



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: May 3, 2010

TO: Jay Goldstone, Chief Operating Officer

FROM: Deborah L. Barrow, Library Director

SUBJECT: CAPITAL IMPROVEMENT PROJECTS - UPDATE

NEW CENTRAL 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. 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.

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. 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 was approved by Council on July 7, 2009. The City submitted a letter and updated application to the State Librarian on June 29, 2009 as required to request an extension to the State Grant. The Acting State Librarian extended the \$20M grant agreement deadline to August 1, 2010 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 project gained Redevelopment Agency and City Council approval and authorization of the bidding phase and associated costs, including amendments to the Architectural and Construction Manager at Risk (CMR) agreements on October 27, 2009. The 2nd reading and adoption of the ordinances pertaining to the Architectural and Construction Manager at Risk (CMR) agreements occurred on November 17, 2009.

The Construction Manager at Risk (CM@R) Ordinance was approved by NR&C on November 9, 2009, introduced (O-2010-49) at City Council on February 16, 2010, and adopted March 2, 2010. The School/City Lease was approved by City Council on April 20, 2010 and the SDUSD School Board on April 27, 2010. Turner selected their EOC outreach consultant, JLC Consultants, and submitted their draft guaranteed maximum price (GMP) on April 28. Staff will negotiate the final GMP over the next few weeks. The CM@R contract is being finalized and will tentatively be brought forward to the Rules Committee on June 16 and City Council on June 29, 2010.

LOGAN HEIGHTS LIBRARY

Department staff continues to work with the Resident Engineer, Project Manager and the construction company to address warranty issues. Due to significant rain in January and February, a number of weather related issues are being addressed. Furniture that was not included in the original furniture plan is arriving at the branch. Room naming signs have been ordered to recognize three donors at the Logan Heights Library:

- Gracia Molina de Pick (Centro Cultural)
- Las Patronas (Computer Lab)
- First 5 Commission (Children's Multi-purpose Room)

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. Further development of the library depends on obtaining funds toward construction and ongoing operational costs.

MISSION HILLS/HILLCREST LIBRARY

Staff met on August 18th, 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 in October 2008. The plans will go back to the community for feedback. This project awaits funds for construction and on-going operational costs. Council Members Faulconer and Gloria have planned a Town Hall meeting for November 18, 2009 to discuss the plans for this library. On November 18, 2009, \$250,000 of Development Impact Fee (DIF) money was recommended by the City's Capital Improvement Program Review and Advisory Committee (CIPRAC) to further the project in its design phase.

A nominal amount of Uptown Community DIF funding is pending City Council approval for the Fiscal Year 2011 Capital Improvement Project budget.

SAN CARLOS LIBRARY

On September 5th, 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 which will need to be reconsidered when the project is ready to go forward. There will be a 300 person Community Room, and 78 parking spaces are currently planned. The City has been in the process of buying the lower parking lot; hazardous materials cleanup is the issue that has been holding up the process. Plans have been reviewed by the community and the City has received their input. On November 18, 2009, \$62,000 of Development Impact Fee (DIF) money was recommended by the City's Capital Improvement Program Review and Advisory Committee (CIPRAC) to further the project in its design phase. This project awaits additional funds for construction and on-going operational costs.

A nominal amount of Navajo Community DIF funding is pending City Council approval for the Fiscal Year 2011 Capital Improvement Project budget.

NORTH PARK LIBRARY

Library staff attended a meeting held by the North Park Redevelopment Project Area Committee on October 14, 2008. 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 28th & University would be suitable to house the North Park Library. This project awaits funds for construction and on-going operational costs.

Deborah L. Barrow
Library Director

cc: Board of Library Commissioners
Patti Boekamp, Director, Engineering & Capital Projects
Afshin Oskoui, Assistant Director, Engineering & Capital Projects
Darren Greenhalgh, Deputy Director, Engineering & Capital Projects
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