



# 2000 Branch Library Improvement Bond

## QUARTERLY REPORT

Third Quarter 2010

July - September



Presidio Branch Library

Progress Photo September 30, 2010



*Building better libraries for stronger communities*



<p style="text-align: center;"><b>Table of Contents</b>  <b>Quarterly Report</b>  <b>July – September 2010</b></p>
--

Executive Summary.....	1
• Program Budget.....	2
• Project Status.....	2
Program Background.....	3
• Program Summary.....	3
• Budget Summary.....	3
• Program Management Activities.....	4
Program Scope of Work.....	5
Exhibits.....	6
• Exhibit 1 - Program Schedule.....	7
• Exhibit 2 - Program Budget Reports: Revenue Plan.....	10
• Exhibit 3 - Program Budget Reports: Expenditures.....	11
• Exhibit 4 - Program Budget Reports: Cash Flow Projections.....	13
BLIP in Action.....	14
• Photos of Projects in Construction.....	14
• Renderings of Future Projects.....	17



*San Francisco Public Library*

Luis Herrera  
City Librarian



**BRANCH LIBRARY**  
IMPROVEMENT PROGRAM

Lena Ch'en, AIA  
Bond Program Manager



Edward D. Reiskin  
Director

<p style="text-align: center;"><b>Executive Summary</b> <b>Quarterly Report</b> <b>July - September 2010</b></p>
--

The Branch Library Improvement Program (BLIP) is pleased to report great progress in building and renovating branch libraries throughout San Francisco. This past quarter, we managed eight projects in construction: Parkside, Visitacion Valley, Ortega, Merced, Anza, Golden Gate Valley, Presidio, and Park, one project, Bayview, in the pre-construction services phase, and one project, North Beach, undergoing an Environmental Impact Report (EIR) process.

The BLIP has received \$112,901,580 in GO bond proceeds and interest and as of this quarter, has a combined expended and encumbered amount of \$103,096,423. It is anticipated that the remaining balance of \$9,805,157 will be expended by June 2011. All library projects are fully funded except for the North Beach project, which we anticipate funding from a future second sale of Lease Revenue Bonds after the EIR is certified. There were no budget changes this quarter.

In planning for the upcoming completion and opening of the eight libraries under construction over the first two quarters of 2011, and in response to delays in construction caused by an extended and heavier than normal rainfall, unforeseen site conditions, and increased scope, in July 2010, the Library Commission approved schedule revisions for the Parkside, Merced, Park and Presidio projects. In addition, the North Beach project is significantly delayed due to an exhaustive EIR and the Bayview project is delayed due to a change in the project delivery approach.

The Parkside branch has completed construction and the library is moving furniture, books, and materials in preparation for a November 6<sup>th</sup> grand reopening celebration. The Parkside branch is the first San Francisco branch library designed and built to silver certification standards under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system.

For the new Bayview Branch Library, a contract for a Construction Manager/General Contractor (CM/GC) to perform construction and construction management services was awarded at the end of August to Liberty Builders, a neighborhood based local contractor.

For the North Beach Branch Library project, the Library Commission heard two informational presentations from the Planning Department regarding the EIR process; the draft EIR was published on August 25, 2010; the Historic Preservation Commission recommended landmarking the existing building; and the project received two prominent SF Chronicle articles in favor of the plan for a new branch library and expanded park. Next quarter, the Board of Supervisors will consider landmark legislation and the Planning Commission will hear comments on the draft EIR.

## 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 \$143,040,971 has been *expended or encumbered* as of September 30, 2010:

City Prop. A Bonds	\$98,195,815
Bond Interest & Rents	4,900,608
Lease Revenue Bond	16,893,609
City ESP Bonds	2,400,000
State Prop. 14 Bonds	9,710,376
Library Preservation Fund	9,797,016
Friends of SFPL	1,143,547

- Actual *expenditures* through September 30, 2010 of \$130,838,476 are as follows:

City Prop. A Bonds	\$94,862,207
Bond Interest & Rents	4,489,077
Lease Revenue Bond	8,887,955
City ESP Bonds	2,400,000
State Prop. 14 Bonds	9,710,376
Library Preservation Fund	9,510,281
Friends of SFPL	978,580

- Funding anticipated from the following sources:

2 <sup>nd</sup> Sale, Lease Revenue Bonds	\$12,576,373
---	--------------

## Project Status

- The following project is in Design:

North Beach	Design Development completed  EIR in progress
-------------	---

- The following project is in Pre-Construction:

Bayview	CM/GC contract awarded
---------	------------------------

- The following projects are in Construction:

Parkside	Opening Nov. 6 <sup>th</sup> !
Park	95% Complete
Presidio	95% Complete
Merced	76% Complete
Anza	74% Complete
Visitacion Valley	79% Complete
Ortega	64% Complete
Golden Gate Valley	44% Complete

## **Program Background 2000 – 2010**

### **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 – 16 renovations, 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 the Green Building ordinance. The final 10 projects will achieve a LEED Silver rating or greater.

### **Budget Summary**

- Program budget reports are presented monthly to the Commission. Budget changes were last approved in May 2010 for Parkside, Glen Park, Marina, West Portal, Western Addition and the Program Reserve.

### **GO & REVENUE BONDS:**

- 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.
- Proposition D passed by 74.5% which extended the Library Preservation Fund and allows the City to issue revenue bonds for branch improvements.
- 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.
- 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.

### **LIBRARY PRESERVATION FUND:**

- 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, & FY 08/09.
- In FY 08/09, \$2,000,000 in Library Preservation Funds was advanced for anticipated developer impact fees for the new Visitacion Valley library.

### **GRANTS:**

- The State awarded two March 2000 Proposition 14 grants totaling \$9.7 million for the Richmond and Ingleside projects for furniture and construction.

## **Program Management Activities**

### **OUTREACH:**

- To date, library and management staff have sponsored or attended 637 public meetings to update neighborhoods, merchant groups, legislative bodies and other organizations.
- Monthly presentations are made to the Library Commission.

### **SCHEDULES:**

- Baseline project schedules established in October 2001 are reflected along with Current Approved schedules in the Program Schedule (See Exhibit 1).
- Program schedule reports for active projects are presented monthly to the Commission. Schedule changes were last approved in July 2010 for Parkside, Merced, Park and Presidio.

### **DESIGN TEAMS:**

- 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.
- 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.
- Bureau of Architecture services have been negotiated for Excelsior, Richmond, Visitacion Valley, Ortega, Western Addition, Bernal Heights, Potrero, Ortega, Merced, and Anza.

### **TEMPORARY SERVICES:**

- Three bookmobiles have been purchased and are serving the Parkside, Anza, Merced, Golden Gate Valley, Park and Presidio communities while their branches are under construction.
- Mini Ortega offers library services on site during the construction of the new branch.

### **PUBLIC ART:**

- 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 & Richmond. Artists have been selected for Ortega, Bayview, and Visitacion Valley and a committee formed for the North Beach art selection.

### **MOU:**

- A Memorandum of Understanding has been completed between the Department of Public Works & San Francisco Public Library.
- Major revisions to the MOU were completed in 2008 and updates were presented to the Library Commission in November 2008 and December 2009.

### **BLIP AWARDS:**

- AIA Special Achievement Award (3/5/09).
- Governor's Historic Preservation Award for the Noe Valley Branch Library restoration (11/21/08).
- California Preservation Foundation Design Award for the Noe Valley Branch Library restoration (9/19/09).
- Historic Restoration Award from the American Public Works Association for the restoration of the Richmond Branch Library (2/25/10).
- 2010 DPW Employee Recognition Award for the Bernal Heights Branch Library renovation (5/21/10).

