



# 2000 Branch Library Improvement Bond

## QUARTERLY REPORT

Second Quarter 2010

April - June



Bernal Heights Branch Library

Opened January 30, 2010



*Building better libraries for stronger communities*



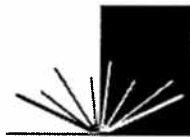
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*San Francisco Public Library*

Luis Herrera  
City Librarian



**BRANCH LIBRARY**  
IMPROVEMENT PROGRAM

Lena Ch'en, AIA  
Bond Program Manager



Edward D. Reiskin  
Director

<p><b>Executive Summary</b> <b>Quarterly Report</b> <b>April - June 2010</b></p>
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The Branch Library Improvement Program (BLIP) is pleased to report great progress in building and renovating branch libraries throughout San Francisco. To date, we have completed fourteen new or renovated libraries. This past quarter, we managed eight projects in construction (Parkside, Visitacion Valley, Ortega, Merced, Anza, Golden Gate Valley, Presidio, and Park), one project in the Bid/award stage (Bayview), and one project undergoing an EIR (North Beach).

The BLIP has received \$112,901,580 in GO bond proceeds and interest and as of this quarter, has expended or encumbered \$102,014,895. It is anticipated that the remaining balance of \$10,886,685 will be expended by June 2011. All library projects are fully funded except for the North Beach project, which we anticipate funding from a second sale of Lease Revenue Bonds after the EIR is certified.

This quarter, the BLIP experienced a savings of \$80,400 from completed projects. In May 2010, the Library Commission transferred this saving to the Program Reserve and approved a budget increase for the Parkside project.

There were no schedule changes this quarter. However, four projects are delayed 2 to 4 months due to rain, project approvals, bid complications, increased scope and unforeseen conditions. It is anticipated that the Library Commission will act on these revisions early next quarter. In addition, the North Beach project is significantly delayed due to an exhaustive EIR and the Bayview project has been delayed due to a change in the bid delivery approach.

Regarding the Bayview project, in April six firms were prequalified to submit proposals for a Construction Manager/General Contractor (CM/GC) to oversee the construction of the new Bayview Branch Library. The Board of Supervisors, the Human Rights Commission, the San Francisco Public Library, the Department of Public Works, the Office of Economic & Workforce Development and the Community worked together to amend the Integrated Project Delivery ordinance to promote more opportunities for local hiring. In June, four contractor teams submitted proposals for the Bayview library that will be evaluated based on this revised legislation.

Also this quarter, the Bernal Heights Branch Library renovation team received a DPW Employee Recognition Award for their work "Creating and Maintaining Beautiful, Highly Functional, and Sustainable, Facilities". The Historic Preservation Commission passed a resolution recommending to the Board of Supervisors to designate the Marina Branch Library as a landmark. An intent to landmark the North Beach branch also passed, but the accompanying landmark findings have yet to be approved.

In addition, the BLIP web pages ([sfpl.org/blip](http://sfpl.org/blip)) have been reorganized to make it easier to find information about neighborhood libraries in construction and design, see the great results of the already completed branches, and get the facts on budgets, schedules, green features, design plans, photos, reports and much more.

## 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 \$141,141,575 has been *expended or encumbered* as of June 30, 2010:

City Prop. A Bonds	\$97,340,574
Bond Interest & Rents	4,674,321
Lease Revenue Bond	16,724,772
City ESP Bonds	2,400,000
State Prop. 14 Bonds	9,710,376
Library Preservation Fund	9,534,407
Friends of SFPL	757,125

- Actual *expenditures* through June 30, 2010 of \$122,737,849 are as follows:

City Prop. A Bonds	\$91,213,242
Bond Interest & Rents	3,532,515
Lease Revenue Bond	6,404,468
City ESP Bonds	2,400,000
State Prop. 14 Bonds	9,710,376
Library Preservation Fund	8,720,123
Friends of SFPL	757,125

- Funding anticipated from the following sources:

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

- The following project is in Design:

North Beach	Design Development completed  EIR in progress
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- The following project is in Bid & Award:

Bayview	Proposals for CM/GC services were received 6/22/10 and are being evaluated
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- The following projects are in Construction:

Parkside	90% Complete
Visitacion Valley	64% Complete
Ortega	50% Complete
Merced	65% Complete
Anza	63% Complete
Golden Gate Valley	25% Complete
Presidio	32% Complete
Park	25% 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 633 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 October 2009 for Anza, Merced, and Ortega.

