

CHINATOWN BRANCH

MISSION BRANCH

OCEAN VIEW BRANCH



San Francisco Public Library
BRANCH CAPITAL PROJECTS UPDATES

LIBRARY COMMISSION MEETING | 09.09.2021

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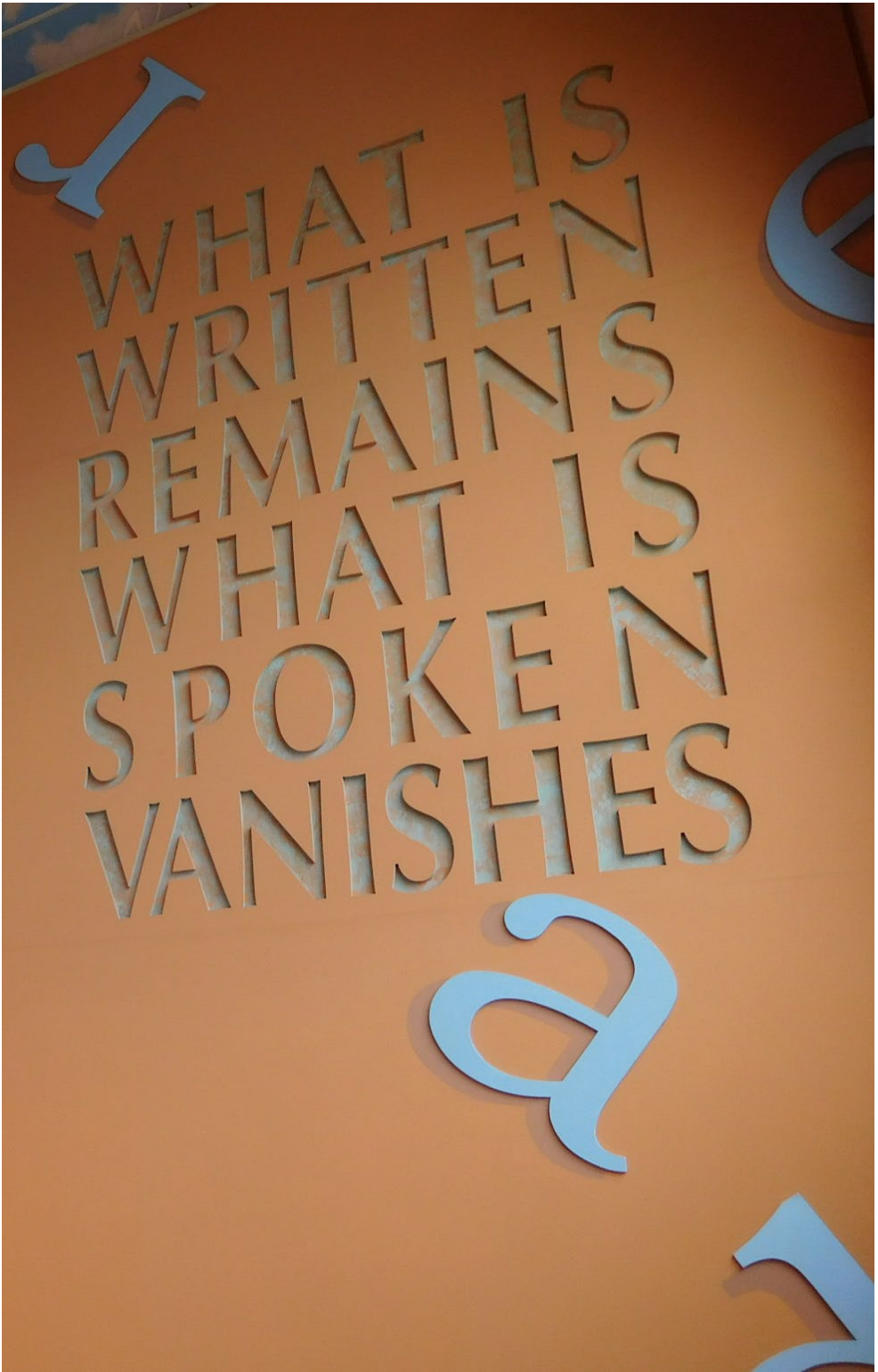


San Francisco Public Library

UPDATES

1. Ocean View Library
2. Chinatown Him Mark Lai Branch Library
3. Mission Branch Library

OCEAN VIEW LIBRARY



LIBRARY LOCATION ALTERNATIVES



A

- NEIGHBORHOOD CONNECTIVITY
- SAFE PEDESTRIAN ACCESS
- ACCESSIBLE PATH FROM TRANSIT
- EXISTING VEHICULAR INFRASTRUCTURE
- LEVEL BUILDING SITE
- SYNERGY WITH EXISTING SITE AMENITIES WITHIN OMI NEIGHBORHOOD (DISTRICT 11)



B

- NEIGHBORHOOD CONNECTIVITY
- SAFE PEDESTRIAN ACCESS
- ACCESSIBLE PATH FROM TRANSIT
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C

- NEIGHBORHOOD CONNECTIVITY
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D

