

**San Antonio Public Library
Construction Update
August 26, 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: Betty Feldman

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 awarding of 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 September 2009 and be completed by the summer of 2010. No closure of the Library is anticipated. Planning for the removal and storage of the Chihuly art piece is underway in preparation for the construction project and replacement of the skylight

Central Library Elevator Improvements

Description: Assessment of the elevator equipment and improvements

Funds: \$125,000 Certificates of Obligation

Location/District: 600 Soledad Street / District 1

City Architect: Dale Lange

Project Consultant: North American Elevator Consulting, Inc.

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: December 2009

Project Scope: Elevator assessment and improvements at the Central Library

Current Status: Project specifications have been written and the Purchasing Department will be seeking bids for an elevator contractor to complete the modifications.

Cortez Branch Library

Description: Repairs and renovations

Funds: \$487,640 (*2007 Bond \$300,000/CDBG \$187,000**)

Location/District: 2803 Hunter Street / 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, 2009, and completion is estimated for November 2009. There are no current plans to close 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. Currently construction of the foundations for the entry expansion is underway. *\$50,000 of Bond funds was previously spent on painting and carpet

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 is exploring the possibility of contracting the same design consultant as NWAFA, who are currently in the selection process.

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; installation of a flagpole

Current Status: Flagpole installation is complete. The engineering consultant has completed the soil testing, topographical survey, and design work. The Job Order Contractor will now submit a proposal, and a construction contract for the proposed work is scheduled to go to City Council in September for approval. Project completion is estimated for January 2010. The HVAC system is also being evaluated for performance enhancements.

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, 2009. Their

proposal was approved by City Council on June 18, 2009. Construction will begin the end of August, and it is estimated that the branch will need to be closed for three weeks, August 31 through September 20. The entire project is estimated to be completed by October 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: 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; 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 August 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, and installation took place in June. Carpet replacement and other work is expected to be accomplished September through December. It is expected that the branch will close for approximately two weeks to complete this work.

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 entry areas, and 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 the architects and consultants have since provided recommendations for lighting upgrades. Design documents are expected to be complete in August, following which they will be submitted 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 through 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 take place September through December 2009. 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 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 Library Board 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. Design documents are being prepared and estimated to be completed in August 2009. 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 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. Construction documents are near completion and will go out to bid soon.

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: Wilderness Oak and Settlers Valley / District 9

City Architect: William Hensley

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

Current Status: Community meetings were held on February 19 and May 19 to gain input from neighborhood stakeholders. The Historic & Design Review Commission gave its approval of the conceptual design during a presentation on June 3. Discussions are in progress with the Parks and Recreation 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 complete. FY 2009 Budget reductions have delayed opening to the public 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 Const.**Estimated Completion Date:** October 2009

Project Scope: A purchase order for the replacement of the HVAC system was processed and this system was completed on May 8. This portion of the work did not require closure of the Branch. The proposal for additional work was received in May and a purchase order for that work was approved. The library was closed from July 13 to July 27 for roof repairs, carpet replacement, interior and exterior painting, parking lot repairs and striping, and restroom renovations. The project is complete except for the installation of a new monument sign. The contractor and architect are working on obtaining the necessary permits and approval from the Historic & Design Review Commission.

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 Construction**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, 2009. Their proposal was approved by City Council on June 18, 2009. Replacement of the HVAC system was accelerated due to failure of the existing system and was completed on March 8. The branch is currently closed, now through August 30, for roof replacement, parking lot resurfacing, sidewalk repairs, carpet replacement, restroom renovations, interior and exterior painting, and installation of automatic doors, a new fire alarm, and new lighted flag pole.