### **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, Fougerson 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 Fougerson 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.

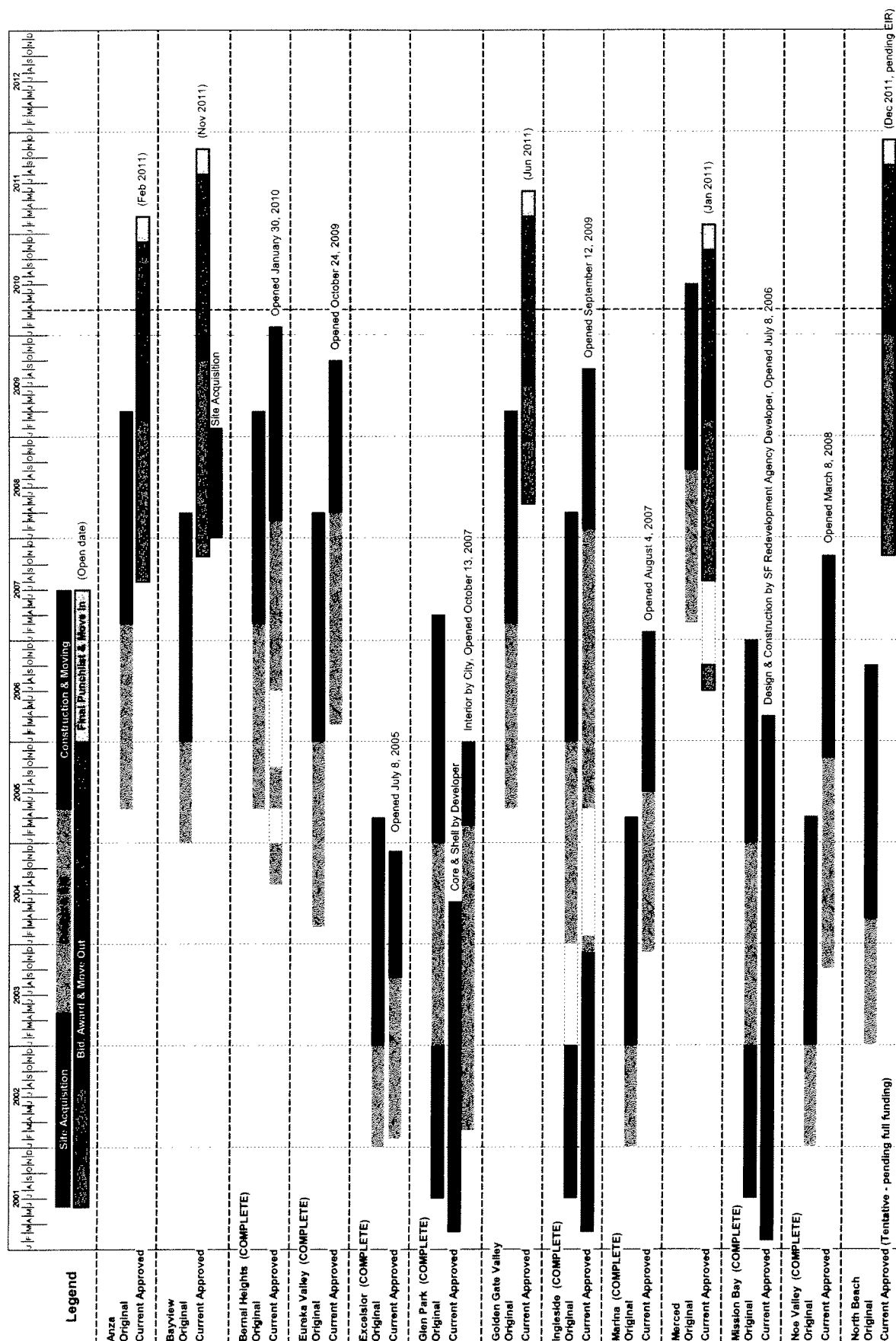
	Renovation and/or Expansion	Site Acquisition	New Construction	Opening Date for Completed Projects
Anza	•			
Bayview		•	•	
Bernal Heights	•			Jan. 30, 2010
Eureka Valley	•			Oct. 24, 2009
Excelsior	•			July 9, 2005
Glen Park		•	•	Oct. 13, 2007
Golden Gate	•			
Ingleside		•	•	Sept. 12, 2009
Marina	•			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
Visitation Valley		•	•	
West Portal	•			Feb. 10, 2007
Western Addition	•			Feb. 2, 2008
Support Center	•	•		Feb. 2005

