Branch Capital Projects LIFT Update

John Cunha
Public Library Facilities Division
&
Andrew Sohn
Public Works Bureau of Architecture

May 25, 2023
San Francisco Public Library Commission
Mission Branch Library Project
Mission Branch Library Project
 Renderings
Mission Branch Library Project

Updates

• Ceremonial groundbreaking
• Work with the neighbors
• Engagement with PUC and PG&E
Mission Branch Library Project

Estimated Budget and Schedule

Previous Estimated Budget: $24,700,000
Current Estimated Budget: $34,080,000

Schedule:

Temporary Site       Commenced April 2022
Construction NTP     June 19, 2023
Construction         June 2023 – May 2025
Closeout             May 2025
Market Factors for Escalation

1. The project bid last summer in 2022
   • Bids were high; >$6M over estimated budget

2. Inflation:
   • 2022 saw hyper-inflation of material costs and supply chain volatility
   • Lingering Covid-19 supply shortage and Ukraine War impact on energy prices
   • Forecast: 2022 Bay Area bidding market saw 17% one-year escalations
   • Costs have not receded to pre-inflationary levels

3. Bidding:
   • 3 bidders but lost one to a technical irregularity (4 to 5 preferred)
   • Size: The project is challenging and complex but small project
   • Complexity: More risk and contractors hedge with built-in cost
   • Currently 7% annual escalation – stabilized lower but still high
Chinatown Branch Library Project
Chinatown Branch Library Project

Updates

• Community meetings
  • August 2023

• Temporary library site

• Engagement with PUC and PG&E
Chinatown Branch Library Project
Main Floor Plan
Chinatown Branch Library Project
Mezzanine Plan
Chinatown Branch Library Project

Roof Plan with Terrace
Chinatown Branch Library Project
Cross Section through Building

- Solar Panels
- Roof Terrace
- Adult & Teen
- Reading
- Children
- Community
- Powell Street
Chinatown Branch Library Project

Children’s Entry
Chinatown Branch Library Project

Children’s Storytime
Chinatown Branch Library Project
Adult Collection
Chinatown Branch Library Project

Historic Reading Room
Chinatown Branch Library Project

Teen Area
Chinatown Branch Library Project

Roof Terrace
Chinatown Branch Library Project
Roof Terrace
### Chinatown Branch Library Project

#### Estimated Budget and Schedule

<table>
<thead>
<tr>
<th>Previous Estimated Budget: $32,400,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Estimated Budget: $37,300,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Schedule:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Meetings</td>
<td>August 2023</td>
</tr>
<tr>
<td>Design Phases</td>
<td>Through October 2023</td>
</tr>
<tr>
<td>Permitting</td>
<td>September – March 2024</td>
</tr>
<tr>
<td>Bidding</td>
<td>November – May 2024</td>
</tr>
<tr>
<td>Construction</td>
<td>July 2024 – July 2026</td>
</tr>
<tr>
<td>Closeout</td>
<td>August 2026</td>
</tr>
</tbody>
</table>
Ocean View Branch Library Project
Ocean View Branch Library Project

Updates

• SFMTA safety study Orizaba Avenue
• SFCTA Brotherhood Way Safety Plan
• Preliminary Project Assessment
  • April 2022
• Design charettes
  • Summer/Fall 2023
# Ocean View Branch Library Project

## Estimated Budget and Schedule

<table>
<thead>
<tr>
<th>Estimated Budget:</th>
<th>$47,000,000</th>
</tr>
</thead>
</table>

Building the budget:
- Appropriated through FY23: **$17.5M**
- Approved appropriation in FY24: **$15M**
- Proposed appropriation in FY25: **$4.8M**

<table>
<thead>
<tr>
<th>Schedule:</th>
<th>January 2023 Start</th>
</tr>
</thead>
<tbody>
<tr>
<td>SFMTA traffic study</td>
<td>February 2023 Start, 2-year process</td>
</tr>
<tr>
<td>SFCTA area studies</td>
<td>To be determined</td>
</tr>
<tr>
<td>Community meetings</td>
<td>To be determined</td>
</tr>
<tr>
<td>Site options</td>
<td>To be determined</td>
</tr>
</tbody>
</table>
Thank You!