2000 Branch Library Improvement Bond

QUARTERLY REPORT

First Quarter 2010
January - March

Potrero Branch Library

Opened March 6, 2010

BRANCH LIBRARY
IMPROVEMENT PROGRAM

Building better libraries for stronger communities

Table of Contents
Quarterly Report
January – March 2010

Executive Summary

- Program Highlights
- Program Summary
- Program Budget
- Program Schedule
- Project Summaries
- Program Management Activities

Program Scope of Work

Program Schedule

Program Budget Reports

- Revenue Plan
- Expenditures
- Cash Flow Projections

BLIP in Action

- Photos of Bernal Heights & Potrero Grand Opening Celebrations!
- Photos of Projects in Construction
- Renderings of Future Projects

San Francisco Public Library

Luis Herrera
City Librarian

BRANCH LIBRARY IMPROVEMENT PROGRAM

Lena Ch'en, AIA
Bond Program Manager

Edward D. Reiskin
Director

Executive Summary
Quarterly Report
January – March 2010

Program Highlights

- BERNAL HEIGHTS – This beautifully renovated WPA-era library reopened on January 30, 2010. Hundreds of community residents joined City Librarian Luis Herrera, Senator Mark Leno, Assemblyman Tom Ammiano, Supervisor David Campos, DPW Director Ed Reiskin, and others to cut the red ribbon on the restored branch.

- POTRERO – This renovated branch, featuring the best view of any library in the City, reopened on March 6, 2010. Hundreds of community residents joined City Librarian Luis Herrera, Senator Mark Leno, Assemblyman Tom Ammiano, Supervisor Sophie Maxwell, DPW Director Ed Reiskin, and others to cut the red ribbon on the new branch.

- BAYVIEW – In order to increase opportunities for local hiring, the Department of Public Works issued an RFQ for a Construction Manager/General Contractor instead of bidding this project in the traditional low bid manner.

- PARK – This historic branch closed for renovation this quarter.

- AMERICAN PUBLIC WORKS ASSOCIATION (APWA) – The Richmond Branch Library received an award from their Northern California Chapter for excellence in Historical Restoration.

- CALIFORNIA COUNTIES JOURNAL – Featured the Branch Library Improvement Program in their March/April 2010 issue with a photograph of the newly renovated Eureka Valley Branch Library on the cover.

- MUNICIPAL FISCAL ADVISORY COMMITTEE (MFAC) –BLIP team members were nominated for a Public Managerial Excellence Award and honored at an awards ceremony at City Hall this quarter.

Potrero Branch Library view

Program Summary

- Voters approved the Branch Library Improvement Bond in November 2000.
- The Branch Library Improvement Program consists of 24 branch library projects and a Support Services Center.
- The branch library projects call for 16 branches to be renovated, four leased facilities to be replaced with City-owned buildings, three branches to be replaced with new buildings, and the construction of the brand-new Mission Bay branch.
- The goals of the BLIP are to increase public safety through seismic strengthening and hazardous materials abatement; increase accessibility by conforming with the Americans with Disabilities Act (ADA); improve infrastructure through modernization and code compliance upgrades; and improve public library service through reconfigured interior spaces, adaptations for technology and, where possible, expansion.
- On July 22, 2008, the City & County of San Francisco Board of Supervisor's passed an ordinance amending the San Francisco Building Code, which mandates all city-owned buildings to achieve a minimum green building rating and certification of LEED silver. Future BLIP projects will achieve a minimum of LEED Silver.
- To complete the BLIP, a total of approximately $48,400,000 in Lease Revenue Bonds are anticipated to be sold. The first sale of $34,056,156 sold successfully on March 17, 2009. The Library Commission approved this addition to the program budget in May 2009.

Program Budget

- Baseline Program Budget: $133,265,000
  Current Program Budget: $188,910,119
  Projected Program Budget: $201,486,492

- The current Program Budget $188,910,119 is funded from the following sources:

City Prop. A Bonds	$105,865,000
Interest Proceeds	7,036,580
Lease Revenue Bond	34,056,156
Rents Realized	340,172
City ESP Bonds	2,400,000
State Prop. 14 Bonds	9,710,784
Library Preservation Fund	11,501,427
Developer Impact Fees Advanced for Vis Valley	2,000,000
Friends of the Library	16,000,000

- A total of $138,412,939 has been ex*pended or encumbered* as of March 31, 2010:

City Prop. A Bonds	$96,841,652
Bond Interest & Rents	3,382,860
Lease Revenue Bond	16,415,029
City ESP Bonds	2,400,000
State Prop. 14 Bonds	9,588,847
Library Preservation Fund	9,027,426
Friends of SFPL	757,125