\* Pending full funding

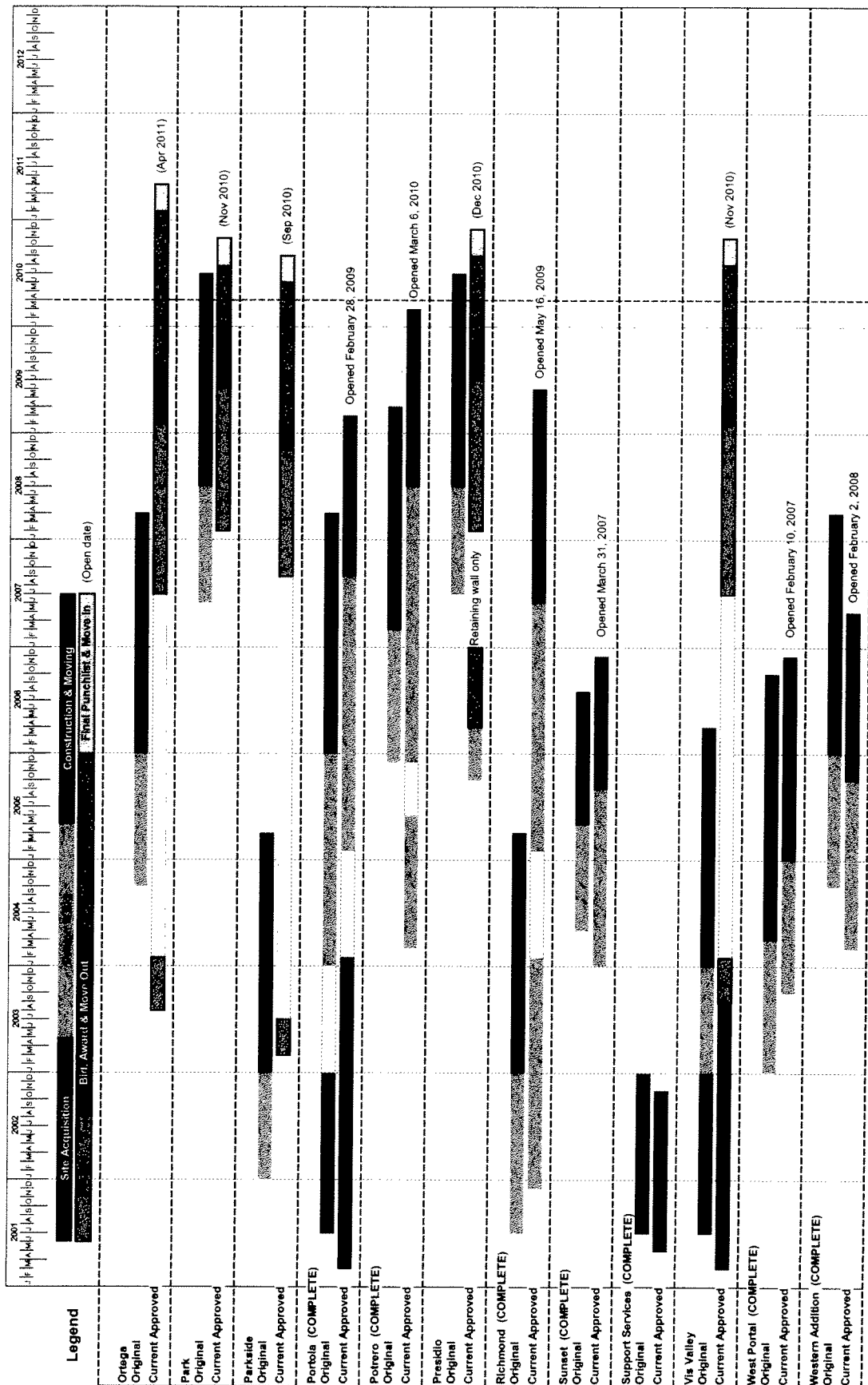


# EXHIBITS

# Exhibit 1 - Program Schedule



# Exhibit 1 - Program 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
Ingliside	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	-	-	-	-	3,823,319
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	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	1,675,000	2,471,797	-	2,471,797	-	-	-	2,471,797
Program Reserve	27,805,000	1,902,024	158,585	85,083	1,284,984	-	373,372 (3)	1,902,024
<b>SUBTOTAL</b>	<b>42,300,000</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 6/30/2010 *
<b>Anza</b>	Soft Costs	3,396,546	1,759,000
	Construction Costs	4,329,778	3,829,795
	<b>SUBTOTAL</b>	<b>7,726,324</b>	<b>5,588,795</b>
<b>Bayview</b>	Site Acquisition	1,170,795	1,170,795
	Soft Costs	3,814,983	1,887,932
	Construction Costs	6,845,018	-
	<b>SUBTOTAL</b>	<b>11,830,796</b>	<b>3,058,727</b>
<b>Bernal Heights (Complete)</b>	Soft Costs	1,687,164	1,494,793
	Construction Costs	4,035,836	4,035,799
	Moving Costs	20,000	9,600
	<b>SUBTOTAL</b>	<b>5,743,000</b>	<b>5,540,192</b>
<b>Eureka Valley (Complete)</b>	Soft Costs	1,773,848	1,480,348
	Construction Costs	2,628,152	2,628,057
	Moving Costs	20,000	8,500
	<b>SUBTOTAL</b>	<b>4,422,000</b>	<b>4,116,905</b>
<b>Excelsior (Complete)</b>	Soft Costs	1,438,897	1,438,897
	Construction Costs	2,128,896	2,128,896
