UPDATES

1. Ocean View Library
2. Chinatown Him Mark Lai Branch Library
3. Mission Branch 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
- EXISTING VEHICULAR INFRASTRUCTURE
- LEVEL BUILDING SITE
- SYNERGY WITH EXISTING SITE AMENITIES
- WITHIN OMI NEIGHBORHOOD (DISTRICT 11)

C
- 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)

D
- 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)
• 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
<table>
<thead>
<tr>
<th>Task</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project on hold (COVID)</td>
<td>March 2020 – May 2021</td>
</tr>
<tr>
<td>Site Surveying</td>
<td>Fall 2021</td>
</tr>
<tr>
<td>Design Concepts</td>
<td>Sept – Nov 2021</td>
</tr>
<tr>
<td>Application package</td>
<td>Dec 2021</td>
</tr>
<tr>
<td>SF Planning reviews PPA</td>
<td>Jan – April 2022 [70 days]</td>
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</tbody>
</table>
CHINATOWN BRANCH LIBRARY

SAN FRANCISCO PUBLIC WORKS
CITY & COUNTY OF SAN FRANCISCO

BRANCH CAPITAL PROJECTS UPDATE
LIBRARY COMMISSION - SEPTEMBER 9, 2021
SCHEDULE – CHINATOWN BRANCH LIBRARY

*Project on hold (COVID)*
March 2020 – May 2021

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
ORIGIINAL INTERIOR

1914 - READING ROOM

1914 - MAIN STAIR
LANDSCAPE PLAN

TRASH ENCLOSURE
METAL FENCE

ENLARGEMENT AREA

DOUBLE ENTRY GATE
SECONDARY ENTRY

PROPERTY LINE
LIMIT OF WORK

BOOK DROP OFF BOX
PROPOSED MAIN ENTRY

PLANTING AREA

EXISTING TREES TO REMAIN, TYP.

LEGEND
1. SIDEWALK PAVERS
2. READING ROOM PAVERS
3. PEDESTRIAN LIGHTING
4. BIKE RACK

MISSION BRANCH LIBRARY

24TH ST
BARTLETT ST

PROPOSED EXPANSION
ORANGE ALLEY
PROPOSED FLOOR PLANS – GROUND FLOOR

- Community Room
- Lobby
- Children’s Room
- Staff
- Public WC
- Staff WC
- Family WC
- Children
- Welcome Desk
- Self-Service
- Storage
- Elevator
PROPOSED FLOOR PLANS - MAIN FLOOR

MAIN READING ROOM

STAIR

REFERENCE DESK

STAFF WORK

PUBLIC WC

ELEVATOR

STUDY ROOM

TEEN RM

STAFF BREAK

WC

PUBLIC

BREAK
COMMUNITY ROOM
TEEN ROOM – NEW ADDITION
24TH STREET AND BARTLETT STREET (PRIMARY HISTORIC FACADES)
ORANGE ALLEY ADDITION
VALENCIA STREET AND 24TH STREET
### SCHEDULE – MISSION BRANCH LIBRARY

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Building permit complete</td>
<td>Sept 2021</td>
</tr>
<tr>
<td>Advertise for bid</td>
<td>Oct 2021</td>
</tr>
<tr>
<td>Bid period</td>
<td>130 days</td>
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<tr>
<td>Construction start</td>
<td>Spring 2022</td>
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</tbody>
</table>
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

NEW OVERHEAD POWER LINE

EXISTING OVERHEAD POWER LINE

THREE NEW POWER POLES

NEW TRENCHING FOR POWER

MISSION BRANCH LIBRARY

24TH STREET

ORANGE ALLEY

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

<table>
<thead>
<tr>
<th>Market</th>
<th>Cost (USD)</th>
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<td>Hong Kong</td>
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<td>New York City</td>
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<td>Zurich</td>
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<td>Newfoundland</td>
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Turner & Townsend International Construction Market Survey 2021
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*
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”

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 ingenuity to the people. In the window design, I pay homage to the Oaxacan, Mexican variety as well as the Calamares variety, as a symbol of the fusion of the indigenous pre-Columbian way of life with the European colonizers and the modern world. The window will be a representation of the transplant process in the native life of the natural world to the library environment, offering up a visual floor with red, star-shaped cacti, the color of the cactus, intellectual and community-oriented space of the reading room.

The hue panels of the window will be made of fused glass layers that are baked in a kiln to produce highly saturated, reflective, and textured surfaces. The layers are both patterned and "colored" with cutout pieces, like the thorns or cactus 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 illiterate individuals, as well as the general public.

Color palette

Proposed window design, "Nopal de la Misión", Juana Alicia ©2021
MISSION BRANCH LIBRARY NEXT STEPS

Securing Building Permit Approval
  • *September anticipated*

Advertising for bid
  • *October anticipated*
THANK YOU!