direction. An executive summary was presented to the Facilities Committee on May 6. The Existing Conditions Analysis Report for all locations was provided in May 2009. The five-year plan is being adjusted to account for current projects and will be provided in late May 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: Ford Powell Carson – stabilization
Lake Flato – for 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 was taken on April 16 to allow funding of the History Center Portal build out to be used for additional stabilization. Library staff has been given access to project architect's project management website to enable tracking of progress.

History Center Portal

Description: Design and construction of a Library History Center Portal in the Briscoe Western Art Museum (the former Hertzberg building)

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

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 is 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. Design documents are to be completed by June 1. The Job Order Contractor will then submit their proposal and a construction contract for the proposed work will need to go to City Council in August 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 was held on March 18, 2009. Their proposal has been provided and will go to City Council for approval in May 2009.

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; and 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. Construction is projected to take place between August 2009 and February 2010. Negotiations for additional parking are on hold. Currently City staff are evaluating the possibility of replacing the HVAC system prior to summer weather.

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 May 11-25, 2009. Additional design work is underway for lighting and ADA modifications for the entry and restrooms.

Mission Branch Library

Description: Construction of a new 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 16,400-square-foot 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. An additional \$400,000 have been identified for Library funding and \$700,000 for site development and marquee restoration. Design documents are being prepared and are estimated to be complete in three months. The City received authorization to proceed from the Texas Historical Commission, and on May 19 a contractor began removal of two of the four movie projection screens, a ticket booth structure, and a perimeter wall on the property. This site preparation work is needed as the City makes way for the new branch library and other site improvements that are planned. The main marquee structure at the former Mission Drive-In will remain on the site. District 3 Council Representative Jennifer Ramos hosted a community meeting on May 20 to discuss the naming of the new library and overall project status.

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. School district move-in is scheduled for August 2009 with opening for the school year later that month. As part of the City Manager's mid-year

budget adjustments for FY 2008-2009, plans are being made to postpone opening of the public-service component of this project until October 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: Peter Zubiato

Construction Contract: To be determined

Estimated Completion Date: Fall/Winter 2010

Project Scope: Construction of a new 15,000-square-foot 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, with a follow-up meeting on May 19. A schematic design presentation was made to the Facilities Committee on April 15, and to the Board on April 22. The plan will now go to the Historic and Design Review Commission (HDRC) for conceptual approval. Discussions are in progress with the Parks and Recreation Department regarding walking trails.

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, 2009, and a meeting with the Job Order Contractor on March 18, 2009. Their proposal is expected by the end of May, after which it will go to City Council for approval. A purchase order for the replacement of the HVAC system was processed, and this installation was completed on May 8. This portion of the work did not require closure of the branch.

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, 2009, and a meeting with the Job Order Contractor on March 18, 2009. Their proposal

is expected by the end of May, after which it will 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.