- NEIGHBORHOOD CONNECTIVITY
- SAFE PEDESTRIAN ACCESS
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D RECOMMENDED SITE

- NEIGHBORHOOD CONNECTIVITY
- SAFE PEDESTRIAN ACCESS
- ACCESSIBLE PATH FROM TRANSIT
- EXISTING VEHICULAR INFRASTRUCTURE
- LEVEL BUILDING SITE
- SYNERGY WITH EXISTING SITE AMENITIES
- WITHIN OMI NEIGHBORHOOD (DISTRICT 11)



PRELIMINARY PROJECT ASSESSMENT (PPA)

- PPA is required for larger projects
- The PPA is preliminary planning review which provides planning and environmental feedback
- PPA results in an outline of planning procedures
- PPA next steps may include an Environmental Evaluation per CEQA

SCHEDULE – OCEAN VIEW LIBRARY PRELIMINARY PROJECT ASSESSMENT (PPA)

<i>Project on hold (COVID)</i>	<i>March 2020 – May 2021</i>
Site Surveying	Fall 2021
Design Concepts	Sept – Nov 2021
Application package	Dec 2021
SF Planning reviews PPA	Jan – April 2022 [70 days]

CHINATOWN BRANCH LIBRARY



SCHEDULE – CHINATOWN BRANCH LIBRARY

<i>Project on hold (COVID)</i>	<i>March 2020 – May 2021</i>
Concept design revision	Fall 2021, in progress
Structural evaluation	Oct - Nov 2021, in progress
Historic evaluation	Oct - Feb 2022, in progress
Design phases	Oct 2021 – Dec 2022
Permitting	Jan - June 2023
Bidding	July - Oct 2023

