

2000 Branch Library Improvement Bond

QUARTERLY REPORT

Fourth Quarter 2009

October - December



Eureka Valley Branch Library
Opened October 24, 2009

Photo by Michael Kromat



Building better libraries for stronger communities

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San Francisco Public Library

Luis Herrera
City Librarian



Lena Ch'en, AIA
Bond Program Manager



Edward D. Reiskin
Director

Executive Summary Quarterly Report October – December 2009

Program Highlights

- **EUREKA VALLEY/HARVEY MILK MEMORIAL** – This beautifully renovated mid-century modern library reopened this quarter on October 24, 2009. Hundreds of community residents joined City Librarian Luis Herrera, Senator Mark Leno, Supervisor Bevan Dufty, DPW Director Ed Reiskin, and others to cut the red ribbon on the new branch.
- **BAYVIEW** – The Planning Commission granted a Conditional Use and Variance and the Arts Commission approved the de-accessioning of a sculpture on the existing branch allowing the new Bayview library to move forward.
- **GOLDEN GATE VALLEY** – This historic Carnegie library was closed for renovation and 7 contractors' submitted bids for the project.
- **PRESIDIO** – This historic landmarked library was closed for renovation and 8 contractors' submitted bids for the project.
- **PARK** – This branch celebrated its 100 year birthday and 9 contractors' submitted bids for the project.
- **HISTORIC PRESERVATION COMMISSION** – The Commission voted to initiate landmark designation and/or multiple property listing designation for Marina, Eureka Valley, North Beach, Western Addition and the Excelsior Branch Libraries all of which were designed by the firm of Appleton & Wolfard.



Scene from the Presidio Branch Library closing party

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

- The current Program Budget \$187,166,352 is funded from the following sources:

City Prop. A Bonds	\$105,865,000
Interest Proceeds	5,352,613
Lease Revenue Bond	34,056,156
Rents Realized	280,372
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 \$130,890,476 has been *expended or encumbered* as of December 31, 2009:

City Prop. A Bonds	\$94,366,907
Bond Interest & Rents	3,304,787
Lease Revenue Bond	12,156,688
City ESP Bonds	2,400,000
State Prop. 14 Bonds	9,503,477
Library Preservation Fund	8,519,492
Friends of SFPL	639,125

- Actual *expenditures* through December 31, 2009 of \$111,666,650 are as follows:

City Prop. A Bonds	\$85,523,723
Bond Interest & Rents	3,105,530
Lease Revenue Bond	2,433,215
City ESP Bonds	2,400,000
State Prop. 14 Bonds	9,499,817
Library Preservation Fund	8,065,240
Friends of SFPL	639,125

- Funding anticipated from the following sources:

2 nd Sale, Lease Revenue Bonds	\$14,320,140
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- 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 to help bridge the funding gap for 6 libraries and program wide services, including the cost of bond issuance.

Program Schedule

- Baseline project schedules were established in October 2001.
- The program schedule is alphabetized. Each bar depicts phases for design, bid/award/move out, construction, and final punch list/move in.

Project Status Summaries

- The following projects are in Design:

Bayview	Construction Documents Phase
North Beach	Design Development Phase

- The following projects are in Bid & Award:

Golden Gate Valley	7 Bids received 10/7/09
Park	9 Bids received 12/2/09
Presidio	8 Bids received 11/10/09

- The following projects are in Construction:

Bernal Heights	99% Complete Library move in
Potrero	98% Complete Final painting
Parkside	47% Complete Rough plumbing complete
Visitacion Valley	37% Complete Installing ledgers on steel beams
Ortega	12% Complete Excavation
Merced	14% Complete Setting rebar for interior foot upgrade
Anza	30% complete Underpinning and final lift building

- The following project was completed this quarter:

Eureka Valley	Opening celebration held October 24, 2009!
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Program Management Activities