- Actual *expenditures* through March 31, 2010 of $116,991,460 are as follows:

City Prop. A Bonds	$88,412,055
Bond Interest & Rents	3,192,161
Lease Revenue Bond	4,143,789
City ESP Bonds	2,400,000
State Prop. 14 Bonds	9,582,347
Library Preservation Fund	8,509,483
Friends of SFPL	751,625

- Funding anticipated from the following sources:

2nd Sale, Lease Revenue Bonds	$12,576,373

- A total of $105,865,000 in Proposition A General Obligation Bonds have been sold in four bond sales and appropriated by the Board of Supervisors.
- The State awarded two March 2000 Proposition 14 grants totaling $9.7 million for the Richmond and Ingleside projects for furniture and construction.
- The Board of Supervisors approved transfers from the Library Preservation Fund reserves into the Branch Library Improvement Program in FY 03/04, FY 05/06, FY 06/07, & FY 07/08.
- Proposition D passed by 74.5% which extended the Library Preservation Fund and allows the City to issue revenue bonds for branch improvements.
- In October 2008, $5,747,210 of Library Preservation Funds was allocated to the BLIP as part of the FY 08/09 budget, including an advance of $2,000,000 anticipated developer impact fees for the new Visitacion Valley library.
- In May 2009, $34,056,156 of Lease Revenue Bonds was allocated to the BLIP as part of the first sale for 6 libraries and program wide services, including the cost of bond issuance.
- In February 2010, $1,683,967 from G.O. Bond Interest and $59,800 from Rents were allocated to the BLIP.

Program Schedule

- Baseline project schedules were established in October 2001.
- The program schedule is alphabetized and includes original and currently approved schedules. Completed projects are shown in gray and black, while active projects are depicted by color-coded phases for design, bid/award/move out, construction, and final punch list/move in.

Project Status Summaries

- The following project is in Design:

North Beach	Design Development completed

- The following project is in Bid & Award:

Bayview	An RFQ for CM/GC services was issued 3/2/10

- The following projects are in Construction:

Parkside	66% Complete Plumbing & electrical
Visitacion Valley	59% Complete Under floor electrical & HVAC
Ortega	30% Complete Steel columns installed
Merced	43% Complete Framing
Anza	42% complete Plumbing and electrical
Golden Gate Valley	11% complete Soft demolition
Presidio	4% complete Haz Mat abatement
Park	Closed 2/27/10

- The following projects were completed this quarter:

Bernal Heights	Opening celebration held January 30, 2010!
Potrero	Opening celebration held March 6, 2010!

Program Management Activities

- To date, library and management staff have sponsored or attended 618 public meetings to update neighborhoods, merchant groups, legislative bodies and other organizations.
- Program budget reports are presented monthly to the Commission. Budget changes were last approved in February 2010 for Bayview, Park, Potrero, Golden Gate Valley, and the Program Reserve.
- Program schedule reports are presented monthly to the Commission. Schedule changes were last approved in October 2009 for Anza, Merced, and Ortega.
- Ten projects are eligible for art enrichment: Glen Park, Ingleside, Mission Bay, Portola, Richmond, Visitacion Valley, Potrero, Ortega, Bayview, and North Beach. An art enrichment master plan was presented to the Library Commission in 2002 and revised in September 2008. Public art has been installed in Glen Park, Mission Bay, Ingleside, Portola, & Potrero. Artists have been selected for Richmond, Ortega, and Bayview.
- Five design teams were selected for renovation projects in 2002 through a competitive RFQ process. Contracts have been certified with Carey & Co. for Noe Valley, Tom Eliot Fisch / Field Paoli for Marina, Thomas Hacker Architects for West Portal and Parkside, Fougeron Architecture for Sunset, and Leddy Maytum Stacey for North Beach.
- Two design teams were selected for the new Ingleside and Portola branches in 2002 through a competitive RFQ process. Contracts have been certified with Fougeron Architecture /Group 4 for Ingleside and Stoner Meek / Noll & Tam Architects for Portola.
- A Memorandum of Understanding has been completed between the Department of Public Works & San Francisco Public Library.
- Bureau of Architecture services have been negotiated for Excelsior, Richmond, Visitacion Valley, Ortega, Western Addition, Bernal Heights, Potrero, Ortega, Merced, and Anza.
- A contract was awarded to Kwan Henmi/ Marie Fisher Interior Design in 2003 to develop program-wide interior design standards.
- A contract was awarded to Joseph Chow & Associates in 2007 to update program-wide interior design standards in conjunction with the Bureau of Architecture.
- Three bookmobiles have been purchased and are serving the Bernal Heights, Eureka Valley, Potrero, Parkside, Anza, Merced, and Ortega communities while their branches are under construction.
- Two Library Planners (Leslie Nordby & Dubberly Garcia Associates, Inc.) were selected in 2007 through a competitive RFQ process to help with branch building programs. Five Library Planners were selected through an earlier RFQ in 2002.
- Three design teams were selected through a competitive RFQ process in 2007: Tom Eliot Fisch/Paulett Taggart for Park & Presidio; Field Paoli/ Joseph Chow & Associates for Golden Gate Valley; and Thomas Hacker Architects for Bayview.
- The BLIP won a Special Achievement Award from the AIA (3/5/09)
- The BLIP won two preservation awards for the Noe Valley Branch Library restoration – the Governor's Historic Preservation Award (11/21/08) and a California Preservation Foundation Design Award (9/19/09)
- The BLIP won a Historic Restoration Award from the American Public Works Association for the restoration of the Richmond Branch Library.

