

**San Antonio Public Library
Construction Update
January 27, 2010**

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: 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 prevent water infiltration at the Central Library

Current Status: The construction contract was approved by City Council on April 16, 2009. Work has begun and construction is estimated to be complete by the winter of 2010. In preparation for the construction project and replacement of the skylight, the Chihuly Fiesta Tower was dismantled and placed in storage. On August 26 the Board approved re-painting of the building to the original colors. During the recent closure, December 14 to December 28, the contractor made repairs to the cooling tower area and additions to the roof and deck drain system. The next three to four weeks will see the re-roofing of the third floor terraces.

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: July 2010

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

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

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: February 2010

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

Current Status: The project has had some weather delays and the schedule has also been extended due to enhancements to the project made possible by the extra funding. A change order to

provide for a better parking lot surface was added to the project. The new entrance area is an outstanding transformation of the library exterior.

*\$50,000 of Bond funds was previously spent on painting and carpet.

**An Additional \$87,000 CDBG funds were also approved, adding to the \$100,000, to provide for the add alternates of the project plans.

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: William 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 National Western Art Foundation, which is currently in the selection process. A new design and project scope for the portal are being explored with stakeholders.

Igo Branch Library

Description: Deferred maintenance – Library Facilities Assessment Study

Funds: \$305,591.59 from project balance

Location/District: 13330 Kyle Seale Parkway / District 8

City Architect: William Hensley

Project Architect: To be determined

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: April 2010

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

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

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: March 2010

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

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 conduct a pre-construction site meeting and provide a work schedule. Also, the HVAC system is being evaluated for performance enhancements. Completion of the project is estimated for March 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: The branch was closed for three weeks, August 31 through September, 20 2009. This project is completed except for an order of replacement furniture which will be delivered and installed on January 25, 2010.

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: April 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 January 2010. Estimated construction time will be February through April 2010. A closure of the branch to accomplish this work will be scheduled during this time. A separate contract to replace the HVAC system was completed to upgrade this system and installation was completed in June 2009.

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: April 2010

Project Scope: New shelving, ADA improvements to the restrooms and entry areas, and new interior lighting as funding permits

Current Status: A contract for the replacement shelving was approved by City Council on March 5, 2009, and the branch was closed May 11 through May 24 for the shelving installation. Currently design work is in progress for interior lighting and ADA modifications for the entry and restrooms.

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 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: The main marquee structure at the former Mission Drive-In will remain on the site. Additional funds have been identified for the Library (\$400,000) and for site development and marquee rehabilitation (\$700,000). Construction documents are complete and went out to bid October 4. The construction contract was approved by City Council agenda on January 21, 2010, and the groundbreaking ceremony is scheduled for January 26 at 10:00 a.m.

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: Randy Matyear

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 -square-foot branch library

Current Status: Construction documents are now complete and the project went out to bid on September 27. The construction contract was approved by City Council on December 10, 2009, and the groundbreaking ceremony was held on January 12, 2010. Construction activity will start in just a couple of weeks.

Semmes Branch Library

Description: Deferred maintenance – Library Facilities Assessment Study

Funds: \$85,533.93 project balance

Location/District: 15060 Judson Road / District 10

City Architect: William Hensley

Project Architect: To be determined

Design Enhancement: None

Construction Contract: To be determined

Estimated Completion Date: April 2010

Project Scope: Renovations and improvements based of the Facilities Assessment Study

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

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 electrical work and new flooring in the work room and employee break room.