MISSION BRANCH LIBRARY

24TH AND BARTLETT STREETS



ORIGINAL MAIN ENTRY



ORIGINAL INTERIOR

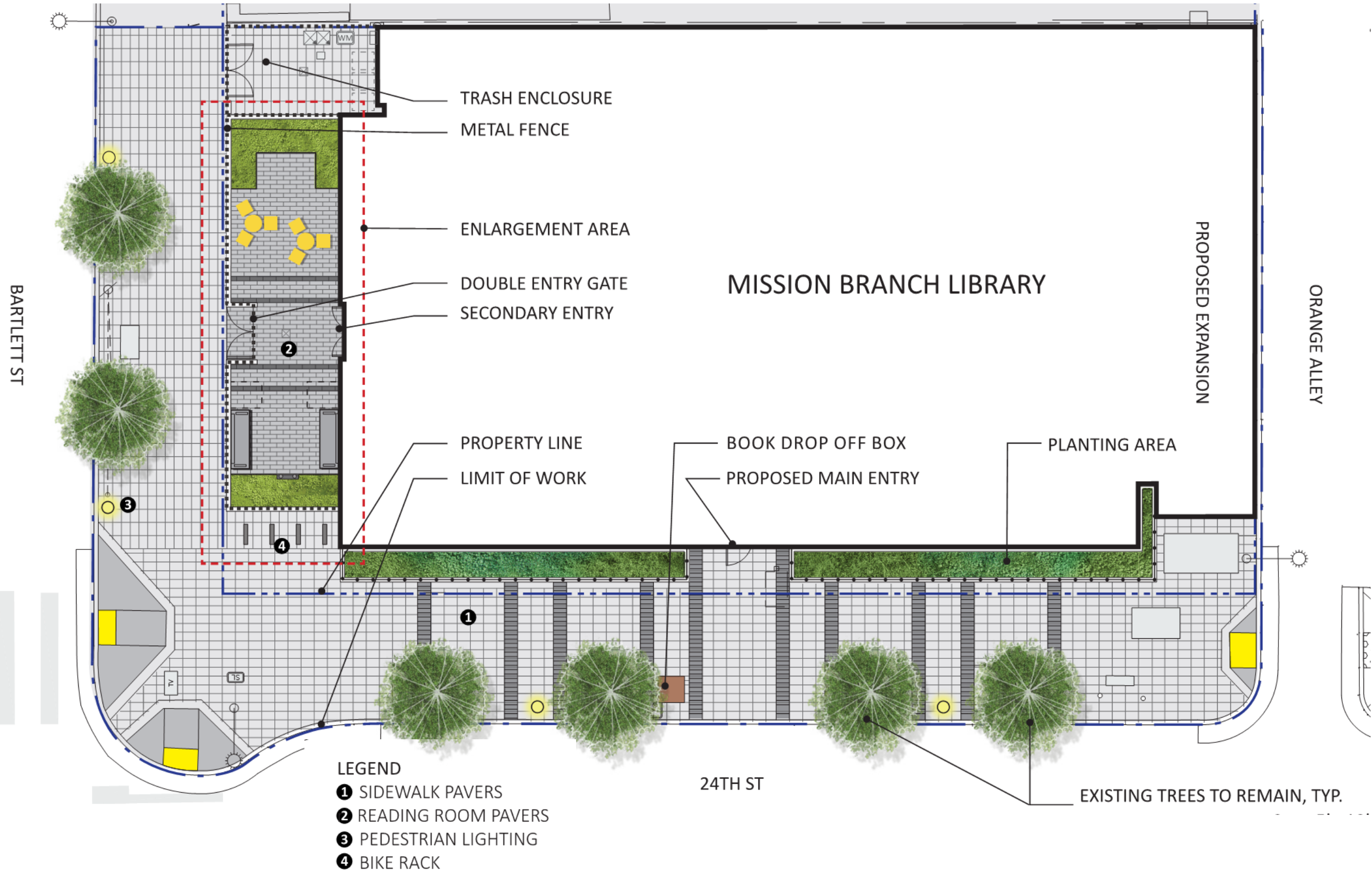
1914 - READING ROOM



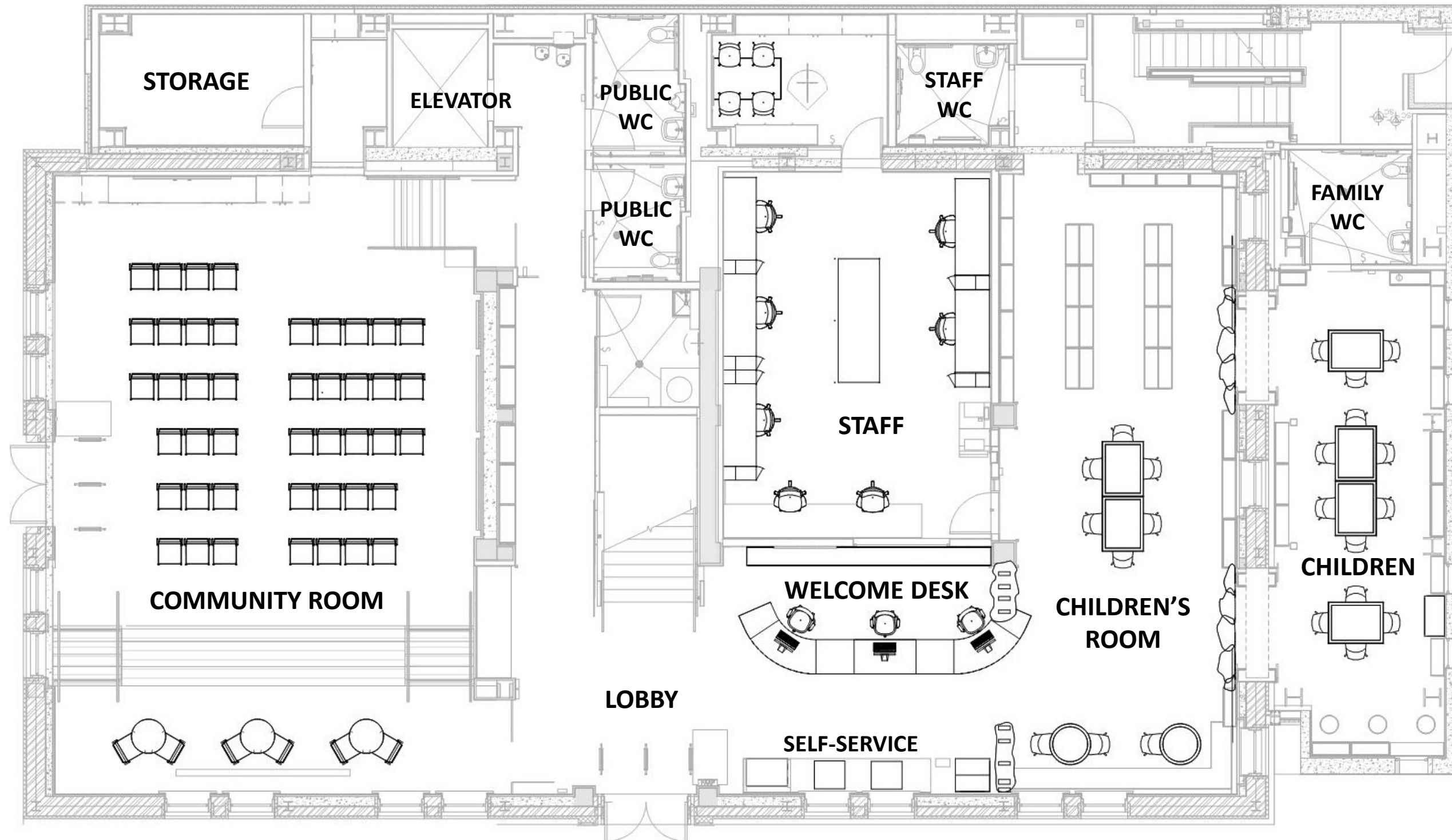
1914 - MAIN STAIR



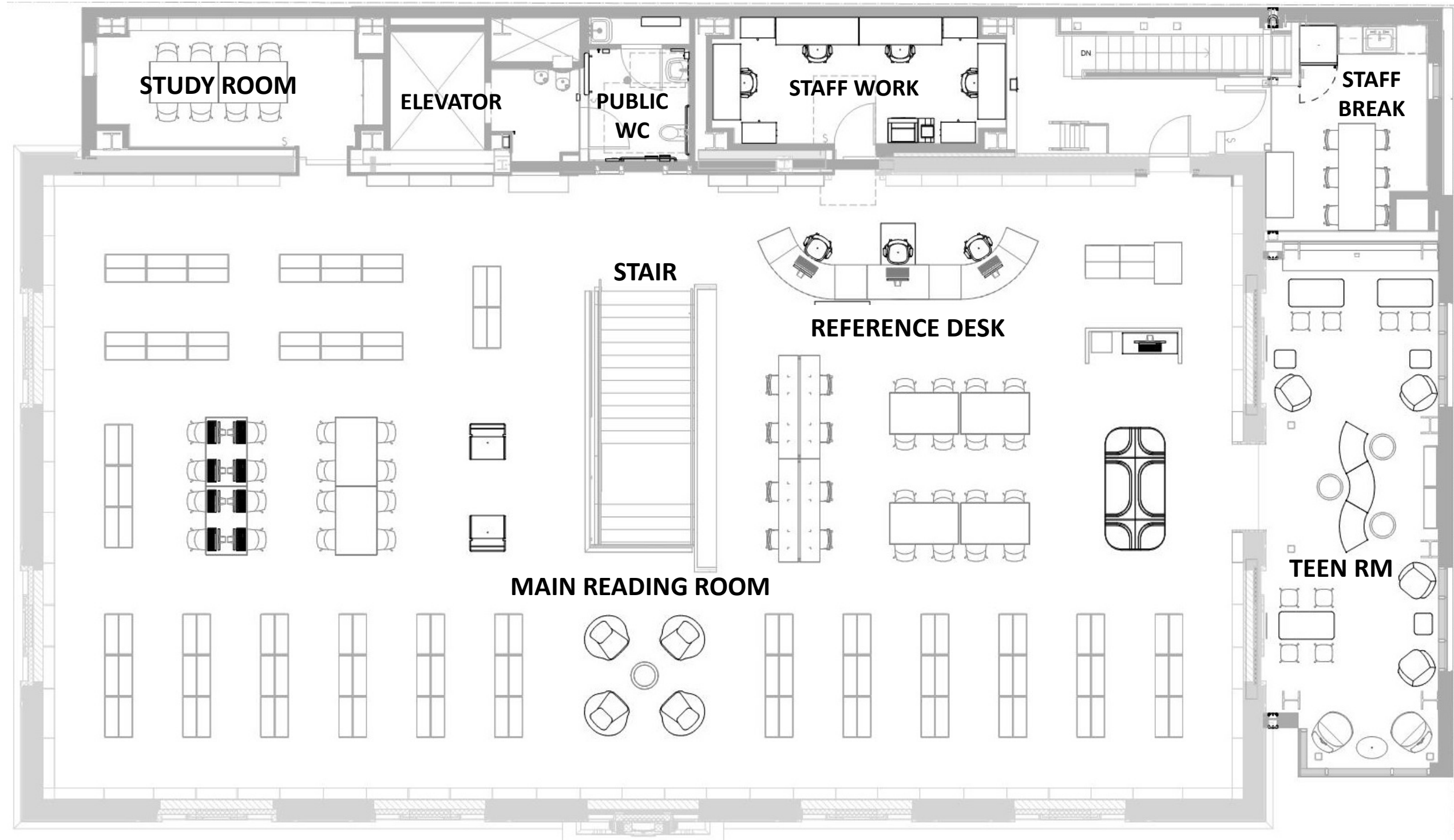
LANDSCAPE PLAN