- To date, library and management staff have sponsored or attended 605 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 November 2009 for Anza, Bernal Heights, Eureka Valley, Glen Park, Marina, Merced, Mission Bay, Noe Valley, Parkside, Presidio, Sunset, Visitacion Valley, West Portal, Western Addition, Program-wide Library Costs, Moving & Interim Services and 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. Contracts are being processed for 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)

Scope of Work

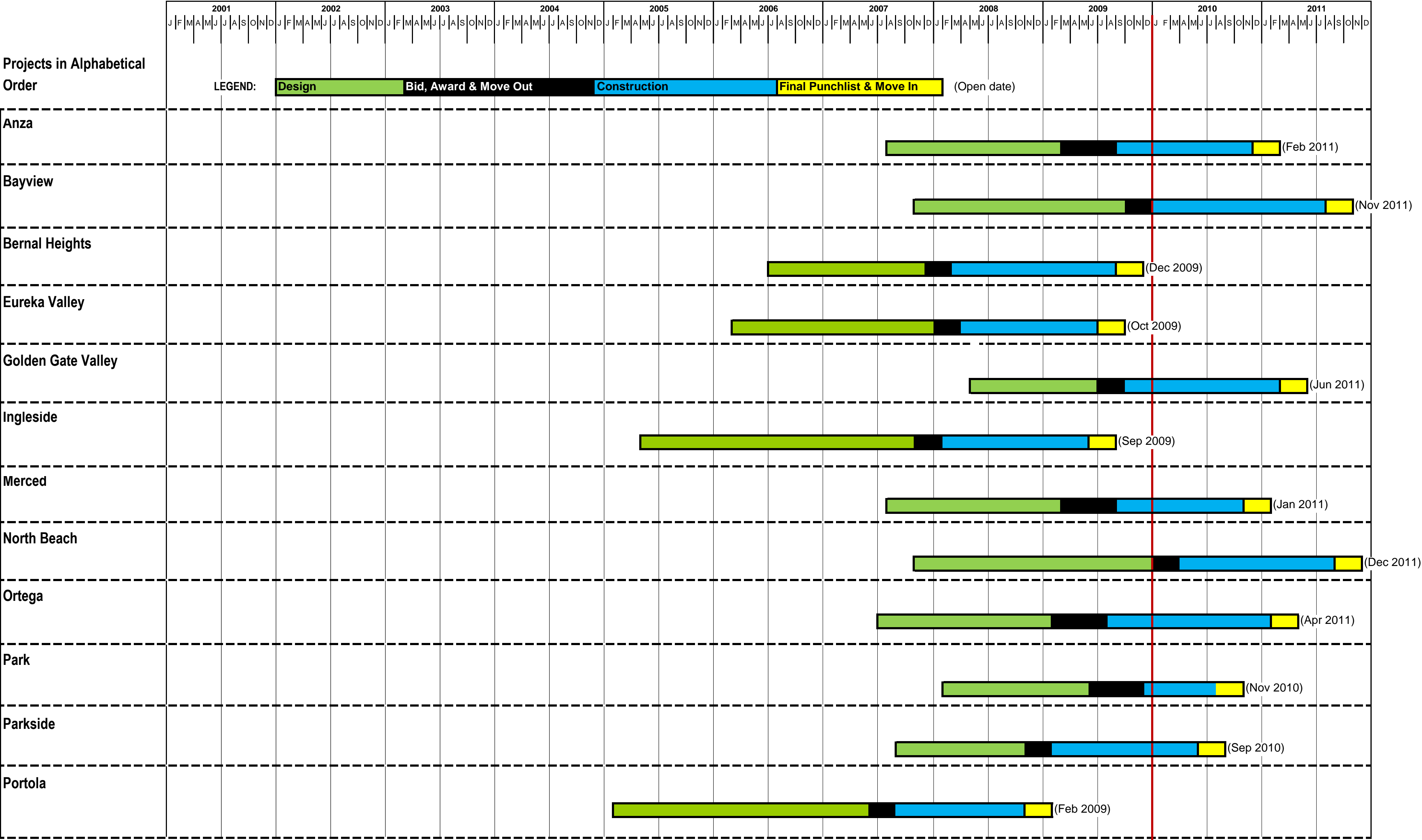
The bond program includes 7 site acquisitions, new construction of 8 branch libraries, and renovation and/or expansion of 16 existing branches and a support services center. Renovations will include some or all of the following: seismic strengthening, hazardous material abatement, Americans with Disabilities 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	•			
Eureka Valley	•			Oct. 24, 2009
Excelsior	•			July 8, 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	•			
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

