

**San Antonio Public Library
Construction Update
September 23, 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: Betty Feldman

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 16th. Work on the design documents has begun. Construction is scheduled to begin in October 2009 and completion is estimated for the summer of 2010. Planning for the removal and storage of the Chihuly art piece is underway in preparation for the construction project and replacement of the skylight. Review of the paint color selection was presented to the Library Board Facilities Committee on August 19 and to the full Board on August 26, at which time the re-painting of the building to the original colors was approved.

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: Project to provide elevator assessment and improvements at the Central Library

Current Status: Project specifications have been written and the City of San Antonio Purchasing Department will be seeking bids for an elevator contractor to complete the modifications. A contract is expected to go to City Council for approval in October.

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 14th. Construction started June 18, 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. Currently construction of the foundations for the entry expansion is complete and installation of the steel is being installed. Movement and installation of the barrel roof element from the front to the rear of the library is under way.

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 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 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 the design work. The Job Order Contractor has reviewed the design and prepared a proposal for the retaining wall at the rear of the library. The proposed work will now go to City Council for approval in October, and 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. A pre-construction meeting held on August 13, which included the library staff and staff from the Department of Community Initiatives Benavidez Learning Center, covered schedules and impacts to operations during the library closure. The branch was closed for three weeks, August 31 through September 20, 2009, and re-opened on schedule on September 21. 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 completing design documents, which are estimated to go to bid in October/November 2009. Estimated construction time will be December 2009 to February 2010. Negotiations for additional parking are on hold. A separate contract was issued to cover replacement of the HVAC system, and installation was completed by 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: 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 they have since provided recommendations for lighting upgrades. Design documents are expected to be completed in September. This project 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. This project is estimated to go out to bid in October 2009. The total project completion is estimated for February 2010. Emergency repairs to entry sidewalks will be accomplished in September by the Job Order Contractor.

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: A 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 September 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 City 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. However, design revisions are under review by stakeholders.

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 and move-in is scheduled for August 2009 with opening for the school year later that month. FY 2009 Budget reductions have delayed opening to the public until October 2009. Grand opening of the library is scheduled for October 10, 2009.

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 Zubiante

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: Community Meetings for input from neighborhood stakeholders were held on February 19 and May 19. Conceptual design was presented to the Historic and Design Review Commission (HDRC) on June 3, and received approval. The project is now proceeding with design documents. Discussions are in progress with the Parks Department regarding walking trails. Final approval by the HDRC was received on September 2.

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 for two weeks, 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 permitting and HDRC approval for the signage.

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: The branch was closed for three weeks, August 17 through August 30, for roof replacement, parking lot resurfacing, sidewalk repairs, carpet replacement, restroom renovations, interior and exterior painting, new lighted flag pole, installation of automatic doors and new fire alarm. New furniture was also delivered and installed during this closure. (There was a one-week delay in re-opening due to water infiltration during the roof installation, so the branch re-opened on September 8.) Replacement of the HVAC system was accelerated due to failure of the existing system, and was completed on March 8.