Scope of Work

The bond program includes 7 site acquisitions, new construction of 8 branch libraries, and renovation and/or expansion of 16 existing branches and a support services center. Renovations will include some or all of the following: seismic strengthening, hazardous material abatement, Americans with Disabilities Act conformance, code compliance, electrical and mechanical upgrades, technology improvements, and reconfiguration of interior spaces.

	Renovation and/or Expansion	Site Acquisition	New Construction	Opening Date for Completed Projects
Anza	●			
Bayview		●	●	
Bernal Heights	●			Jan. 30, 2010
Eureka Valley	●			Oct. 24, 2009
Excelsior	●			July 9, 2005
Glen Park		●	●	Oct. 13, 2007
Golden Gate	●			
Ingleside		●	●	Sept. 12, 2009
Marina	●			Aug. 4, 2007
Merced	●			
Mission Bay		●	●	July 8, 2006
Noe Valley	●			March 8, 2008
North Beach*			●	
Ortega			●	
Park	●			
Parkside	●			
Portola		●	●	Feb. 28, 2009
Potrero	●			March 6, 2010
Presidio	●			
Richmond	●			May 16, 2009
Sunset	●			Mar. 31, 2007
Visitacion Valley		●	●	
West Portal	●			Feb. 10, 2007
Western Addition	●			Feb. 2, 2008
Support Center	●	●		Feb. 2005

* Pending full funding

Program Schedule

2001 J F M A M J J A S O N D | 2002 J F M A M J J A S O N D | 2003 J F M A M J J A S O N D | 2004 J F M A M J J A S O N D | 2005 J F M A M J J A S O N D | 2006 J F M A M J J A S O N D | 2007 J F M A M J J A S O N D | 2008 J F M A M J J A S O N D | 2009 J F M A M J J A S O N D | 2010 J F M A M J J A S O N D | 2011 J F M A M J J A S O N D | 2012 J F M A M J J A S O N D

Legend

Site Acquisition | Design & Bid | Construction & Moving

Design | Bid, Award & Move Out | Construction | Final Punchlist & Move In | (Open date)

Anza
Original
Current Approved — (Feb 2011)

Bayview
Original
Current Approved — (Nov 2011)
Site Acquisition

Bernal Heights (COMPLETE)
Original
Current Approved — Opened January 30, 2010

Eureka Valley (COMPLETE)
Original
Current Approved — Opened October 24, 2009

Excelsior (COMPLETE)
Original
Current Approved — Opened July 8, 2005

Glen Park (COMPLETE)
Original
Current Approved — Core & Shell by Developer
Interior by City, Opened October 13, 2007

Golden Gate Valley
Original
Current Approved — (Jun 2011)