	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	3,350,537	3,350,537
	Soft Costs	691,025	691,025
	Construction Costs	1,438,094	1,438,094
	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	4,337,403	1,503,690
	Construction Costs	4,134,880	3,391,306
	<b>SUBTOTAL</b>	<b>8,472,283</b>	<b>4,894,996</b>
<b>Ingleside (Complete)</b>	Site Acquisition	1,839,205	1,839,205
	Soft Costs	3,743,088	3,660,112
	Construction Costs	1,451,707	1,447,747
	<b>SUBTOTAL</b>	<b>7,034,000</b>	<b>6,947,064</b>
<b>Marina (Complete)</b>	Soft Costs	949,100	949,100
	Construction Costs	2,866,499	2,866,499
	Moving Costs	7,720	7,720
	<b>SUBTOTAL</b>	<b>3,823,319</b>	<b>3,823,319</b>
<b>Merced</b>	Soft Costs	2,147,961	1,463,260
	Construction Costs	3,262,501	2,826,305
	<b>SUBTOTAL</b>	<b>5,410,462</b>	<b>4,289,565</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	1,704,388
	Construction Costs	-	-
	<b>SUBTOTAL</b>	<b>3,500,000</b>	<b>1,704,388</b>
<b>Ortega</b>	Soft Costs	3,999,634	2,218,198
	Construction Costs	6,020,858	5,206,223
	<b>SUBTOTAL</b>	<b>10,020,492</b>	<b>7,424,421</b>
<b>Park</b>	Soft Costs	1,352,130	782,191
	Construction Costs	1,546,763	1,384,000
	<b>SUBTOTAL</b>	<b>2,898,893</b>	<b>2,166,191</b>
<b>Parkside</b>	Soft Costs	1,676,021	1,035,653
	Construction Costs	3,023,196	3,003,390
	<b>SUBTOTAL</b>	<b>4,699,217</b>	<b>4,039,043</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 June 30, 2010