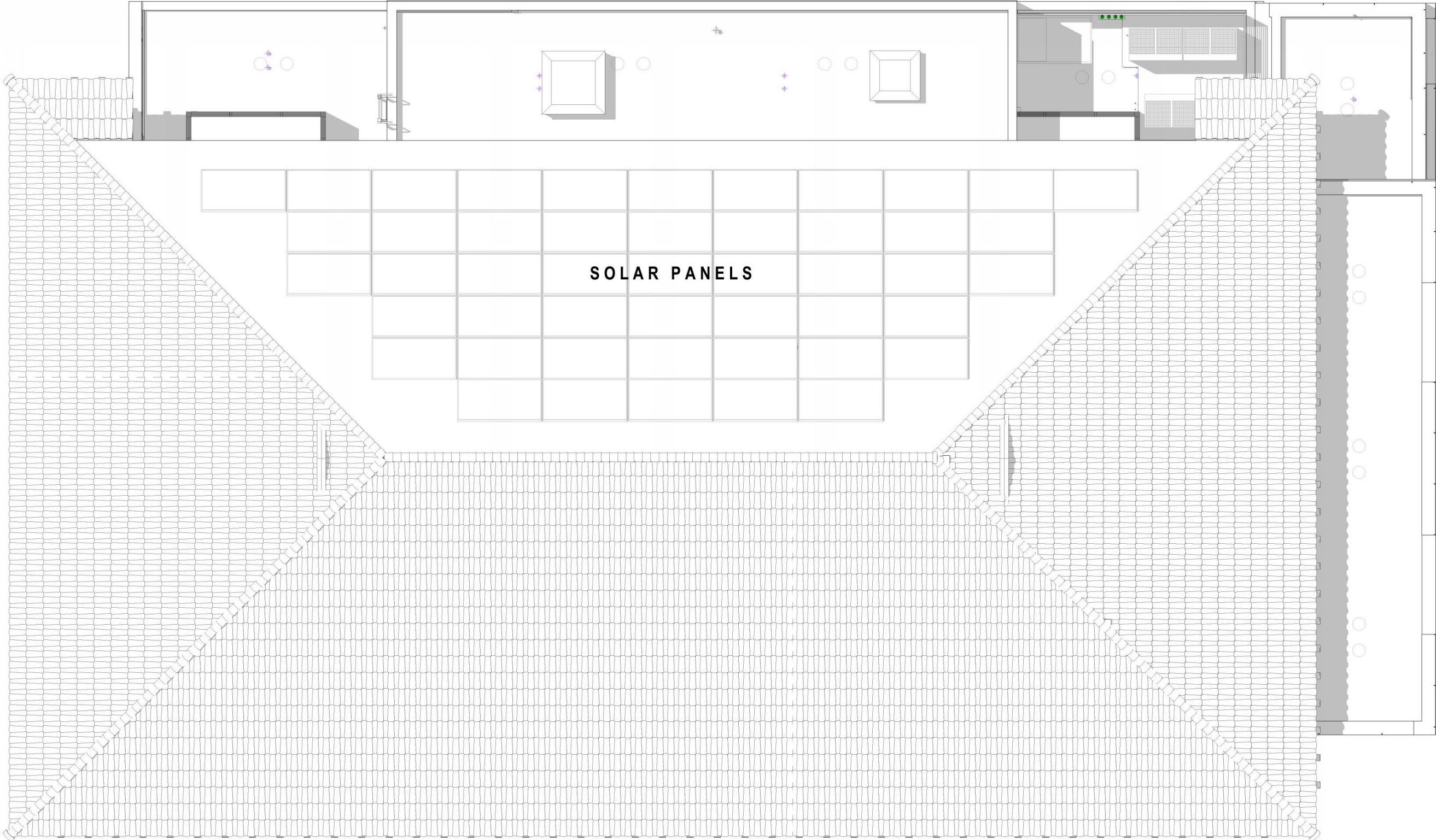
PROPOSED FLOOR PLANS – GROUND FLOOR



PROPOSED FLOOR PLANS - MAIN FLOOR



PROPOSED FLOOR PLANS - ROOF



COMMUNITY ROOM



COMMUNITY ROOM



LOBBY STAIR



MAIN READING ROOM



MAIN READING ROOM



TEEN ROOM – NEW ADDITION



24TH STREET AND BARTLETT STREET (PRIMARY HISTORIC FACADES)



ORANGE ALLEY ADDITION



ORANGE ALLEY ADDITION



VALENCIA STREET AND 24TH STREET



SCHEDULE – MISSION BRANCH LIBRARY

Building permit complete	Sept 2021
Advertise for bid	Oct 2021
Bid period	130 days
Construction start	Spring 2022