Ingleside (COMPLETE)
Original
Current Approved — Opened September 12, 2009

Marina (COMPLETE)
Original
Current Approved — Opened August 4, 2007

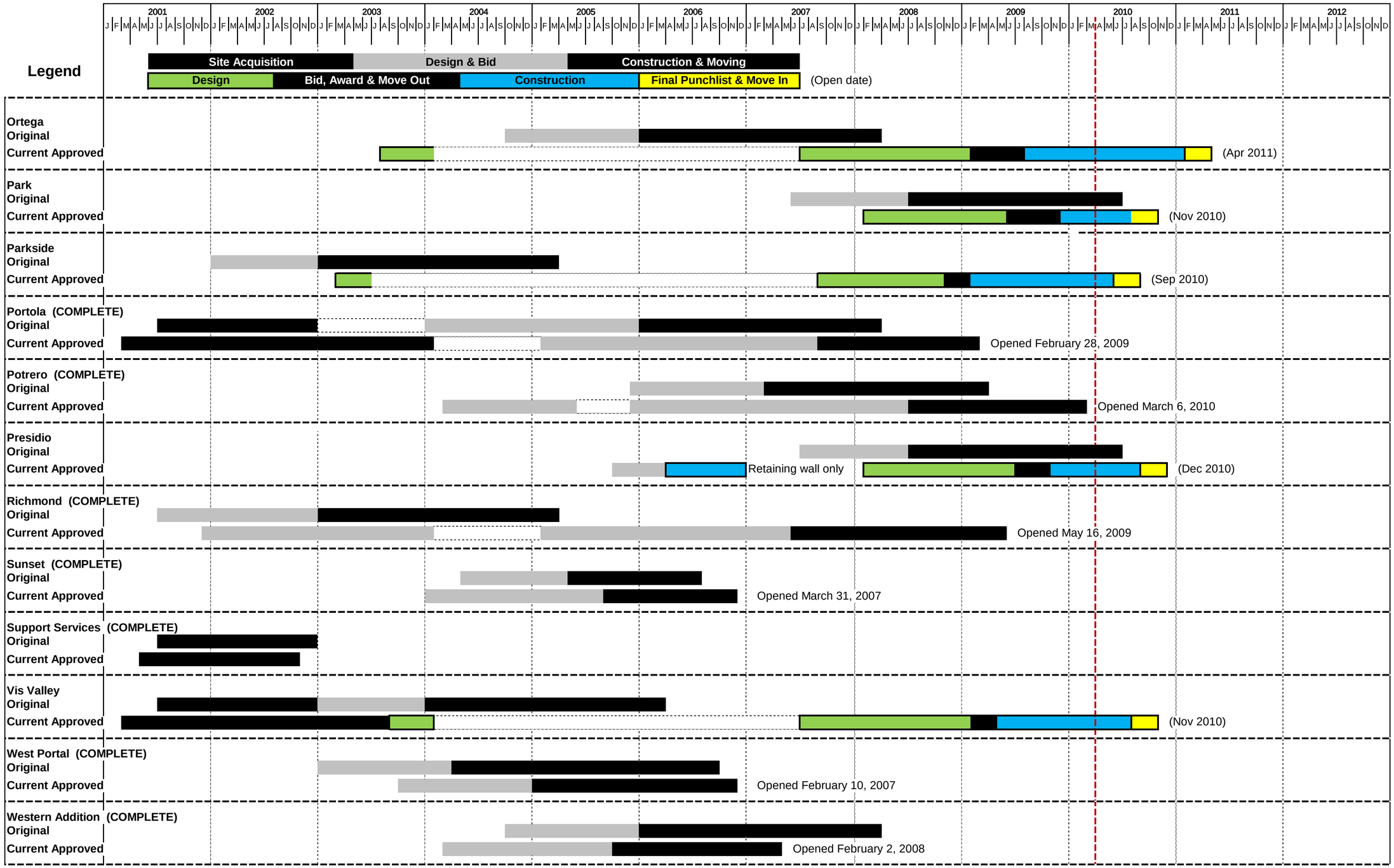
Merced
Original
Current Approved — (Jan 2011)

Mission Bay (COMPLETE)
Original
Current Approved — Design & Construction by SF Redevelopment Agency Developer, Opened July 8, 2006

Noe Valley (COMPLETE)
Original
Current Approved — Opened March 8, 2008

North Beach
Original
Current Approved (Tentative - pending full funding) — (Dec 2011, pending EIR)

