



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: November 4, 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.

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 is scheduled for November 10, 2009.

LOGAN HEIGHTS LIBRARY

As of October 27, 2009, the Logan Heights Library construction project is over 99% complete. Final touch ups are in progress for painting and signage adjustments. The old Logan Heights Branch Library officially closed on Tuesday, October 27, 2009. The final fire inspection for the new Logan Heights Branch Library is scheduled for Monday November 2, 2009. The contractor expects to transfer occupancy to the City on Tuesday, November 3, 2009, and books are scheduled to arrive November 4th and 5th. The Grand Opening Ceremony for the new Logan Heights branch is Friday, December 11, 2009, at 11:00 a.m.

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.

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. 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 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
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