Branch	Category	Current Budget (5/10)	Actual Expenditures & Encumbrances 6/30/2010 *
<b>Potrero (Complete)</b>	Soft Costs	1,578,398	1,482,834
	Construction Costs	3,829,735	3,727,984
	Moving Costs	18,714	7,900
	<b>SUBTOTAL</b>	<b>5,426,847</b>	<b>5,218,718</b>
<b>Presidio</b>	Soft Costs	1,518,598	822,609
	Construction Costs	2,663,048	2,278,165
	<b>SUBTOTAL</b>	<b>4,181,646</b>	<b>3,100,774</b>
<b>Richmond (Complete)</b>	Soft Costs	3,057,496	3,014,379
	Construction Costs	10,634,004	10,424,133
	Moving Costs	20,000	17,170
	<b>SUBTOTAL</b>	<b>13,711,500</b>	<b>13,455,682</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>Visitacion Valley</b>	Site Acquisition	2,200,405	2,200,405
	Soft Costs	3,709,825	2,344,114
	Construction Costs	7,488,051	6,865,934
	<b>SUBTOTAL</b>	<b>13,398,281</b>	<b>11,410,453</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**

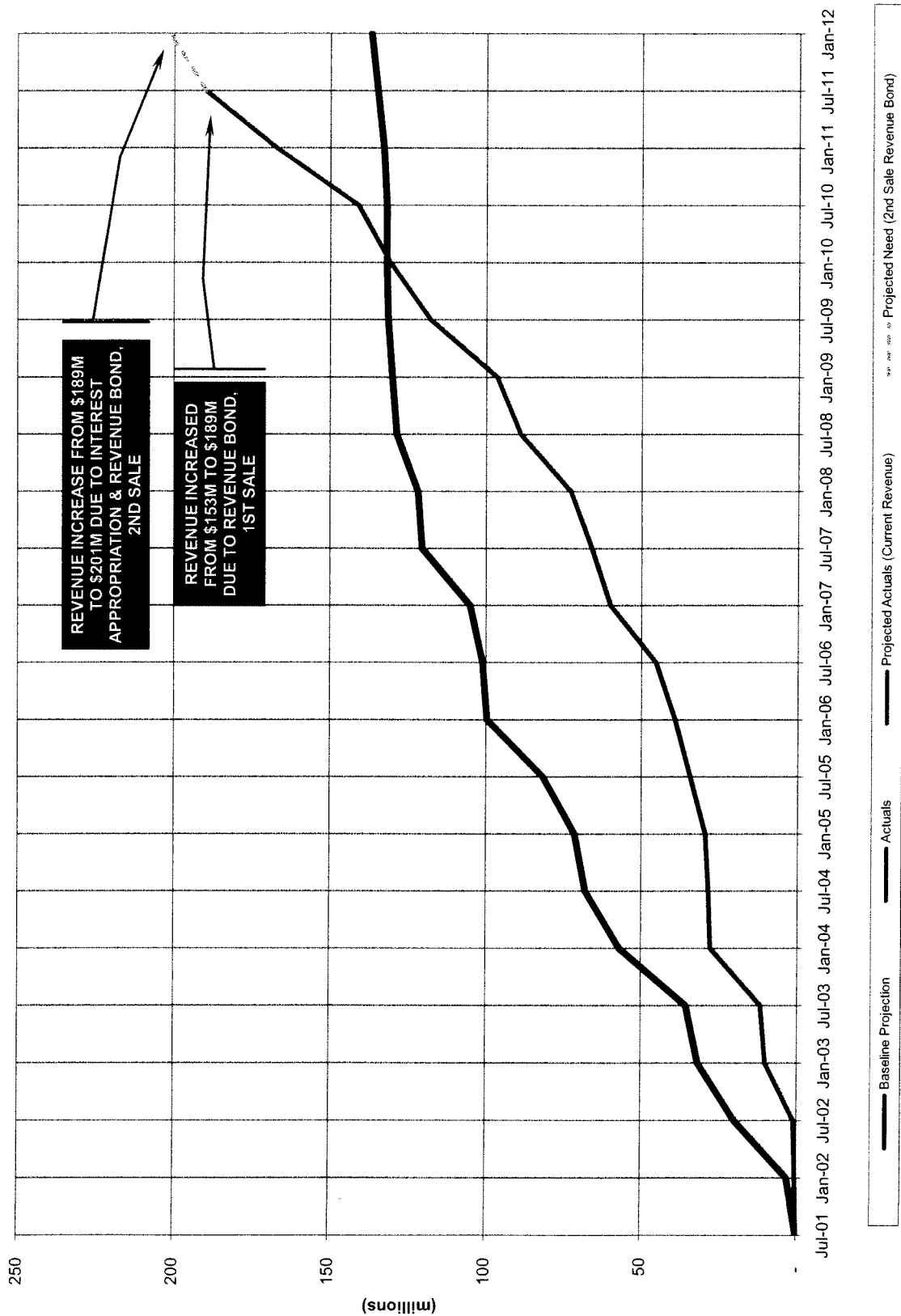
Library Program Costs	780,000	608,232
Program Consultants	1,165,000	1,125,696
Program Management	7,158,372	5,882,423
Real Estate Dept	235,281	235,281
Art Enrichment Fund	362,000	356,451
Moving & Interim Services	522,559	465,511
Furniture & Equipment Reserve	16,273,200	757,125
Bond Financing Costs	2,202,455	1,633,037
Debt Service Reserve	2,471,797	-
Program Reserve	1,902,024	-
<b>SUBTOTAL</b>	<b>33,072,688</b>	<b>11,063,756</b>
<b>TOTAL</b>	<b>188,910,119</b>	<b>141,141,575</b>

