



**San Antonio Public Library
Construction Update
July 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: 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 September 2009 with completion estimated for the summer of 2010. No closure of the Library is anticipated. Planning for the removal and storage of the Chihuly tower is underway in preparation for the construction project.

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: 3TI, Inc.

Estimated Completion Date: November 2009

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

Current Status: The construction contract received Council approval on May 14. Construction started June 18 and completion is estimated for November 2009. There are no current plans to close the branch for this project. Most recently, the canopy located in front of the library was moved by crane to the back of the building and concrete was poured for the new sidewalk.

**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 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 was adjusted to account for current projects and was presented to the Facilities Committee on June 17, and to the Board of Trustees on June 24.

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 National Western Art Foundation 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 National Western Art Foundation, which is currently the process of selecting that consultant.

Johnston Branch Library

Description: Repairs and renovations

Funds: \$450,000 - 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: January 2010

Project Scope: Replacement of the retention wall; site work; roof replacement; parking lot repairs; flagpole installation

Current Status: Flagpole installation is complete. The engineering consultant has completed the soil testing, topographical survey and the design work. The Job Order Contractor will now submit their proposal and a construction contract for the proposed work will need to go to City Council in August / September for approval. Project completion is estimated for January 2010.

Las Palmas Branch Library

Description: Roof replacement

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

Location/District: 515 Castroville Road / District 5

City Architect: Roger Carrillo

Project Architect: None

Design Enhancement: None

Construction Contract: Jamail & Smith Const.

Estimated Completion Date: October 2009

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. Construction will begin in August and the branch will be closed for three weeks, August 31 through September 20.

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: Jamail & Smith Const.

Estimated Completion Date: February 2010

Project Scope: HVAC replacement; carpet replacement; painting; installation of exterior restroom doors; new meeting room furniture; installation of roof canopy over the back door; installation of 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 July. 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, and the installation was completed by the end of June. The replacement of carpet and other work is estimated to be accomplished in September through December and a two-week closure of the branch will be scheduled.

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: February 2010

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 in May 2009. 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. This work is estimated to be accomplished between September and December. The total project completion is estimated for February 2010.

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 Ave. / 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 are estimated to be completed in August. The City received authorization from the Texas Historical Commission to remove existing structures from the site, and on May 19 a contractor began demolition of two of the four movie projection screens, a ticket booth structure, and a perimeter wall. The main Mission Drive-In marquee structure 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 Zubiate

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. Community meetings to obtain input from neighborhood stakeholders were held on February 19 and 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 the Historic and Design Review Commission 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 school move-in to the library may occur earlier than the beginning of the school year. FY 2009 budget reductions have delayed the public opening until October 2009.

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: Roger Carrillo

Project Architect: None

Design Enhancement: None

Construction Contract: Jamail & Smith Construction

Estimated Completion Date: October 2009

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

Current Status: A meeting was held on February 25 with the City Architect for priority scoping of additional work, and a meeting with the Job Order Contractor was held on March 18. A purchase order for the replacement of the HVAC system was processed, and this project was completed on May 8. This portion of the work did not require closure of the Branch. The Job Order Contractor's proposal for the additional work was received in May, and a purchase order for that work has been approved. The library closed on July 13 for roof repairs, carpet replacement, interior and exterior painting, parking lot repairs and striping, restroom renovations and new monument signage. It is expected to reopen July 27.

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: Roger Carrillo

Project Architect: None

Design Enhancement: None

Construction Contract: Jamail & Smith Const.

Estimated Completion Date: October 2009

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 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. Construction is expected to start in August, and the branch will be closed for two weeks, August 17 through August 31.