



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: July 1, 2009

TO: Jay Goldstone, Chief Operating Officer

FROM: Deborah L. Barrow, Library Director

SUBJECT: CAPITAL IMPROVEMENT PROJECTS - UPDATE

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**NEW MAIN LIBRARY**

The Police garage facility was demolished and the site cleared. A construction contract to clean contamination on the site was completed in March 2007. The property closure report is being prepared by the environmental consultants. A structural review of the plans was completed. The Office of the State Librarian review of the 90% plans and specifications was completed on July 9, 2007. The Development Services Department issued a foundation permit on May 14, 2008. The construction plans were approved by the Division of State Architect and the Development Services Department. The final bid set was approved by the Office of the State Librarian on November 7, 2008.

City and San Diego Unified School District representatives are exploring the possibility of incorporating a high school on the 6<sup>th</sup> and 7<sup>th</sup> floors. The State Librarian extended the \$20M grant agreement deadline to July 1, 2009 in order to give the City time to complete a school/library feasibility study and enter into a School/Library joint use agreement, revise the project budget and schedule, and identify all project funding.

The San Diego School District is currently exploring legal options for including the school in the new main library without requiring redesign, major construction changes or a new feasibility study.

The City and San Diego Unified School District (SDUSD) negotiated a Letter of Intent (LOI) for a \$20,000,000, 40-year lease of the 6th and 7th floors for a public charter high school. Approval of the letter of intent by School Board and Council resolution is required to be submitted to the State Librarian Office as evidence of the intended joint use of the building and is a condition for the extension of the City's \$20 million 2000 Library Bond Act grant. On June 23, 2009 and June 24, the SDUSD School Board and Rules Committee of the City Council, respectively, heard the item favorably. Authorization to enter into the LOI will be heard by full Council on July 7, 2009. The City is submitting a letter and updated application to the State Librarian due July 1, 2009 as required to request an extension to the State Grant. If the Letter of Intent is approved, and the State Library Grant is extended, the project will return to Centre City Development Corporation (CCDC) and City Council for approval and authorization of the bidding phase and associated costs.

### **LOGAN HEIGHTS LIBRARY**

The Logan Heights Library construction project is approximately 88% complete. Work on the Fire Protection System is fully underway and will be ready for inspection in early July. All other work is being completed according to schedule, with an anticipated opening in the early fall.

### **SKYLINE HILLS LIBRARY**

The Skyline Hills Branch Library has two potential designs for the new library. At a staff meeting on September 17, 2008, the Architect informed library staff that the community preferred scheme C as their architectural choice. The donor commitment to the Skyline Hills Library expired at the end of 2008. The San Diego Foundation's Hervey Family Trust Fund previously committed \$3.5 million to help fund the construction of the library. Per the donor, this commitment expired at the end of the year because progress was not made on the library, and the donor has requested reimbursement of the \$750,000 initially provided, with interest. Further development of the library depends on obtaining funds toward construction and ongoing operational costs.

### **MISSION HILLS LIBRARY** – Nothing new to report since last month's update

Staff met on August 18<sup>th</sup>, 2008 with Engineering staff and the Architects for the new Mission Hills Library. The library is planned to be 15,000 square feet allowing for an additional 10,000 square feet to be added in the future. The plans call for 90 underground parking spaces. Since there were some modifications to the plans, Engineering staff and the Architects were requiring feedback from library staff. A meeting with Council Members Atkins, Faulconer and Library Commissioner Katie Sullivan took place to help ensure full funding for the project. The plans will go back to the community for feedback. This project awaits funds for construction and on-going operational costs.

### **SAN CARLOS LIBRARY** – Nothing new to report since last month's update

On September 5<sup>th</sup>, 2008 library staff met with the Architects and Engineering staff for a presentation for Library Director, Deborah Barrow on the new San Carlos library. The library will be 25,000 square feet with 2500 square feet dedicated for community services. There will be a 300 person Community Room, and 78 parking spaces are currently planned. We learned the City is in the process of buying the lower parking lot, and hazardous materials cleanup was the issue that has been holding up the process. Revised plans will be reviewed again by the community for input. This project awaits funds for construction and on-going operational costs.

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**NORTH PARK LIBRARY** – Nothing new to report since last month's update

Library staff attended a meeting held by the North Park Redevelopment Project Area Committee on October 14<sup>th</sup>. Michael Lengyel from City Planning & Community Investments also attended this meeting. The group approved moving forward to do a study to determine if the building (former Big Lots) located at 28<sup>th</sup> & University would be suitable to house the North Park Library. This project awaits funds for construction and on-going operational costs.

*Deborah L. Barrow*

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Library Director

cc: Board of Library Commissioners  
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