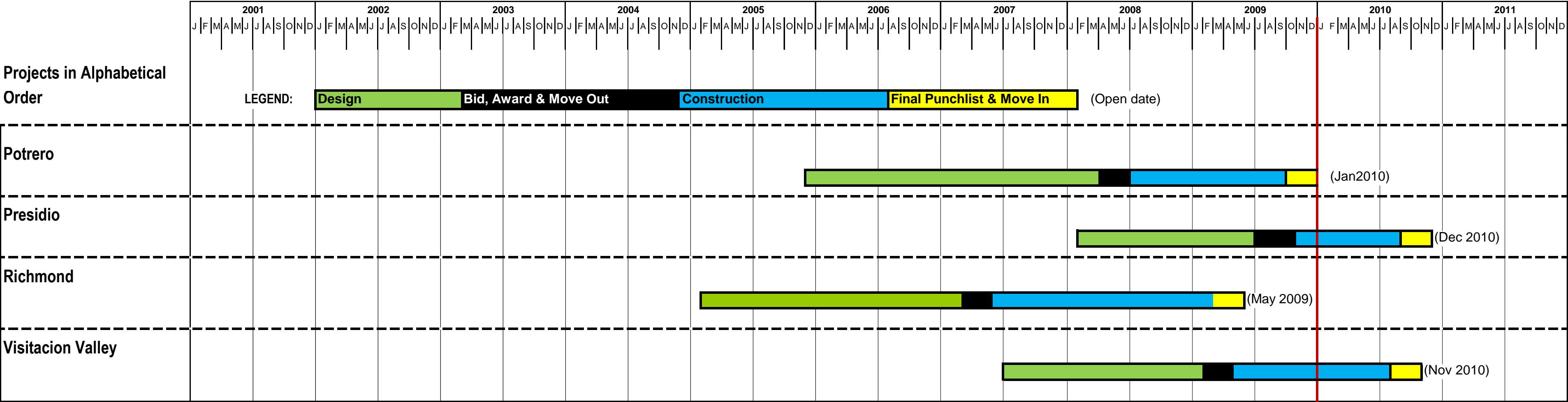
* Pending full funding

** Funded with proceeds from first sale of lease revenue bonds, May 2009

Program Schedule



Program Schedule



Program Budget Reports - Revenue Plan

Branch	Baseline Budget (10/01)	Approved Budget (11/09)	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	4,985,778	508,741	2,639,078	1,226,705	-	611,254 (3)	4,985,778
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	10,535,791	-	342,000	-	2,520,490 (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	63,222,020	38,801,621	13,249,770	3,670,042	3,751,943	3,748,644	63,222,020
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	11,432,325	808,684	10,144,775	287,550	-	191,316 (3)	11,432,325
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	1,631,850	1,585,000	-	46,850	-	-	1,631,850
Parkside	2,880,000	4,352,400	4,205,190	-	147,210	-	-	4,352,400
Potrero	4,230,000	5,155,250	4,331,774	-	212,998	-	610,478 (3)	5,155,250
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	86,925,378	54,261,687	15,874,789	5,964,701	5,958,841	4,865,360	86,925,378
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	5,709,790	3,622,344	295,773	1,284,984	-	506,689 (3)	5,709,790
SUBTOTAL	27,805,000	37,018,954	12,801,692	4,931,597	1,866,684	-	17,418,981	37,018,954
TOTAL	133,265,000	187,166,352	105,865,000	34,056,156	11,501,427	9,710,784	26,032,985	187,166,352

(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)
(5) Advance for Developer Impact Fees (\$2,000,000)