BUDGET

Increasing from previous estimates

- Original budget \$19.8M
- Projected budget \$24.7M

Budget reflects current market conditions

Project scope remains the same

Project proceeding with current schedule

BUDGET INCREASES – PROJECT FACTORS

Project duration was extended

- *COVID delays; Mandates and entitlements*

Redesign for PG&E power service changes

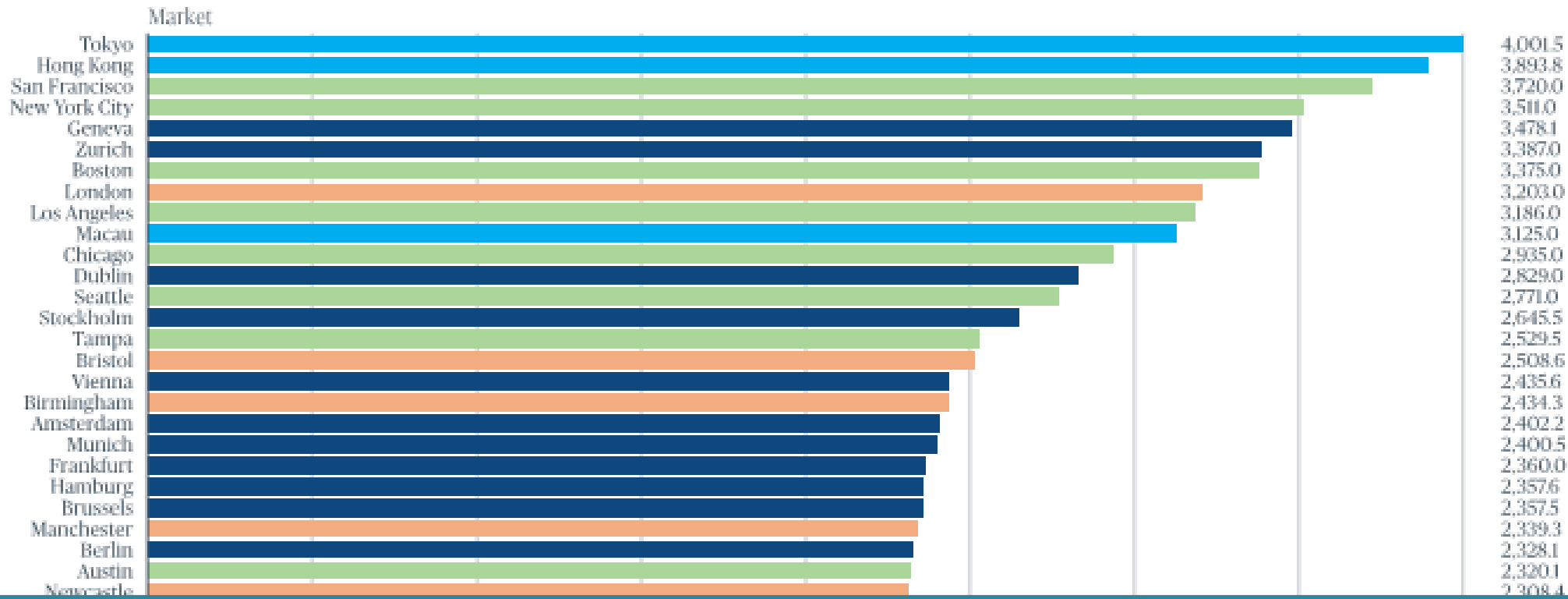
COVID driven construction escalations:

- *San Francisco most expensive market in North America*
- *4.5% inflation 2021, 5% anticipated 2022*
- *Supply backlogs and skilled labor shortages*
- *Material escalations between 25% and 40%*

REVISED SITE PLAN FOR PRIMARY POWER SERVICE



Figure 11: Most expensive place to build (m2), average cost of four building types in USD



Turner & Townsend International Construction Market Survey 2021

Your Business

Skyrocketing Material Prices Putting a Damper on Construction



Share By William Atkinson | Published On May 19, 2021

It doesn't seem to matter what type of construction is being discussed—nonresidential or residential. Skyrocketing material prices are putting a damper

Construction prices are 23% higher than 12 months ago, says new analysis

By Niall Patrick Walsh Aug 18, '21 3:03 PM EST

0 Follow



Metal cladding at the Meinel Optical Sciences Research Lab at the University of Arizona by Richard Kennedy Architects. The price of steel mill products has risen 108.6% in the last 12 months. Photo: Bill Timmerman.

Construction input prices have risen by 23.1% within the last 12 months, according to an analysis of the U.S. Bureau of Labor Statistics' Producer

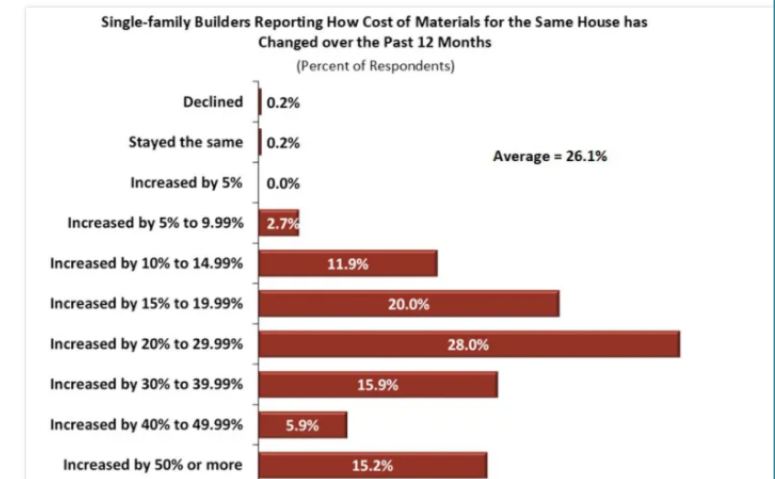
Builders Report 26 Percent Increase in Material Prices

