

**San Antonio Public Library  
Construction Update  
October 28, 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:** Betty Feldman

**Project Architect:** Raba-Kistner Consultants, Inc.

**Design Enhancement:** None

**Construction Contract:** F.A. Nunnally Contractors

**Estimated Completion Date:** Winter 2010

**Project Scope:** Provide re-roofing, recoating and associated repairs to prevent water infiltration at the Central Library

**Current Status:** The construction contract was approved by City Council on April 16. This work has begun, and construction is estimated to be completed by the winter of 2010. Removal and storage of the Chihuly *Fiesta Tower* was completed the week of October 12, in preparation for the construction project and replacement of the skylight. Signage has been placed around the building to explain the absence of the Chihuly sculpture and to direct customers to the elevators in the area of the construction barricades. Review of the paint color selection was presented to the Facilities Committee on August 19 and to the full Board on August 26, at which time the re-coating of the building to the original colors was approved. There will also be repairs to the cooling tower area, which will require the HVAC system be turned off and the library to close to the public for the two-week between December 14 and December 28.

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**Central Library Elevator Improvements**

**Description:** Assessment of and improvements to the Central Library elevator system

**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:** July 2010

**Project Scope:** Elevator assessment and improvements at the Central Library.

**Current Status:** Project specifications have been written and the City Purchasing Department will be seeking bids for an elevator contractor to complete the modifications; the contract is estimated to go for City Council approval in January 2010.

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**Cortez Branch Library**

**Description:** Repairs and renovations

**Funds:** \$487,640 (\*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:** 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.

\*\$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 foundation slab and walls for the entry expansion are complete. Installation of the barrel roof element from the front to the rear of the library is nearly completed.

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### **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 Request for Qualifications for a design consultant 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 Western Art Foundation, who are currently in the selection process.

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### **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:** Jamail & Smith Construction

**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:** The engineering consultant has completed the soil testing, topographical survey and 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 construction contract was approved by City Council on October 1, and completion is estimated for January 2010. The HVAC system is also being evaluated for performance enhancements.

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### **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 Construction

**Estimated Completion Date:** October 2009

**Project Scope:** Roof replacement and other repairs as funding permits

**Current Status:** The construction contract was approved by City Council on June 18. The branch was closed for three weeks, August 31 through September 20. The project is complete except for a final roof inspection that should occur the third week of October 2009 and the ordering and delivery of new furniture.

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### **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 Construction

**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; and lighted flag pole, expansion of parking area if funding permits

**Current Status:** O'Connell and Robertson Architects are now completing construction documents, which are estimated to go to bid in October/November 2009. Estimated construction time will be December 2009 to February 2010. Closure of the branch to accomplish this work will be scheduled during this time. Negotiations for additional parking are on hold. A separate contract was issued to replace the HVAC system, and installation was completed the end of June.

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### **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, new interior lighting as funding permits

**Current Status:** Construction documents are expected to be completed in October, when they will now go to the Job Order Contractor for proposal. A contract for 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 design work is under way for new lighting and ADA modifications for the entry and restrooms. This project is estimated to go out to bid in October 2009. Total project completion is estimated for February 2010. Emergency repairs to entry sidewalks were accomplished in October by Jamail & Smith Construction.

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**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:** Winter 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 funds for site development and marquee rehabilitation (\$700,000). The main marquee structure at the former Mission Drive-In will remain on the site. Construction documents are near completion and will go out to bid soon. It is expected the construction contract will go to City Council for approval in December 2009.

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**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:** Winter 2010

**Project Scope:** Construction of a new 15,000,000 -square-foot branch library

**Current Status:** Conceptual design approval by HDRC was received at the presentation on June 3 and final approval by the HDRC was received on September 2. The project is now proceeding with construction documents and is out for bids. Discussions are in progress with the Parks Department regarding walking trails.

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**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:** The library was closed for two weeks on July 13 for the following work: roof repairs, carpet replacement, interior and exterior painting, parking lot repairs and striping, and restroom renovations. It reopened on July 27. The project is complete except for the installation of a new monument sign, which should be completed by October 16. The final punch list inspections will take place the following week.

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**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:** The branch was closed for two weeks, August 17 through August 30, for roof replacement, parking lot resurfacing, sidewalk repairs, carpet replacement, restroom renovations, interior and exterior painting, installation of a new lighted flag pole, installation of automatic doors and installation of a new fire alarm. New furniture was also delivered and installed during this closure. There was a one-week delay in reopening due to water infiltration during the roof installation, so the branch reopened on September 8. The final punch list repairs are in progress and are expected to be completed by October 16.