Program Budget Reports -- Expenditures

Branch	Category	Baseline Budget (10/01)	Current Budget (11/09)	Actual Expenditures & Encumbrances 31-Dec-09
Anza	Soft Costs	1,422,000	3,396,546	1,528,376
	Construction Costs	3,318,000	4,329,778	3,826,057
	<i>SUBTOTAL</i>	4,740,000	7,726,324	5,354,433
Bayview	Site Aquistion	-	1,170,795	1,170,795
	Soft Costs	955,000	3,814,983	1,797,669
	Construction Costs	2,865,000	-	-
	<i>SUBTOTAL</i>	3,820,000	4,985,778	2,968,464
Bernal Heights	Soft Costs	1,605,000	1,701,693	1,437,659
	Construction Costs	3,745,000	4,021,307	3,965,913
	Moving Costs	-	20,000	9,600
	<i>SUBTOTAL</i>	5,350,000	5,743,000	5,413,172
Eureka Valley (Complete)	Soft Costs	1,145,000	1,899,881	1,646,161
	Construction Costs	3,435,000	2,502,119	2,412,248
	Moving Costs	-	20,000	8,500
	<i>SUBTOTAL</i>	4,580,000	4,422,000	4,066,909
Excelsior (Complete)	Soft Costs	955,000	1,438,897	1,438,897
	Construction Costs	2,865,000	2,128,896	2,128,896
	Moving Costs	-	26,648	26,648
	<i>SUBTOTAL</i>	3,820,000	3,594,441	3,594,441
Glen Park (Complete)	Site Aquistion	1,770,000	3,350,537	3,350,537
	Soft Costs	700,000	694,427	691,025
	Construction Costs	2,100,000	1,438,094	1,438,094
	Moving Costs	-	4,460	4,460
	<i>SUBTOTAL</i>	4,570,000	5,487,518	5,484,116
Golden Gate Valley	Soft Costs	1,602,000	4,377,085	1,377,052
	Construction Costs	3,738,000	7,055,240	-
	<i>SUBTOTAL</i>	5,340,000	11,432,325	1,377,052
Ingleside (Complete)	Site Aquistion	1,770,000	1,839,205	1,839,205
	Soft Costs	700,000	1,249,964	1,244,427
	Construction Costs	2,100,000	3,934,831	3,861,907
	Moving Costs	-	10,000	-
	<i>SUBTOTAL</i>	4,570,000	7,034,000	6,945,539
Marina (Complete)	Soft Costs	1,027,500	988,157	949,100
	Construction Costs	3,082,500	2,876,261	2,866,499
	Moving Costs	-	7,720	7,720
	<i>SUBTOTAL</i>	4,110,000	3,898,319	3,823,319
Merced	Soft Costs	1,050,000	2,016,976	1,155,217
	Construction Costs	3,150,000	3,393,486	2,803,917
	<i>SUBTOTAL</i>	4,200,000	5,410,462	3,959,134
Mission Bay (Complete)	Site Aquistion	3,350,000	3,736,025	3,736,025
	Moving Costs	-	1,548	1,548
	<i>SUBTOTAL</i>	3,350,000	3,737,573	3,737,573
Noe Valley (Complete)	Soft Costs	1,323,000	1,192,863	1,192,863
	Construction Costs	3,087,000	4,279,591	4,279,591
	Moving Costs	-	8,500	8,500
	<i>SUBTOTAL</i>	4,410,000	5,480,954	5,480,954
North Beach	Soft Costs	865,000	3,500,000	1,070,763
	Construction Costs	2,595,000	-	-
	<i>SUBTOTAL</i>	3,460,000	3,500,000	1,070,763
Ortega	Soft Costs	890,000	4,284,936	1,909,703
	Construction Costs	2,670,000	5,735,556	5,204,474
	<i>SUBTOTAL</i>	3,560,000	10,020,492	7,114,177
Park	Soft Costs	373,350	614,600	577,630
	Construction Costs	936,650	1,017,250	-
	<i>SUBTOTAL</i>	1,310,000	1,631,850	577,630
Parkside	Soft Costs	720,000	1,146,153	1,142,021
	Construction Costs	2,160,000	3,209,247	2,817,615
	<i>SUBTOTAL</i>	2,880,000	4,352,400	3,959,636
Portola (Complete)	Site Aquistion	1,770,000	1,288,274	1,288,274
	Soft Costs	700,000	1,451,271	1,196,309
	Construction Costs	2,100,000	3,451,255	3,446,921
	<i>SUBTOTAL</i>	4,570,000	6,190,800	5,931,504