\* Data from FAMIS as of June 30, 2010

# Exhibit 4 - Program Budget Reports:

## Cash Flow Projections

Baseline, Actuals and Projected Actuals  
Expenditures and Encumbrances

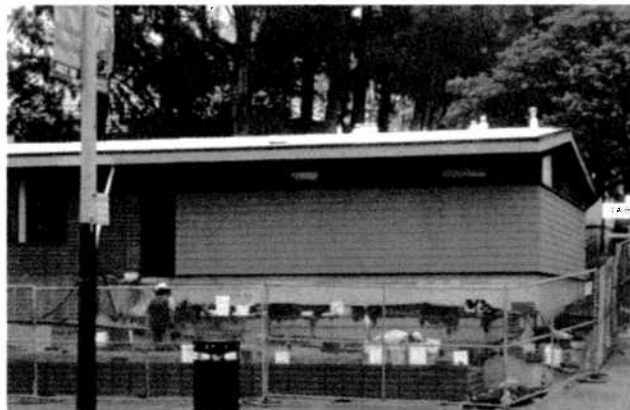


## BLIP in Action

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



Parkside Branch Library – Exterior Ramp



Parkside Branch Library – New Addition



Park Branch Library – Main Reading Room



Park Branch Library – Looking Towards Restroom



Visitation Valley Branch Library – Main Entrance

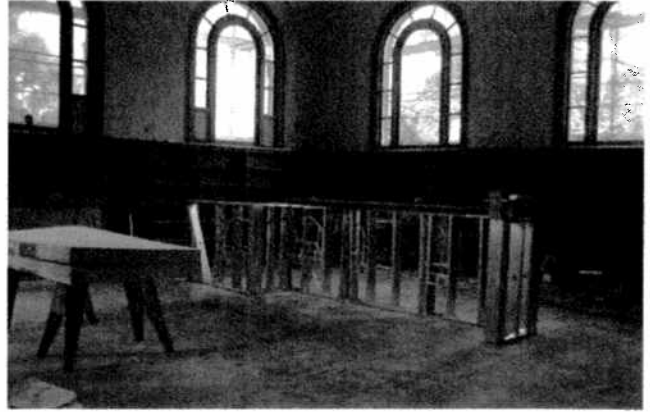


Visitation Valley Branch Library – Oculus in Main Reading Room





Presidio Branch Library – Community Room



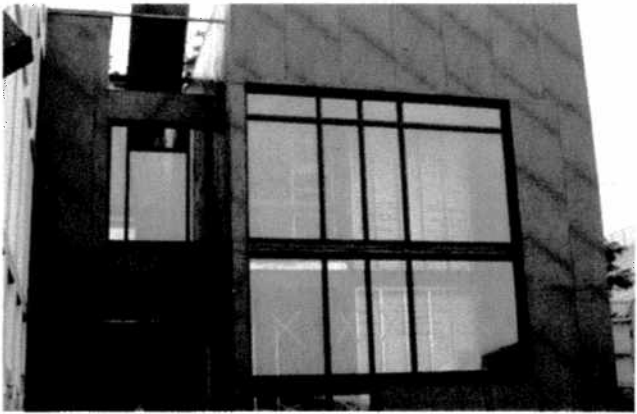
Presidio Branch Library – Teen Computer Station