## 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 EIR



# EXHIBITS

# Exhibit 1 - Program & Budget Schedule

Legend												
<div><div></div><div>Original</div></div>												
<div><div></div><div>Current (Active)</div></div>												
<div><div></div><div>Current (Completed)</div></div>												
<div><div></div><div>Site Acquisition</div></div>												
<div><div></div><div>Spent to Date</div></div>												
Anza (Current Budget \$7,726,324)												
<div><div></div><div>Original (\$4,740,000)</div></div>												
<div><div></div><div>Current Approved</div></div>												
<div><div></div><div>Spent to Date</div></div>												
Bayview (Current Budget \$11,830,796)												
<div><div></div><div>Original (Renovation \$3,820,000)</div></div>												
<div><div></div><div>Current Approved (New Construction)</div></div>												
<div><div></div><div>Spent to Date</div></div>												
Bernal Heights (COMPLETE)												
<div><div></div><div>Original (\$5,350,000) #</div></div>												
<div><div></div><div>Current Approved</div></div>												
<div><div></div><div>Spent to Date</div></div>												
Eureka Valley (COMPLETE)												
<div><div></div><div>Original (\$4,580,000) #</div></div>												
<div><div></div><div>Current Approved</div></div>												
<div><div></div><div>Spent to Date</div></div>												
Excelsior (COMPLETE)												
<div><div></div><div>Original (\$3,820,000) #</div></div>												
<div><div></div><div>Current Approved</div></div>												
<div><div></div><div>Spent to Date</div></div>												
Glen Park (COMPLETE)												
<div><div></div><div>Original (\$4,570,000)</div></div>												
<div><div></div><div>Current Approved</div></div>												
<div><div></div><div>Spent to Date</div></div>												
Golden Gate Valley (Current Budget \$8,472,283)												
<div><div></div><div>Original (\$5,340,000)</div></div>												
<div><div></div><div>Current Approved</div></div>												
<div><div></div><div>Spent to Date</div></div>												
Ingleside (COMPLETE)												
<div><div></div><div>Original (\$4,570,000)</div></div>												
<div><div></div><div>Current Approved</div></div>												
<div><div></div><div>Spent to Date</div></div>												