Program Schedule



Program Budget Reports - Revenue Plan

Branch	Baseline Budget (10/01)	Approved Budget (2/10)	City Prop. A Bonds	Lease Revenue Bond (RB)	Library Preservation Fund	State Prop. 14 Bonds	Other Funds	Total All Sources
Site Acquisitions / New Construction								
Bayview	3,820,000	11,830,796	2,499,060	5,809,810	1,226,705	-	2,295,221 (3,6)	11,830,796
Glen Park	4,570,000	5,487,518	5,217,992	-	269,526	-	-	5,487,518
Ingleside	4,570,000	7,034,000	2,636,502	-	640,605	3,751,943	4,950 (3)	7,034,000
Mission Bay	3,350,000	3,737,573	3,736,025	-	1,548	-	-	3,737,573
North Beach	3,460,000	3,500,000	931,400	2,317,500	232,500	-	18,600 (3)	3,500,000
Ortega	3,560,000	10,020,492	890,442	8,293,192	836,858	-	-	10,020,492
Portola	4,570,000	6,190,800	5,550,306	-	120,300	-	520,194 (3)	6,190,800
Visitacion Valley	5,320,000	13,398,281	10,475,991	-	342,000	-	2,580,290 (3,4,5)	13,398,281
Support Services	9,080,000	8,867,578	8,794,422	-	-	-	73,156 (3,4)	8,867,578
SUBTOTAL	*42,300,000*	*70,067,038*	*40,732,140*	*16,420,502*	*3,670,042*	*3,751,943*	*5,492,411*	*70,067,038*
Renovations								
Anza	4,740,000	7,726,324	5,104,901	1,587,443	525,350	-	508,630 (3)	7,726,324
Bernal Heights	5,350,000	5,743,000	5,199,912	-	280,210	-	262,878 (3)	5,743,000
Eureka Valley	4,580,000	4,422,000	3,687,924	-	153,925	-	580,151 (3)	4,422,000
Excelsior	3,820,000	3,594,441	3,594,441	-	-	-	-	3,594,441
Golden Gate Valley	5,340,000	8,472,283	808,684	7,184,733	287,550	-	191,316 (3)	8,472,283
Marina	4,110,000	3,898,319	3,823,319	-	-	-	75,000 (3)	3,898,319
Merced	4,200,000	5,410,462	336,950	4,142,571	694,034	-	236,907 (3)	5,410,462
Noe Valley	4,410,000	5,480,954	5,472,454	-	8,500	-	-	5,480,954
Park	1,310,000	2,898,893	2,852,043	-	46,850	-	-	2,898,893
Parkside	2,880,000	4,352,400	4,205,190	-	147,210	-	-	4,352,400
Potrero	4,230,000	5,426,847	4,603,371	-	212,998	-	610,478 (3)	5,426,847
Presidio	1,530,000	4,181,646	4,126,896	-	54,750	-	-	4,181,646
Richmond	7,630,000	13,711,500	2,770,301	-	2,582,358	5,958,841	2,400,000 (1)	13,711,500
Sunset	1,490,000	1,459,109	1,449,109	-	10,000	-	-	1,459,109
West Portal	4,110,000	4,420,981	4,420,981	-	-	-	-	4,420,981
Western Addition	3,430,000	4,304,817	3,343,851	-	960,966	-	-	4,304,817
SUBTOTAL	*63,160,000*	*85,503,976*	*55,800,327*	*12,914,747*	*5,964,701*	*5,958,841*	*4,865,360*	*85,503,976*
Program-Wide Services & Costs								
Library Program Costs	800,000	780,000	764,982	-	-	-	15,018 (3)	780,000
Program Consultants	750,000	1,165,000	1,165,000	-	-	-	-	1,165,000
Program Management	3,600,000	7,158,372	5,965,975	1,158,372	-	-	34,025 (3)	7,158,372
Real Estate Dept	120,000	235,281	235,281	-	-	-	-	235,281
Art Enrichment Program		362,000	281,324	-	70,000	-	10,676 (3)	362,000
Temporary Services & Moving	4,360,000	522,559	422,559	-	100,000	-	-	522,559
Furniture & Equipment Reserv	15,000,000	16,411,700	-	-	411,700	-	16,000,000 (2)	16,411,700
Bond Financing Costs	1,500,000	2,202,455	344,227	1,005,655	-	-	852,573 (3)	2,202,455
Debt Service Reserve		2,471,797	-	2,471,797	-	-	-	2,471,797
Program Reserve	1,675,000	2,029,941	153,185	85,083	1,284,984	-	506,689 (3)	2,029,941
SUBTOTAL	*27,805,000*	*33,339,105*	*9,332,533*	*4,720,907*	*1,866,684*	-	*17,418,981*	*33,339,105*
TOTAL	**133,265,000**	**188,910,119**	**105,865,000**	**34,056,156**	**11,501,427**	**9,710,784**	**27,776,752**	**188,910,119**

(1) Earthquake Safety Program funds remaining for Branch Libraries ($2,400,000)
(2) Private donations from Friends of the Library ($16,000,000)
(3) Bond interest proceeds appropriated ($1,673,481; $3,679,132)
(4) Rents received & appropriated ($128,342; $152,030; $59,800)
(5) Advance for Developer Impact Fees ($2,000,000)
(6) Bond interest proceeds to be appropriated pending Controller's release of reserve ($1,683,967)

