



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: September 1, 2009

TO: Jay Goldstone, Chief Operating Officer

FROM: Deborah L. Barrow, Library Director

SUBJECT: CAPITAL IMPROVEMENT PROJECTS - UPDATE

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 Library 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 Library on November 7, 2008.

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 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 Library 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 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 project will return to Centre City Development Corporation (CCDC) and City Council for approval and authorization of the bidding phase and associated costs, including amendments to the Architectural and Construction Manager at Risk (CMR) agreements. Currently, the design team is working on updating the plans to ensure that design elements meet current standards and availability of products specified. A list of meetings and dates is attached for your information.

LOGAN HEIGHTS LIBRARY

The Logan Heights Library construction project is approximately 94% complete. As of September 1st, the two-week outlook includes completing planting trees, shrubs, ground cover

and sod; guard rails and stair rails will be installed, and carpet installation will begin. Book stacks will arrive on September 15th. The project's completion date has been extended to approximately October 7, 2009. An official adjusted completion date is pending approval of the revised change order.

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 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. The plans will go back to the community for feedback. This project awaits funds for construction and on-going operational costs.

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. 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. Plans have been reviewed by the community and the City has received their input. This project awaits funds for construction and on-going operational costs.

NORTH PARK LIBRARY

Library staff attended a meeting held by the North Park Redevelopment Project Area Committee on October 14th. 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.

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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
Cynthia Meinhardt, Project Manager II, Engineering & Capital Projects

Schedule of New Main Library Meetings

CCDC Budget/Finance Committee Sept. 2 – 9/10 a.m. we will provide a 5 minute update of the project status. CCDC will present on the additional funding request.

CCDC Planning Committee Sept. 9 – 5:15 p.m. We will provide a 5 minute update of the project status

Rules Committee Sept 16 – 9 a.m. Approval of consultant contracts, plans and specifications, and authorization to spend another \$500,000 of CCDC funds.

CCDC Board Sept 16 – 1 p.m. Item should be on consent

Agency/Council Oct. 6th or 13th Approve Resolutions for consultant contracts, plans and specifications, and authorization to spend another \$500,000 of CCDC funds.

In addition, it is possible the Lease Agreement with the School District will be on a council docket before the last meeting in December, but is not required by the State Librarian until May 1, 2010.

For more information, please see:

<http://www.ccdc.com/index.cfm/fuseaction/events.home>