# Exhibit 1 - Program & Budget Schedule

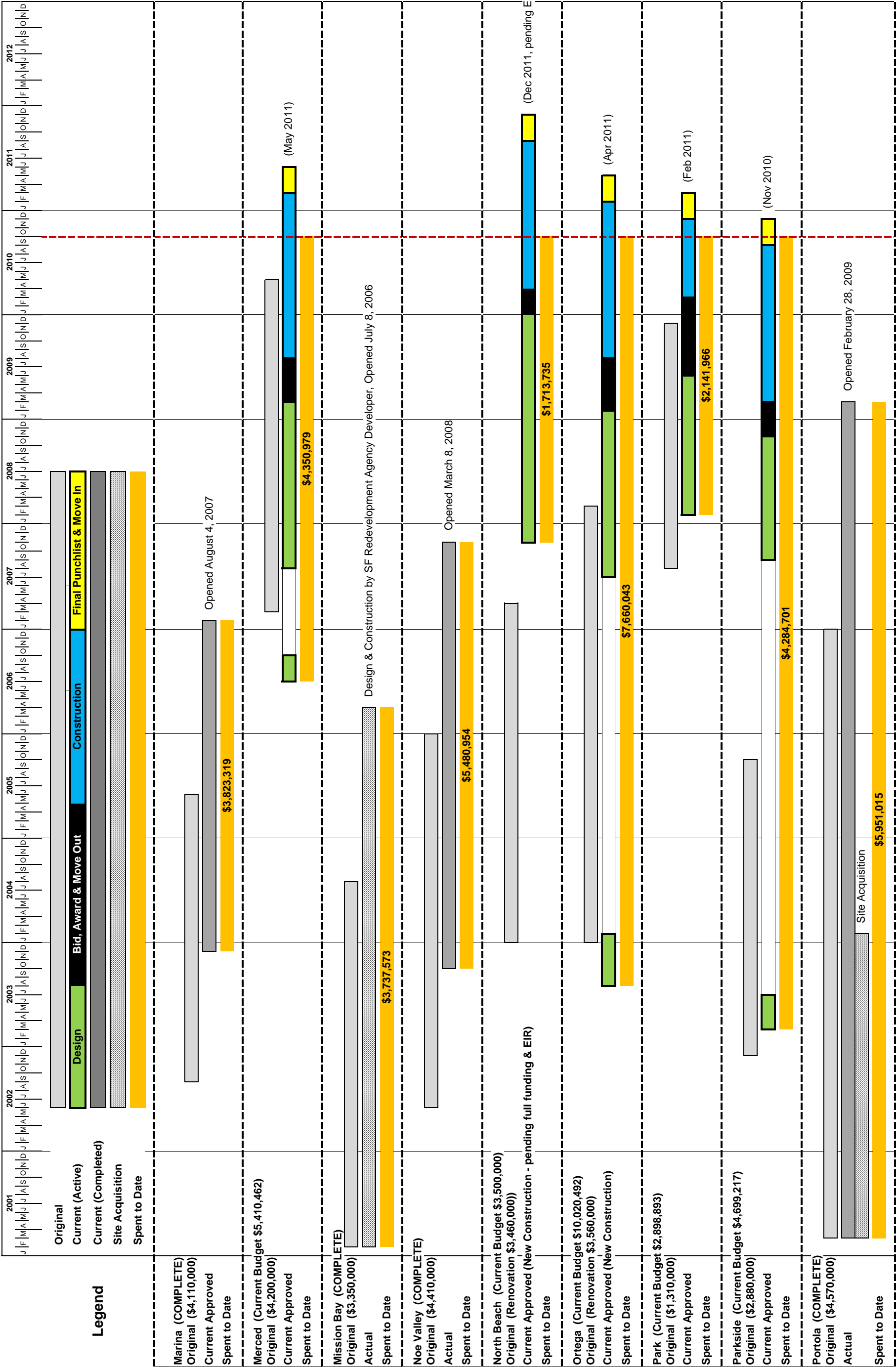
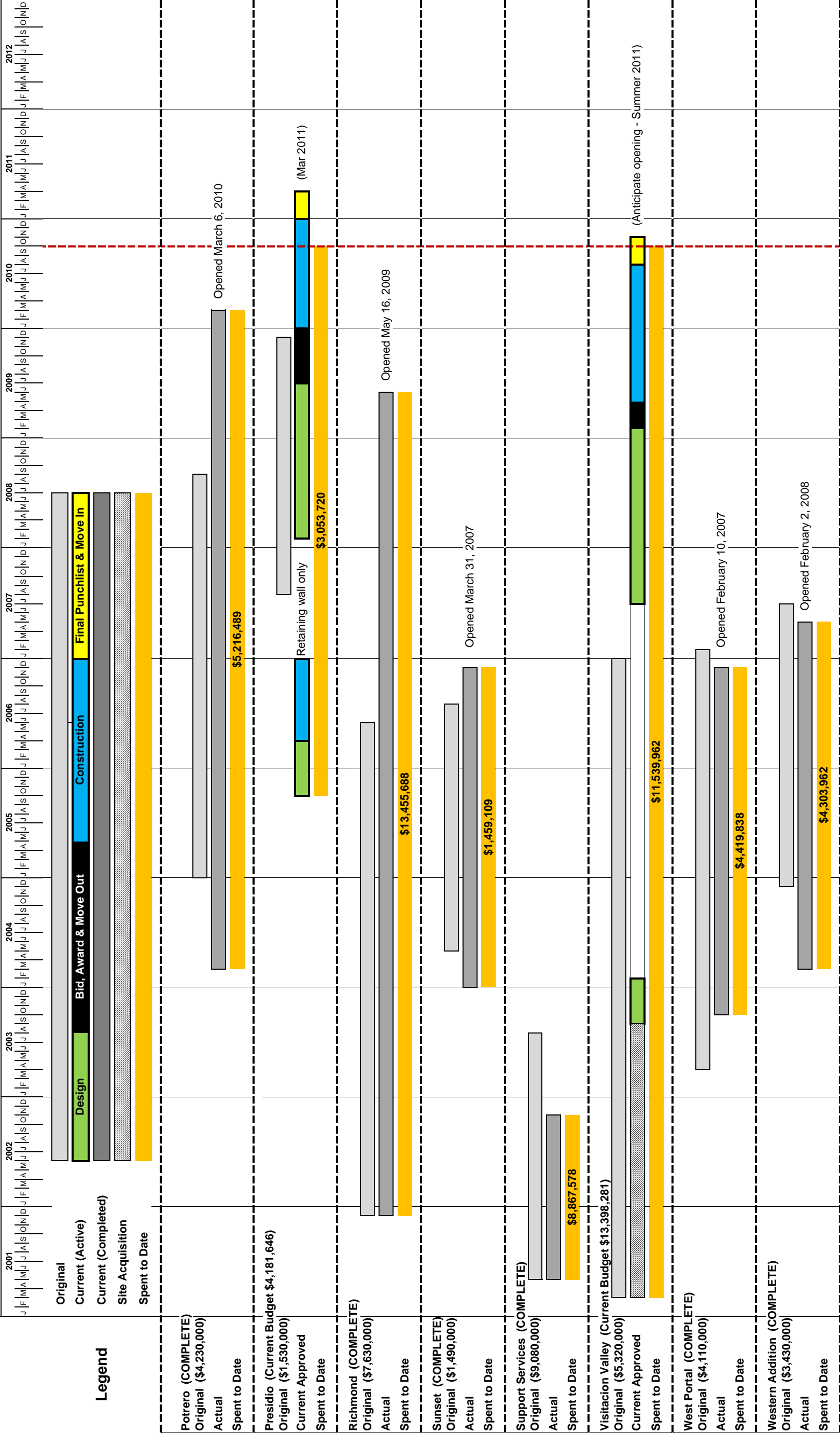