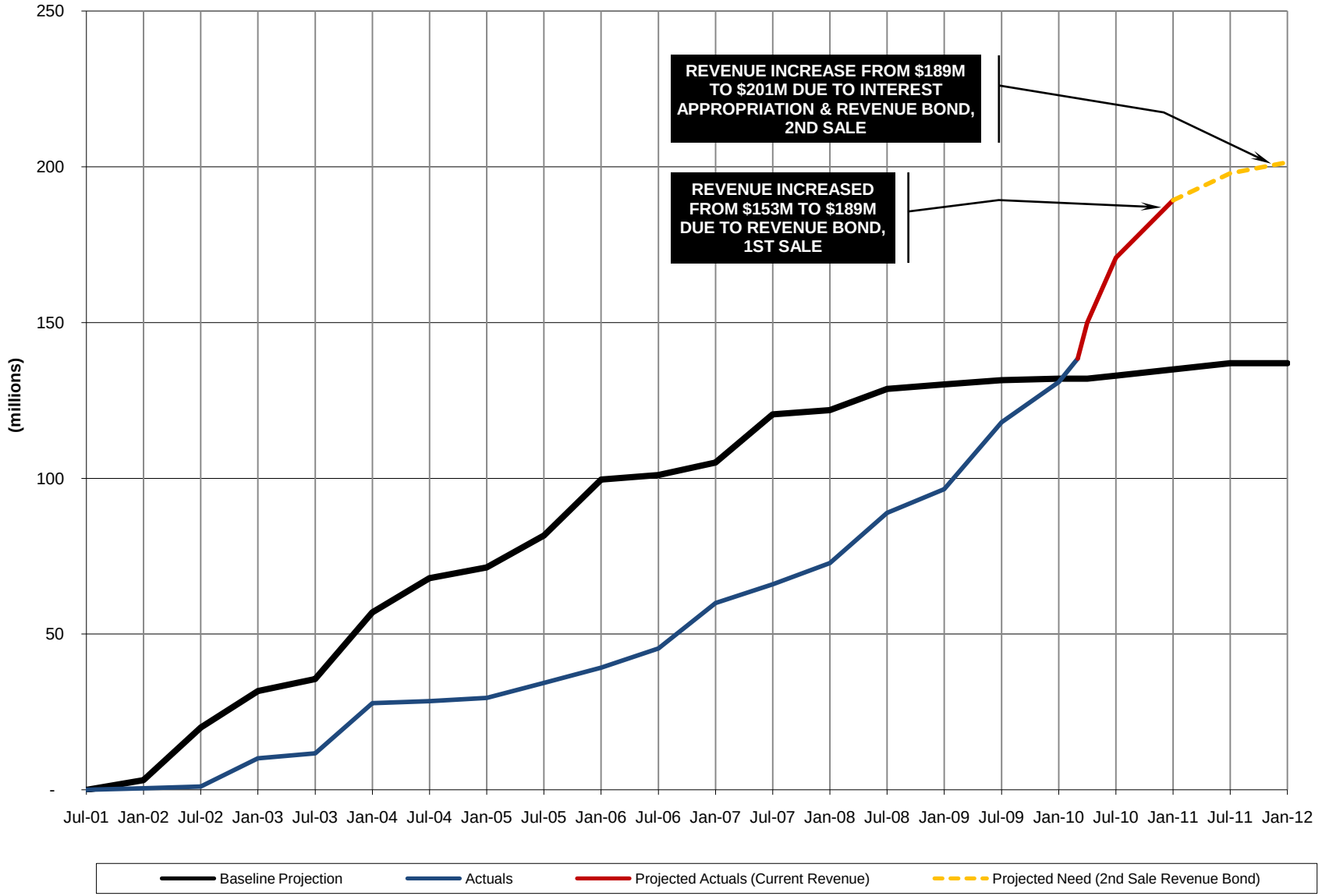
Program Budget Reports -- Expenditures

Branch	Category		Current Budget (2/10)	Actual Expenditures & Encumbrances 31-Mar-10
Anza	Soft Costs		3,396,546	1,654,966
	Construction Costs		4,329,778	3,829,795
		SUBTOTAL	7,726,324	5,484,761
Bayview	Site Aquistion		1,170,795	1,170,795
	Soft Costs		3,814,983	1,878,970
	Construction Costs		6,845,018	-
		SUBTOTAL	11,830,796	3,049,765
Bernal Heights (Complete)	Soft Costs		1,687,164	1,504,905
	Construction Costs		4,035,836	4,035,799
	Moving Costs		20,000	9,600
		SUBTOTAL	5,743,000	5,550,304
Eureka Valley (Complete)	Soft Costs		1,773,848	1,431,261
	Construction Costs		2,628,152	2,628,057
	Moving Costs		20,000	8,500
		SUBTOTAL	4,422,000	4,067,818
Excelsior (Complete)	Soft Costs		1,438,897	1,438,897
	Construction Costs		2,128,896	2,128,896
	Moving Costs		26,648	26,648
		SUBTOTAL	3,594,441	3,594,441
Glen Park (Complete)	Site Aquistion		3,350,537	3,350,537
	Soft Costs		694,427	691,025
	Construction Costs		1,438,094	1,438,094
	Moving Costs		4,460	4,460
		SUBTOTAL	5,487,518	5,484,116
Golden Gate Valley	Soft Costs		4,337,403	1,430,823
	Construction Costs		4,134,880	3,391,306
		SUBTOTAL	8,472,283	4,822,129
Ingleside (Complete)	Site Aquistion		1,839,205	1,839,205
	Soft Costs		3,743,088	3,658,635
	Construction Costs		1,451,707	1,447,747
		SUBTOTAL	7,034,000	6,945,587
Marina (Complete)	Soft Costs		1,024,100	949,100
	Construction Costs		2,866,499	2,866,499
	Moving Costs		7,720	7,720
		SUBTOTAL	3,898,319	3,823,319
Merced	Soft Costs		2,147,961	1,336,168
	Construction Costs		3,262,501	2,826,305
		SUBTOTAL	5,410,462	4,162,473
Mission Bay (Complete)	Site Aquistion		3,736,025	3,736,025
	Moving Costs		1,548	1,548
		SUBTOTAL	3,737,573	3,737,573
Noe Valley (Complete)	Soft Costs		1,192,863	1,192,863
	Construction Costs		4,279,591	4,279,591
	Moving Costs		8,500	8,500
		SUBTOTAL	5,480,954	5,480,954
North Beach	Soft Costs		3,500,000	1,701,055
	Construction Costs		-	-
		SUBTOTAL	3,500,000	1,701,055
Ortega	Soft Costs		3,999,634	1,998,210
	Construction Costs		6,020,858	5,206,223
		SUBTOTAL	10,020,492	7,204,433
Park	Soft Costs		1,352,130	579,164