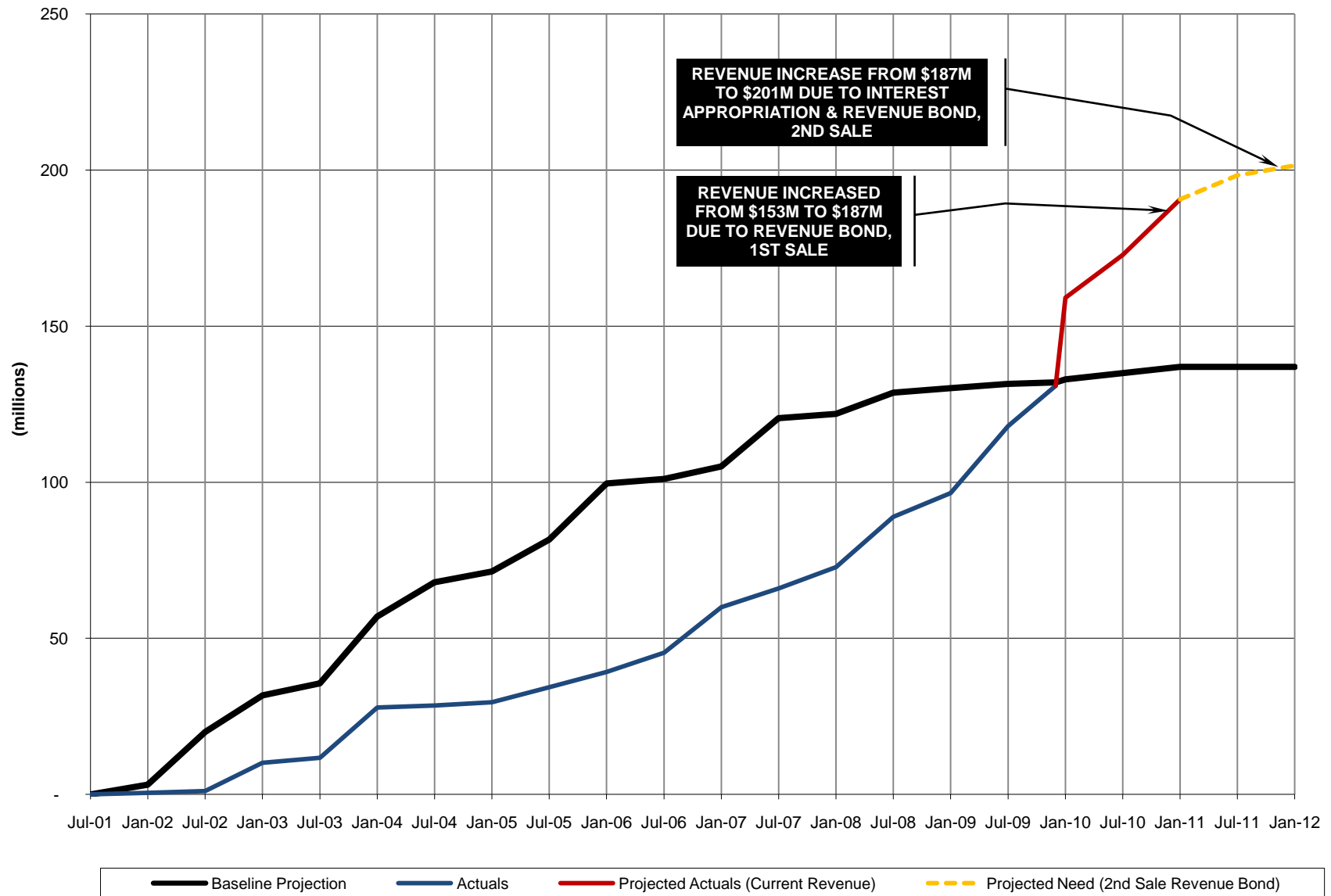
Branch	Category	Baseline Budget (10/01)	Current Budget (11/09)	Actual Expenditures & Encumbrances 31-Dec-09
Potrero	Soft Costs	1,057,500	1,566,367	1,566,367
	Construction Costs	3,172,500	3,570,169	3,693,365
	Moving Costs	-	18,714	7,900
	<i>SUBTOTAL</i>	4,230,000	5,155,250	** 5,267,632
Presidio	Soft Costs	459,000	1,518,658	785,627
	Construction Costs	1,071,000	2,662,988	318,915
	<i>SUBTOTAL</i>	1,530,000	4,181,646	1,104,542
Richmond (Complete)	Soft Costs	2,289,000	3,239,615	3,018,240
	Construction Costs	5,341,000	10,451,885	10,172,703
	Moving Costs	-	20,000	19,410
	<i>SUBTOTAL</i>	7,630,000	13,711,500	13,210,353
Sunset (Complete)	Soft Costs	447,000	491,612	491,612
	Construction Costs	1,043,000	957,497	957,497
	Moving Costs	-	10,000	10,000
	<i>SUBTOTAL</i>	1,490,000	1,459,109	1,459,109
Support Services (Complete)	Site Aquisition	9,080,000	8,686,551	8,686,551
	Moving Costs	-	181,027	181,027
	<i>SUBTOTAL</i>	9,080,000	8,867,578	8,867,578
Visitacion Valley	Site Aquisition	2,090,000	2,200,405	2,200,405
	Soft Costs	807,500	3,601,100	2,172,113
	Construction Costs	2,422,500	7,596,776	6,678,295
	<i>SUBTOTAL</i>	5,320,000	13,398,281	11,050,813
West Portal (Complete)	Soft Costs	1,233,000	1,009,109	1,007,966
	Construction Costs	2,877,000	3,403,124	3,403,124
	Moving Costs	-	8,748	8,748
	<i>SUBTOTAL</i>	4,110,000	4,420,981	4,419,838
Western Addition (Complete)	Soft Costs	857,500	1,314,227	1,313,434
	Construction Costs	2,572,500	2,980,126	2,980,126
	Moving Costs	-	10,464	10,464
	<i>SUBTOTAL</i>	3,430,000	4,304,817	4,304,024
			4,304,817	

