

**San Antonio Public Library
Construction Update
June 24, 2009**

Central Library Weatherization Project

Description: Replacement of the roof and 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: 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 the construction contract were approved by City Council on April 16. Work on the design documents has begun and construction is estimated to begin in August 2009 and finish by 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 St. / District 4

City Architect: William Hensley

Project Architect: Alvidrez Architecture, Inc.

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: November 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 began in June 2009 and completion is estimated for November 2009. There are no current plans to close the branch for this project.

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

**An additional \$87,000 in CDBG funds was also approved, adding to the \$100,000, to provide for the add-alternates of the project plans.

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 review 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 was presented to the Facilities Committee on June 17.

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 for the History Center Portal build-out to be used for additional stabilization. This work is estimated to begin July 1. Library staff has been given access to the 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

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 the NWAFA, which is 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 expected to be complete by end of June 2009. The Job Order Contractor will then submit its proposal, and a construction contract for the proposed work will 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. Their proposal was approved by City Council on June 18.

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 late June 2009. Estimated construction time will be August 2009 to February 2010. Negotiations for additional parking are on hold. A separate contract to replace the HVAC system was completed to upgrade this system before summer weather. The installation will be completed before the end of June.

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 with Project Architect Vitetta and their consultants was held on-site February 6 and they have since provided recommendations for lighting upgrades. These recommendations will now go to the Job Order Contractor for proposal. A contract for the replacement shelving was approved by City Council on March 5, and the Branch was closed May 11 thru May 24 for the shelving installation. Additional work is being designed for lighting and 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: 3100 Roosevelt Avenue / District 3

City Architect: William Hensley

Project Architect: Kell Muñoz

Design Enhancement: Chris Sauter

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 have been identified for the Library (\$400,000), and for site development and marquee rehabilitation (\$700,000). Design documents are being prepared and estimated to be completed in three months. The City has received demolition authorization from the Texas Historical Commission (THC) 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. Councilwoman Ramos hosted a community meeting on May 20 to discuss the naming of the new library and overall project status.

The Parman Library at Stone Oak

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

Funds: \$7,050,000 (2007 bond \$3,000,000; 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 was held on February 19 to gather input from neighborhood stakeholders, and a follow-up meeting was held on May 19. Schematic design presentation was made to the Facilities Committee on April 15 and to the Board on April 22. The plan went to HDRC for conceptual approval, which was received on June 3. Discussions are in progress with the Parks Department regarding walking trails.

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 the school year.

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. HVAC system replacement was completed on May 8. This portion of the work did not require closure of the branch. A proposal for the additional work was received in May, and a purchase order for that work has been approved. The library will be closed from July 13 through July 27 for the following work: roof repairs, carpet replacement, interior and exterior painting, parking lot repairs and striping, restroom renovations; and installation of a new monument sign and lighted flagpole.

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 was received in April and approved by City Council on June 18. Replacement of the HVAC system was accelerated due to failure of the existing system, and was completed on March 8.