

**San Antonio Public Library  
Construction Update  
December 9, 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:** Randy Matyear

**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 correct and prevent water infiltration at the Central Library

**Current Status:** The construction contract was approved by City Council on April 16. Work on the project has begun, and construction is estimated to be completed by the winter of 2010. In October, the Chihuly *Fiesta Tower* was removed and placed in storage in preparation for the construction project and replacement of the skylight. On August 26 the Board approved re-painting of the building to the original colors. 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 a two-week period between December 14 and December 28. Trees have been removed and gravel laid for the construction yard at the rear of the Library.

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**Central Library Elevator Improvements**

**Description:** Assessment and improvement of the Central Library elevator equipment

**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:** Assessment and improvement of the elevators at the Central Library

**Current Status:** The Purchasing Department advertised for bids for an elevator contractor to complete the modifications; two bids were received. One contractor pulled their bid and the other was over budget. Consideration is now being given to other alternatives to accomplish this project.

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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 St. / District 4

**City Architect:** William Hensley

**Project Architect:** Alvidrez Architecture, Inc.

**Design Enhancement:** None

**Construction Contract:** 3TI, Inc.

**Estimated Completion Date:** December 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 December 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.

\*\*In addition to the original \$100,000, \$87,000 in CDBG funding was also approved to provide for the add-alternates to the project plans. Construction of the foundation slab and walls for the entry expansion is complete. Entry walls are now being clad with stone, and new glass walls and doors are being installed. Installation of new sidewalks, seating walls and a monument sign is also in progress.

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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:** Library staff are exploring the possibility of contracting the same design consultant as the museum's developers, the National Western Art Foundation, which is currently in the selection process. The possibility of a new design and project scope for the Portal is being explored with stakeholders.

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#### **Igo Branch Library**

**Description:** Deferred Maintenance - Facilities Assessment Study

**Funds:** \$305,591.59 from project balance

**Location/District:** 13330 Kyle Seale Parkway / District 8

**City Architect:** Bill Hensley

**Project Architect:** To be determined

**Design Enhancement:** None

**Construction Contract:** To be determined

**Estimated Completion Date:** March 2010

**Project Scope:** Renovations and improvements based on recommendations in the Facilities Assessment Study

**Current Status:** Project scope to be refined and ready for bid by January 2010

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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, flagpole installation

**Current Status:** The engineering consultant completed the design work for the retaining wall, and the construction contract was approved by City Council on October 1. This contract provides for the retaining wall, new sidewalks, renovations to the ADA parking and new doors for the restrooms. The next steps will be to provide a work schedule and schedule a pre-construction site meeting. The HVAC system is also being evaluated for performance enhancements. Completion of the project is estimated for January 2010.

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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 Const.**Estimated Completion Date:** October 2009**Project Scope:** Roof replacement and other repairs as funding permits**Current Status:** The branch was closed for three weeks, August 31 through September 20, 2009. The project is completed except for an order of replacement furniture for which final selections and color choices are being made.

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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; lighted flag pole, and expansion of parking area.**Current Status:** O'Connell and Robertson Architects are now completing construction documents, which are estimated to go to bid in December 2009. Estimated construction time will be December 2009 through February 2010. A closure of the branch to accomplish this work will be scheduled during this time. A separate contract was issued for replacement of the HVAC system, and installation was completed in June 2009.

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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:** Jamail & Smith Construction**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:** 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 interior lighting and ADA modifications for the entry and restrooms. Project completion is estimated for February 2010. Emergency repairs to entry sidewalks were accomplished in November by Jamail & Smith Construction.

**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:** Winter 2010

**Project Scope:** Construction of a new branch library on the former Mission Drive-In site

**Current Status:** Additional funds have been identified for the Library (\$400,000) and funds for site development and marquee rehabilitation (\$700,000). The main marquee structure from the former Mission Drive-In will remain on the site. Construction documents are complete and went out to bid October 4. It is expected that the construction contract will go to City Council for approval in December 2009 or January 2010. A groundbreaking ceremony has been scheduled for late January 2010.

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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 Zubiate

**Construction Contract:** To be determined

**Estimated Completion Date:** Winter 2010

**Project Scope:** Construction of a new 15,000 sq. ft. Branch library

**Current Status:** Construction documents are now complete and the project went out to bid on September 27. The construction contract is expected to go to City Council for approval in December with groundbreaking anticipated for January 2010. Discussions are in progress with the Parks Department regarding walking trails.

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**Semmes Branch Library**

**Description:** Deferred maintenance - Facilities Assessment Study

**Funds:** \$85,533.93 project balance

**Location/District:** 15060 Judson Road / District 10

**City Architect:** Bill Hensley

**Project Architect:** To be determined

**Design Enhancement:** None

**Construction Contract:** To be determined

**Estimated Completion Date:** March 2010

**Project Scope:** Renovations and improvements based on recommendations in the Facilities Assessment Study

**Current Status:** Project scope to be refined and ready for bid by January 2010

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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 Const.

**Estimated Completion Date:** October 2009

**Current Status:** Roof repairs, carpet replacement, interior and exterior painting, parking lot repairs and striping, restroom renovations, and installation of a new monument sign are complete. The final punch list inspection took place on November 25.

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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 Const.

**Estimated Completion Date:** December 2009

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

**Current Status:** This project is complete except for additional landscape work and monument sign renovations that are to be completed in December.