Program-Wide Services & Costs

	Library Program Costs	800,000	780,000	608,232
	Program Consultants	750,000	1,165,000	1,120,944
	Program Management	3,600,000	7,158,372	5,344,786
	Real Estate Dept	120,000	235,281	235,281
	Art Enrichment Fund	-	362,000	300,855
	Moving & Interim Services	4,360,000	522,559	465,511
	Furniture & Equipment Reserve	15,000,000	16,411,700	639,125
	Bond Financing Costs	1,500,000	2,202,455	1,633,037
	Debt Service Reserve	-	2,471,797	-
	Program Reserve	1,675,000	5,709,790	-
	<i>SUBTOTAL</i>	27,805,000	37,018,954	10,347,771
TOTAL		133,265,000	187,166,352	130,890,476

** Potrero shown as overspent due to time delay in processing fund source swap out for expenditures; correction in process.

Program Budget Report
Cash Flow Projections
Baseline, Actuals and Projected Actuals
Expenditures and Encumbrances



BLIP in Action

Eureka Branch Library



Opening Day October 24, 2009



Opening Day October 24, 2009



West Exterior Elevation



Jose Sarria Ct/16th Avenue Elevation



Adult Reading Room



Periodicals and Magazine Lounge Area

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



Bernal Heights Branch Library - Main Reading Room
Opening January 30, 2010



Bernal Heights Branch Library - Circulation Desk



Potrero Branch Library – Exterior View
Opening March 6, 2010



Potrero Branch Library – Artwork & Teens Reading Room



Parkside Branch Library – New Addition
Slated to Open Fall 2010



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



Ortega Branch Library – Excavation & Recompaction
Slated to Open Winter 2010

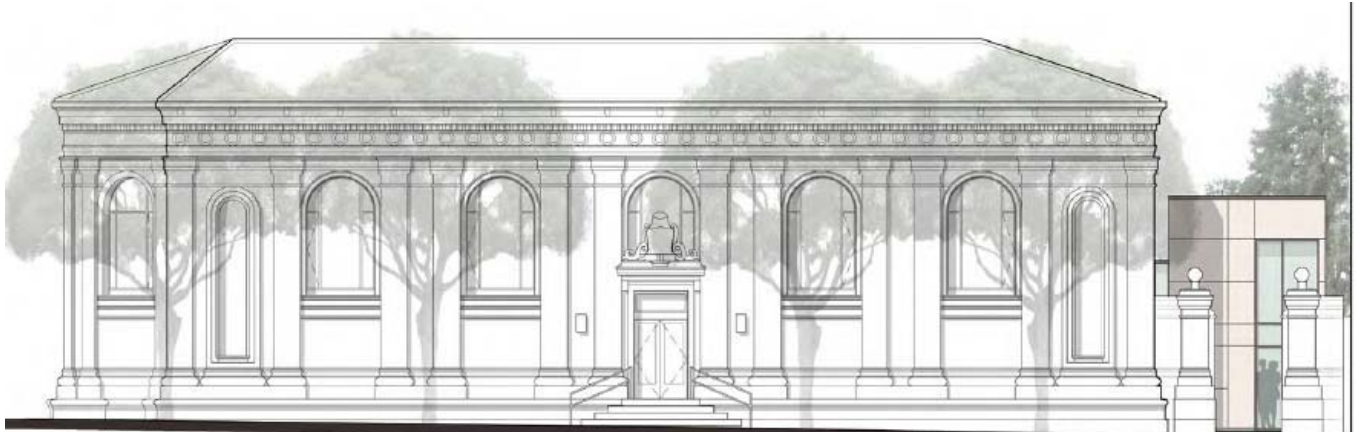


Anza Branch Library - Elevator Tower
Slated to Open Winter 2010

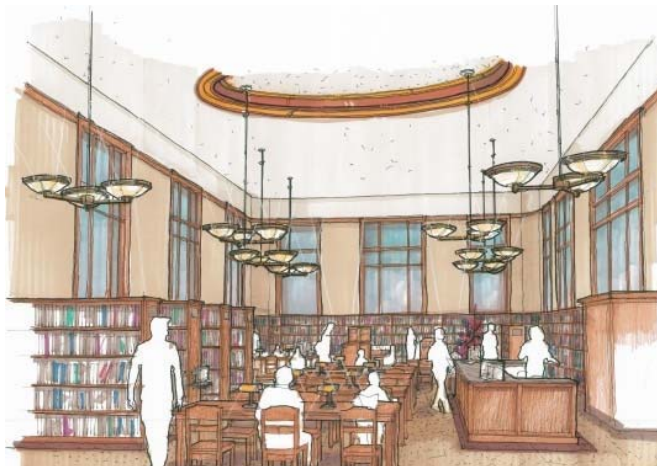


Merced Branch Library – New Addition
Slated to Open Winter 2010

Renderings of 4 Projects in Bid/Award Phase



Golden Gate Valley Branch Library - Renovation
Contract Awarded December 4, 2009



Park Branch Library – Interior Remodel
Awaiting Award to Lowest Bidder



Presidio Branch Library – Interior Remodel
Awaiting Award to Lowest Bidder



Bayview Branch Library - New Construction
Bid Date February 17, 2010

Renderings of 1 Project under Design



North Beach Branch Library - New Construction
100% Design Development Phase