BY PAUL EMRATH on JUNE 2, 2021

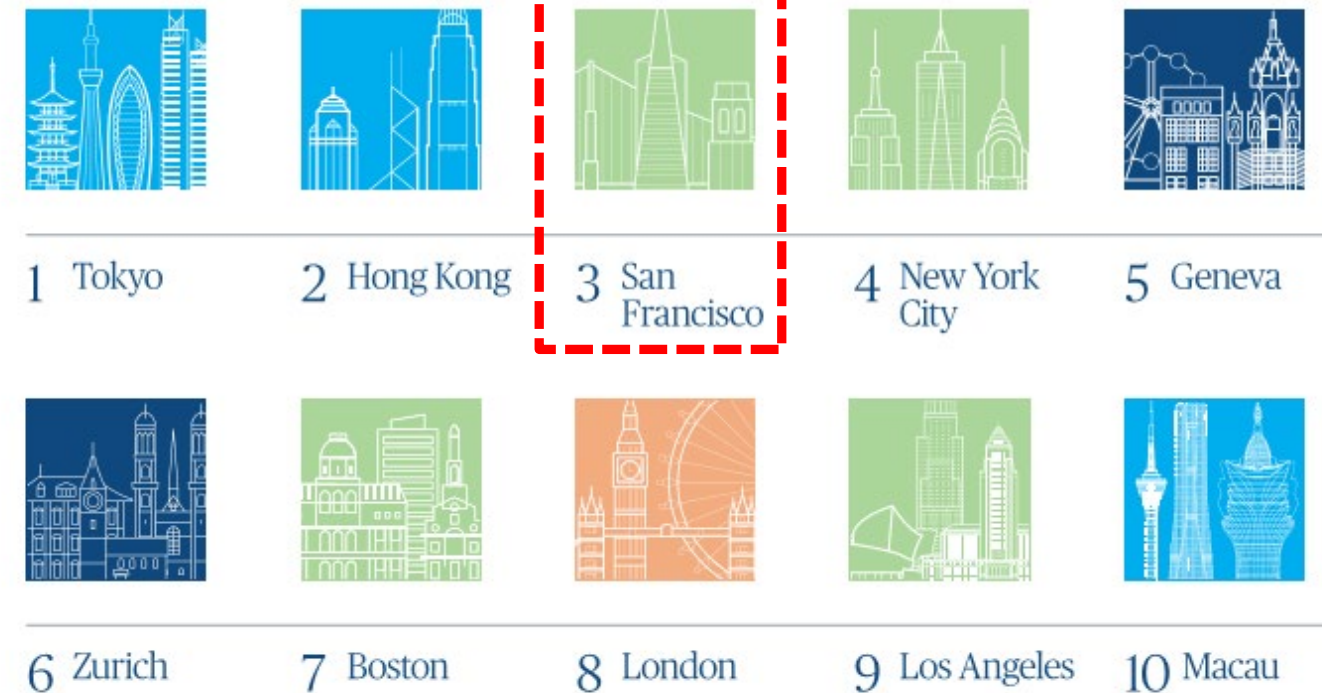
Facebook Twitter LinkedIn Email

A post published last week discussed how record numbers of builders were reporting on broad-based shortages of building materials and products. The source of the information was the May survey for the NAHB/Wells Fargo Housing Market Index (HMI). The same survey asked the HMI panel of single-family builders how total material costs for the same house have changed over the past 12 months.

The most comment response (checked by 28.0 percent of builders) was that materials costs increased by 20 to 29.99 percent. However, 15.9 percent indicated that costs increased by 30 to 39.99 percent, 5.9 percent indicated 40 to 49.99 percent, and 15.2 percent even indicated that their costs had increased by 50 percent or more.



Ten most expensive places to build



MISSION LIBRARY PUBLIC ART PROCESS

San Francisco Arts Commission led art selection process

Community panel made the selections

Three artists were shortlisted:

- Juana Alicia
- Josue Rojas
- Javier Rocabado

Juana Alicia proceeding to Arts Commission approval



Javier Rocabado

Art Proposal for the MISSION BRANCH LIBRARY PUBLIC ART PROJECT

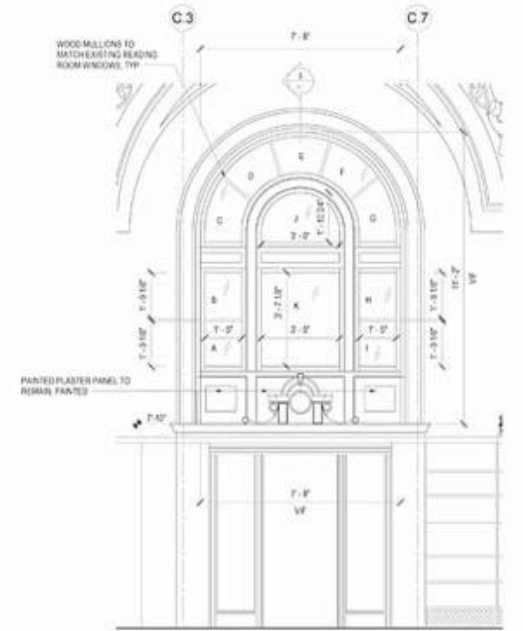
NOPAL DE LA MISIÓN

Artist: Juana Alicia

“As a glowing window at the center of the library’s world of words, the nopal will tell a story, combining both legend and literature”



Original stairs and window



Architect's rendering of window Mission Branch Library



Josue Rojas

My vision for the window in the Main Reading Room of the Mission Library is that of a monumental nopal or prickly pear cactus, full of both flowers and fruit. As a glowing window at the center of the library’s world of words, the nopal tells a story, combining both legend and literature. The powerful cactus tree has many meanings for people all over the world, but particularly for those of Mexican heritage. The nopal is a central element in our origin story: it is a symbol of resistance under difficult conditions, a tree that blooms in the desert, serves as delicious and nutritious sustenance and regenerates easily. In the window design, I pay homage to the Optunia Violacea variety of the nopal, which is a beautiful violet color. It will bring the vibrant life of the natural world to the library environment, offering its yellow flowers with red, star-shaped centers to the creative, intellectual and community-oriented space of the reading room.