Exhibit 1 - Program & Budget Schedule



## Exhibit 2 - Program Budget Reports: Revenue Plan

Branch	Baseline Budget (10/01)	Approved Budget (5/10)	City Prop. A Bonds	Lease Revenue Bond (RB)	Library Preservation Fund	State Prop. 14 Bonds	Other Funds	Total All Sources
<b>Site Acquisitions / New Construction</b>								
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	5,484,116	5,214,590	-	269,526	-	-	5,484,116
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 (Partially Funded)	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
Visitation 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
<b>SUBTOTAL</b>	<b>42,300,000</b>	<b>70,063,636</b>	<b>40,728,738</b>	<b>16,420,502</b>	<b>3,670,042</b>	<b>3,751,943</b>	<b>5,492,411</b>	<b>70,063,636</b>
<b>Renovations</b>								
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	3,823,319	3,823,319	-	-	-	- (3)	3,823,319
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	4,699,217	4,205,190	-	285,710	-	208,317	4,699,217
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	4,419,838	4,419,838	-	-	-	-	4,419,838
Western Addition	3,430,000	4,303,962	3,342,996	-	960,966	-	-	4,303,962
<b>SUBTOTAL</b>	<b>63,160,000</b>	<b>85,773,795</b>	<b>55,798,329</b>	<b>12,914,747</b>	<b>6,103,201</b>	<b>5,958,841</b>	<b>4,998,677</b>	<b>85,773,795</b>
<b>Program-Wide Services &amp; Costs</b>								
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 Reserve	15,000,000	16,273,200	-	-	273,200	-	16,000,000 (2)	16,273,200
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	1,902,024	158,585	85,083	1,284,984	-	373,372 (3)	1,902,024
<b>SUBTOTAL</b>	<b>27,805,000</b>	<b>33,072,688</b>	<b>9,337,933</b>	<b>4,720,907</b>	<b>1,728,184</b>	<b>-</b>	<b>17,285,664</b>	<b>33,072,688</b>
<b>TOTAL</b>	<b>133,265,000</b>	<b>188,910,119</b>	<b>105,865,000</b>	<b>34,056,156</b>	<b>11,501,427</b>	<b>9,710,784</b>	<b>27,776,752</b>	<b>188,910,119</b>

- (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)