	Construction Costs		1,546,763	
		SUBTOTAL	2,898,893	579,164
Parkside	Soft Costs		1,322,204	1,141,855
	Construction Costs		3,033,196	2,846,891
		SUBTOTAL	4,352,400	3,988,746
Portola (Complete)	Site Aquistion		1,288,274	1,288,274
	Soft Costs		1,452,988	1,234,230
	Construction Costs		3,449,538	3,449,537
		SUBTOTAL	6,190,800	5,972,041

Branch	Category		Current Budget (2/10)	Actual Expenditures & Encumbrances 31-Mar-10
Potrero (Complete)	Soft Costs		1,578,398	1,442,963
	Construction Costs		3,829,735	3,727,984
	Moving Costs		18,714	7,900
		SUBTOTAL	5,426,847	5,178,847
Presidio	Soft Costs		1,518,598	785,868
	Construction Costs		2,663,048	2,278,165
		SUBTOTAL	4,181,646	3,064,033
Richmond (Complete)	Soft Costs		3,057,496	3,014,378
	Construction Costs		10,634,004	10,424,133
	Moving Costs		20,000	17,170
		SUBTOTAL	13,711,500	13,455,681
Sunset (Complete)	Soft Costs		491,612	491,612
	Construction Costs		957,497	957,497
	Moving Costs		10,000	10,000
		SUBTOTAL	1,459,109	1,459,109
Support Services (Complete)	Site Aquistion		8,686,551	8,686,551
	Moving Costs		181,027	181,027
		SUBTOTAL	8,867,578	8,867,578
Visitacion Valley	Site Aquistion		2,200,405	2,200,405
	Soft Costs		3,709,825	2,156,081
	Construction Costs		7,488,051	6,865,934
		SUBTOTAL	13,398,281	11,222,420
West Portal (Complete)	Soft Costs		1,009,109	1,007,966
	Construction Costs		3,403,124	3,403,124
	Moving Costs		8,748	8,748
		SUBTOTAL	4,420,981	4,419,838
Western Addition (Complete)	Soft Costs		1,314,227	1,313,434
	Construction Costs		2,980,126	2,980,126
	Moving Costs		10,464	10,464
		SUBTOTAL	4,304,817	4,304,024
			4,304,817	
Program-Wide Services & Costs				
	Library Program Costs		780,000	608,232
	Program Consultants		1,165,000	1,123,320
	Program Management		7,158,372	5,613,845
	Real Estate Dept		235,281	235,281
	Art Enrichment Fund		362,000	356,379
	Moving & Interim Services		522,559	465,511
	Furniture & Equipment Reserve		16,411,700	757,125
	Bond Financing Costs		2,202,455	1,633,037
	Debt Service Reserve		2,471,797	-
	Program Reserve		2,029,941	-
	SUBTOTAL		*33,339,105*	*10,792,730*
TOTAL			**188,910,119**	**138,412,939**