The five panes of the window will be made of fused glass layers that are baked in a kiln to produce highly saturated, refractive and textured surfaces. The layers are both painted and “collaged” with cutout pieces, like the fruit or tunas of the nopal, some of the flower petals, the tiny seeds on the fruit and other details.

Because we live in the tech center of the country, I would like to explore making the artwork accessible through contemporary channels to the widest audience possible. I would investigate creating an online audio tour, accessible through QR code, so that the glass mural and its meanings would be available to low-vision or blind individuals, as well as the general public.

Juana Alicia



Proposed window design, “Nopal de la Misión”, Juana Alicia ©2021

Color palette



Artist's concept of window design

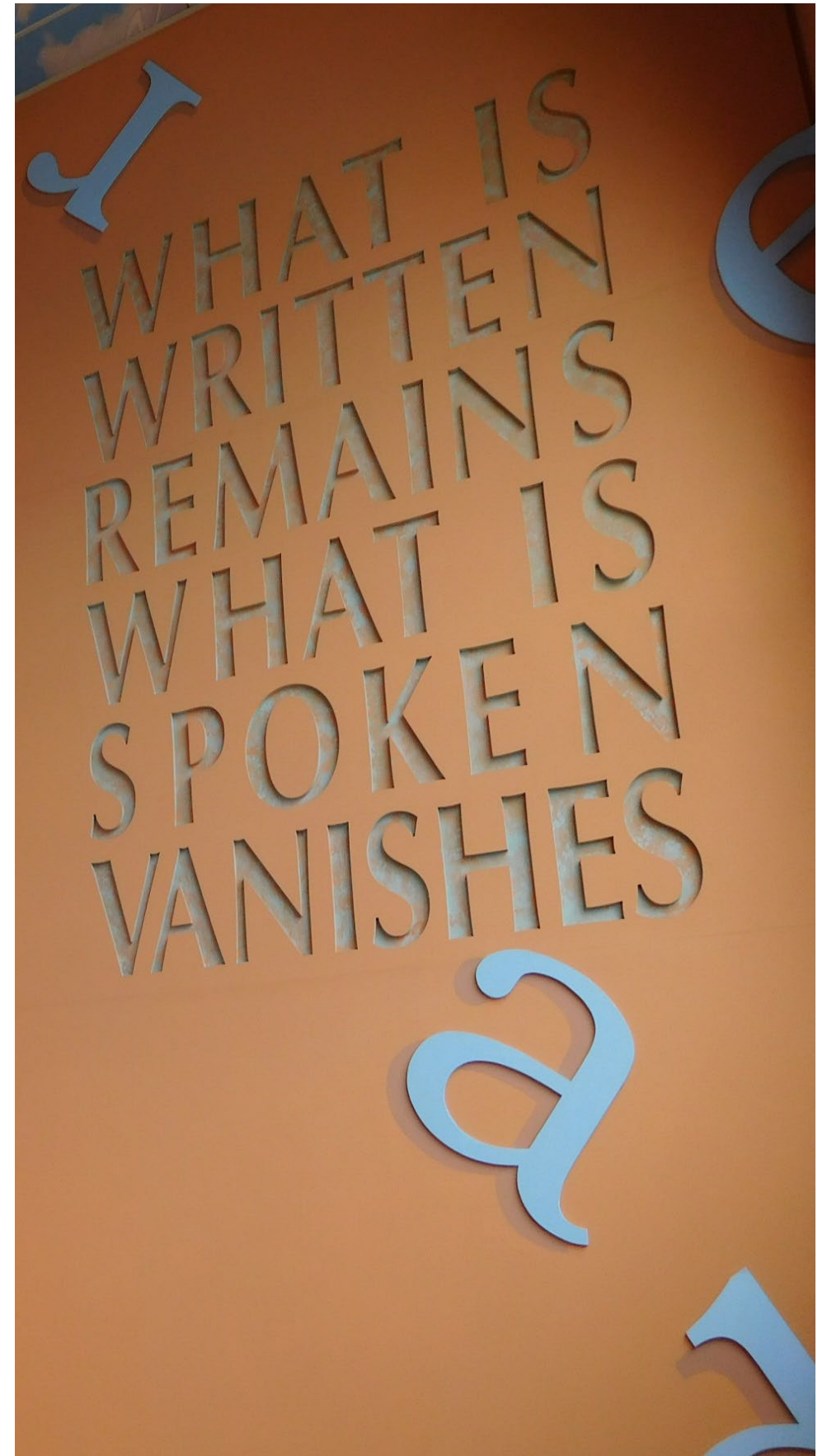
MISSION BRANCH LIBRARY NEXT STEPS

Securing Building Permit Approval

- *September anticipated*

Advertising for bid

- *October anticipated*



THANK YOU!