### Exhibit 3 - Program Budget Reports: Expenditures

Branch	Category	Current Budget (5/10)	Actual Expenditures & Encumbrances 9/30/2010 *
<b>Anza</b>	Soft Costs	3,180,205	1,846,981
	Construction Costs	4,546,119	3,976,895
	<b>SUBTOTAL</b>	<b>7,726,324</b>	<b>5,823,876</b>
<b>Bayview</b>	Site Acquisition	1,170,795	1,170,795
	Soft Costs	3,814,983	1,943,034
	Construction Costs	6,845,018	-
	<b>SUBTOTAL</b>	<b>11,830,796</b>	<b>3,113,829</b>
<b>Bernal Heights (Complete)</b>	Soft Costs	1,930,840	1,791,673
	Construction Costs	3,802,560	3,802,560
	Moving Costs	9,600	9,600
	<b>SUBTOTAL</b>	<b>5,743,000</b>	<b>5,603,833</b>
<b>Eureka Valley (Complete)</b>	Soft Costs	1,708,293	1,431,189
	Construction Costs	2,705,207	2,705,207
	Moving Costs	8,500	8,500
	<b>SUBTOTAL</b>	<b>4,422,000</b>	<b>4,144,896</b>
<b>Excelsior (Complete)</b>	Soft Costs	1,404,296	1,404,296
	Construction Costs	2,163,497	2,163,497
	Moving Costs	26,648	26,648
	<b>SUBTOTAL</b>	<b>3,594,441</b>	<b>3,594,441</b>
<b>Glen Park (Complete)</b>	Site Acquisition	3,343,537	3,343,537
	Soft Costs	644,425	644,425
	Construction Costs	1,491,694	1,491,694
	Moving Costs	4,460	4,460
	<b>SUBTOTAL</b>	<b>5,484,116</b>	<b>5,484,116</b>
<b>Golden Gate Valley</b>	Soft Costs	4,308,627	1,688,239
	Construction Costs	4,163,656	3,437,807
	<b>SUBTOTAL</b>	<b>8,472,283</b>	<b>5,126,046</b>
<b>Ingleside (Complete)</b>	Site Acquisition	1,839,205	1,839,205
	Soft Costs	1,244,753	1,154,280
	Construction Costs	3,950,042	3,950,042
	<b>SUBTOTAL</b>	<b>7,034,000</b>	<b>6,943,527</b>
<b>Marina (Complete)</b>	Soft Costs	1,000,787	1,000,787
	Construction Costs	2,814,812	2,814,812
	Moving Costs	7,720	7,720
	<b>SUBTOTAL</b>	<b>3,823,319</b>	<b>3,823,319</b>
<b>Merced</b>	Soft Costs	2,169,821	1,567,711
	Construction Costs	3,240,641	2,783,268
	<b>SUBTOTAL</b>	<b>5,410,462</b>	<b>4,350,979</b>
<b>Mission Bay (Complete)</b>	Site Acquisition	3,736,025	3,736,025
	Moving Costs	1,548	1,548
	<b>SUBTOTAL</b>	<b>3,737,573</b>	<b>3,737,573</b>
<b>Noe Valley (Complete)</b>	Soft Costs	1,192,863	1,192,863
	Construction Costs	4,279,591	4,279,591
	Moving Costs	8,500	8,500
	<b>SUBTOTAL</b>	<b>5,480,954</b>	<b>5,480,954</b>
<b>North Beach (Partially Funded)</b>	Soft Costs	3,500,000	1,713,735
	Construction Costs	-	-
	<b>SUBTOTAL</b>	<b>3,500,000</b>	<b>1,713,735</b>
<b>Ortega</b>	Soft Costs	3,999,634	2,453,820
	Construction Costs	6,020,858	5,206,223
	<b>SUBTOTAL</b>	<b>10,020,492</b>	<b>7,660,043</b>
<b>Park</b>	Soft Costs	1,352,130	757,966
	Construction Costs	1,546,763	1,384,000
	<b>SUBTOTAL</b>	<b>2,898,893</b>	<b>2,141,966</b>
<b>Parkside</b>	Soft Costs	1,676,021	1,281,311
	Construction Costs	3,023,196	3,003,390
	<b>SUBTOTAL</b>	<b>4,699,217</b>	<b>4,284,701</b>
<b>Portola (Complete)</b>	Site Acquisition	1,288,274	1,288,274
	Soft Costs	1,452,988	1,213,204
	Construction Costs	3,449,538	3,449,537
	<b>SUBTOTAL</b>	<b>6,190,800</b>	<b>5,951,015</b>