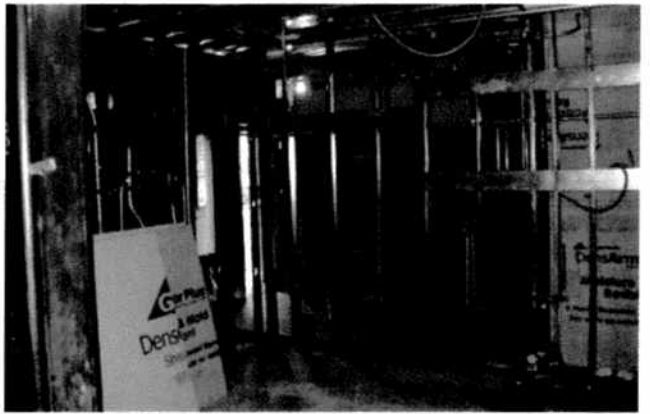
Merced Branch Library – HVAC Work



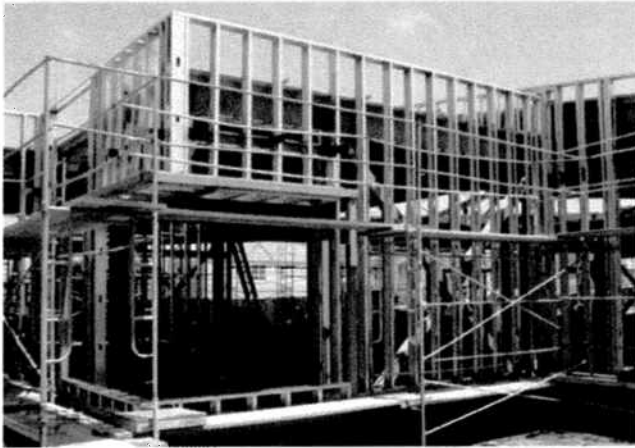
Merced Branch Library – Installing Roof Insulation



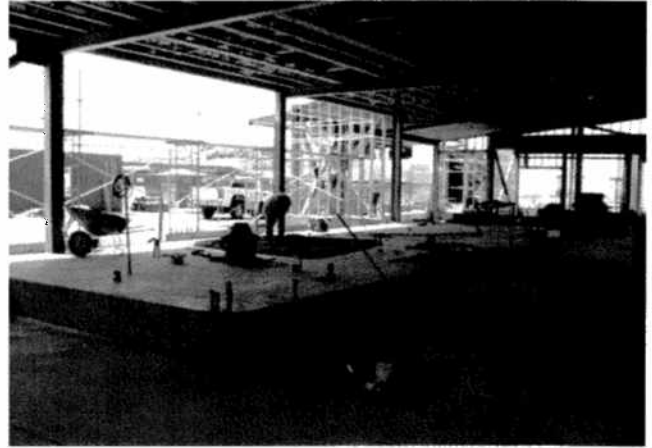
Anza Branch Library - Elevator Tower



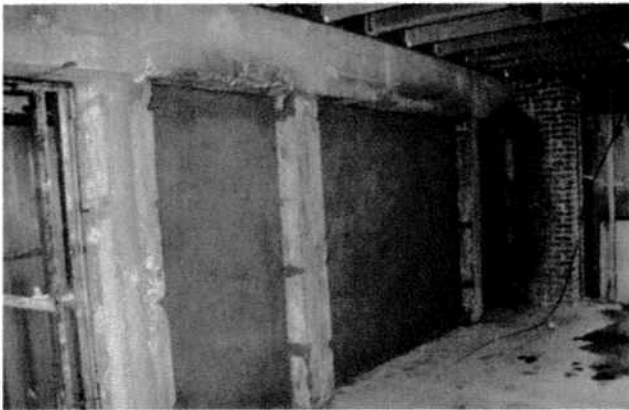
Anza Branch Library - Staff Room



Ortega Branch Library – Children's Room



Ortega Branch Library – Raised Concrete Slabs



Golden Gate Valley Branch Library –Work Room



Golden Gate Valley Branch Library –Moment Frame Installation

### Rendering of 1Project in Bid/Award Phase



Bayview Branch Library - New Construction

### Renderings of 1 Project under Design



North Beach Branch Library - New Construction