Program Budget Report
Cash Flow Projections

Baseline, Actuals and Projected Actuals
Expenditures and Encumbrances



BLIP in Action

Bernal Heights Branch Library

Opening Day January 30, 2010

Celebration Activities

Celebration Activities

Children's Reading Room

Main Reading Room

Main Reading Room

Potrero Branch Library

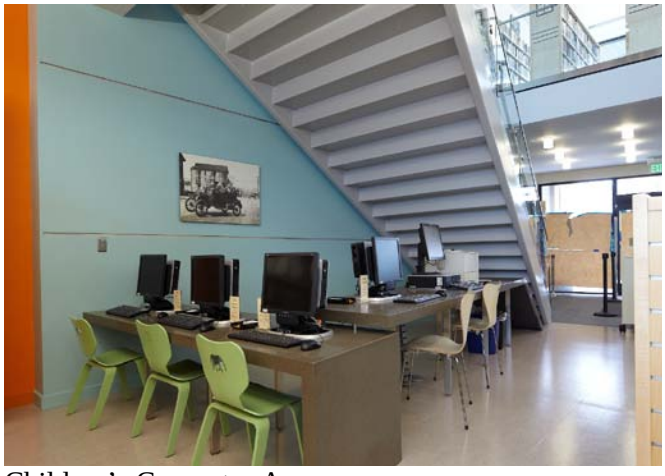
Opening Day March 6, 2010

Main Staircase

View From Upper Level Reading Room

Upper Level Reading Room

Children's Reading Room


Children's Computer Area

Photos of 8 Projects under Construction (in order of completion)

Parkside Branch Library – Exterior Ramp
Slated to Open Fall 2010

Parkside Branch Library – Adult Reading Room
Slated to Open Fall 2010

Visitacion Valley Branch Library – Southwest View
Slated to Open Winter 2010

Presidio Branch Library – Reading Room Facing East
Slated to Open Winter 2010

Merced Branch Library – Staff Workroom Wall
Slated to Open Winter 2011

Merced Branch Library – East Reading Room
Slated to Open Winter 2011

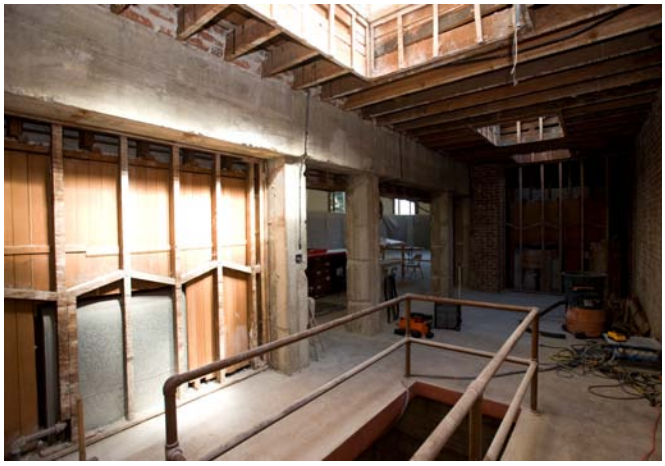
Anza Branch Library - Elevator Tower
Slated to Open Winter 2011

Anza Branch Library - Program Room Windows
Slated to Open Winter 2011

Ortega Branch Library – Steel Framing Work
Slated to Open Spring 2011

Ortega Branch Library – Steel Framing
Slated to Open Spring 2011

Golden Gate Valley Branch Library –Reading Room
Slated to Open Summer 2011



Golden Gate Valley Branch Library –Demo of New Workroom

Rendering of 1Project in Bid/Award Phase

Bayview Branch Library - New Construction
RFQ for CM/GC due April 9, 2010

Renderings of 1 Project under Design

North Beach Branch Library - New Construction
100% Design Development