\* Data from FAMIS as of October 8, 2010

Branch	Category	Current Budget (5/10)	Actual Expenditures & Encumbrances 9/30/2010 *
<b>Potrero (Complete)</b>	Soft Costs	1,578,398	1,480,605
	Construction Costs	3,829,735	3,727,984
	Moving Costs	18,714	7,900
	<b>SUBTOTAL</b>	<b>5,426,847</b>	<b>5,216,489</b>
<b>Presidio</b>	Soft Costs	1,518,598	775,555
	Construction Costs	2,663,048	2,278,165
	<b>SUBTOTAL</b>	<b>4,181,646</b>	<b>3,053,720</b>
<b>Richmond (Complete)</b>	Soft Costs	3,057,496	3,014,385
	Construction Costs	10,634,004	10,424,133
	Moving Costs	20,000	17,170
	<b>SUBTOTAL</b>	<b>13,711,500</b>	<b>13,455,688</b>
<b>Sunset (Complete)</b>	Soft Costs	491,612	491,612
	Construction Costs	957,497	957,497
	Moving Costs	10,000	10,000
	<b>SUBTOTAL</b>	<b>1,459,109</b>	<b>1,459,109</b>
<b>Support Services (Complete)</b>	Site Acquisition	8,686,551	8,686,551
	Moving Costs	181,027	181,027
	<b>SUBTOTAL</b>	<b>8,867,578</b>	<b>8,867,578</b>
<b>Visitation Valley</b>	Site Acquisition	2,200,405	2,200,405
	Soft Costs	3,709,825	2,473,623
	Construction Costs	7,488,051	6,865,934
	<b>SUBTOTAL</b>	<b>13,398,281</b>	<b>11,539,962</b>
<b>West Portal (Complete)</b>	Soft Costs	1,007,966	1,007,966
	Construction Costs	3,403,124	3,403,124
	Moving Costs	8,748	8,748
	<b>SUBTOTAL</b>	<b>4,419,838</b>	<b>4,419,838</b>
<b>Western Addition (Complete)</b>	Soft Costs	1,313,372	1,313,372
	Construction Costs	2,980,126	2,980,126
	Moving Costs	10,464	10,464
	<b>SUBTOTAL</b>	<b>4,303,962</b>	<b>4,303,962</b>

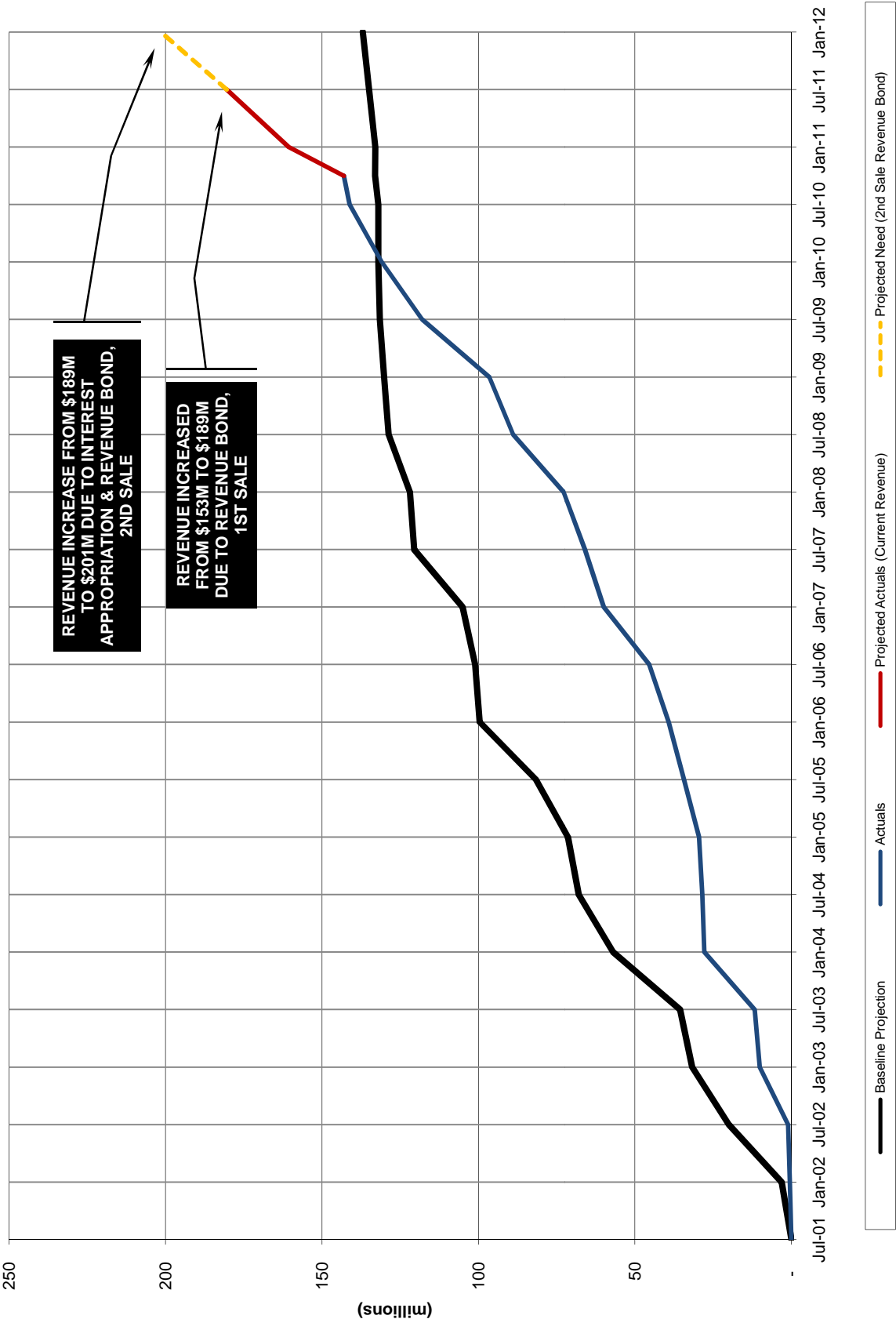
**Program-Wide Services & Costs**

Library Program Costs	780,000	604,848
Program Consultants	1,165,000	1,123,320
Program Management	7,158,372	6,183,782
Real Estate Dept	235,281	235,281
Art Enrichment Fund	362,000	356,451
Moving & Interim Services	522,559	465,511
Furniture & Equipment Reserve	16,273,200	1,143,547
Bond Financing Costs	2,202,455	1,633,037
Debt Service Reserve	2,471,797	-
Program Reserve	1,902,024	-
<b>SUBTOTAL</b>	<b>33,072,688</b>	<b>11,745,777</b>

<b>TOTAL</b>	<b>188,910,119</b>	<b>143,040,971</b>
--------------	--------------------	--------------------

\* Data from FAMIS as of October 8, 2010

# **Exhibit 4 - Program Budget Reports:** **Cash Flow Projections** Baseline, Actuals and Projected Actuals Expenditures and Encumbrances





## BLIP in Action

### Photos of 8 Projects under Construction



Parkside Branch Library – Exterior Landscaping and New Windows



Parkside Branch Library – Children's Reading Room and Adult Reading Room



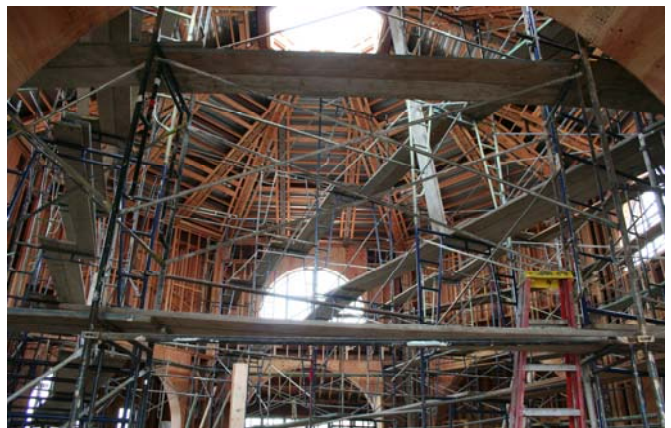
Park Branch Library – Main Reading Room



Park Branch Library – Community Room



Visitacion Valley Branch Library – Exterior View



Visitacion Valley Branch Library – Scaffolding in Main Reading Room Dome



Presidio Branch Library – Main Reading Room



Presidio Branch Library – Community Room



Merced Branch Library – New Addition



Merced Branch Library – Children's Reading Room



Anza Branch Library - Elevator Tower



Anza Branch Library - Window Installation





Ortega Branch Library – Exterior View



Ortega Branch Library – Children's Reading Room and Program Room



Golden Gate Valley Branch Library - Main Reading Room



Golden Gate Valley Branch Library –Restored Terracotta

## Rendering of 1Project in Bid/Award Phase



Bayview Branch Library - New Construction

## Renderings of 1 Project under Design



North Beach Branch Library - New Construction