

AN ORDINANCE 2013-05-02-0289

AUTHORIZING THE NEGOTIATION AND ACQUISITION OF REAL ESTATE FOR THE DISTRICT 9 NEW BRANCH LIBRARY INCLUDED WITHIN THE VOTER APPROVED 2012-2017 BOND PROGRAM THROUGH A FEE SIMPLE TITLE TO AN EXISTING 8,000 SQUARE FOOT FACILITY RESIDING ON 5.5 ACRES OF PRIVATELY-OWNED REAL PROPERTY LOCATED AT 2515 E. EVANS ROAD IN N.C.B. 17600 IN COUNCIL DISTRICT 9; AND AUTHORIZING EXPENDITURES IN AN AMOUNT NOT TO EXCEED \$4,225,000.00 PAYABLE TO THE SELECTED TITLE COMPANY FOR LAND, STRUCTURE AND ASSOCIATED TITLE FEES.

* * * * *

WHEREAS, this project provides for development of a branch library in Council District 9 through the adaptive reuse of an existing building and improvements located on the land being purchased; and

WHEREAS, this site, with the existing building and improvements, allows the San Antonio Public Library Department to fulfill a commitment made to the citizens of San Antonio in the 2012 Bond initiative to build a new branch library north of Loop 1604 and east of Highway 281 on Evans Road; and

WHEREAS, a new library in this area is crucial to the Library Department's efforts to serve this rapidly growing area of the city with responsive, community-based services; and

WHEREAS, an adaptive reuse project allows a new service outlet to be created efficiently using the bond resources available and a new technology focused service model will make this library responsive to community needs; and

WHEREAS, this new service model, the first of its kind in the City, will focus on technology including the use, synthesis, and creation of digital information; and

WHEREAS, the library location will provide library services in support of both independent learning and collaborative work; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager or her designee, or the Director of the Capital Improvements Management Services Department or his designee is authorized to negotiate and execute contracts for the acquisition of fee simple title to 240,403.28 square feet (5.5189 acres) of privately-owned

SECTION 2. The City Manager or her designee, or the Director of Capital Improvements Management Services Department or his designee is further authorized to execute any and all necessary documents to effectuate said acquisition.

SECTION 3. Payment in the amount not to exceed \$4,225,000.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00409, District 9 New Branch Library, is authorized to be encumbered and made payable to the selected title company for land, structure and associated title fees of 5.5189 acres of privately owned real property located at 2515 E. Evans Road in NCB 17600 in Council District 9 in Bexar County, Texas.

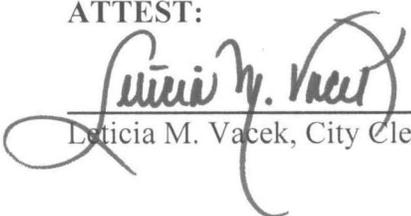
SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 5. This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 2nd day of May, 2013.


M A Y O R
Julián Castro

ATTEST:

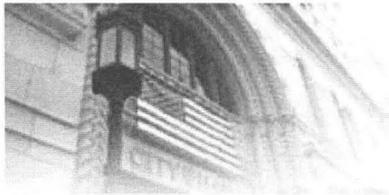


Leticia M. Vacek, City Clerk

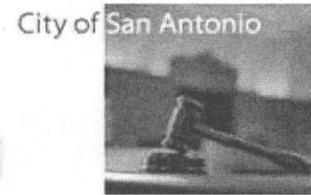
APPROVED AS TO FORM:



for Michael Bernard, City Attorney



Request for
**COUNCIL
ACTION**



Agenda Voting Results - 5

Name:	5						
Date:	05/02/2013						
Time:	10:44:51 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the negotiation and acquisition of real estate for the District 9 New Branch Library included within the voter approved 2012-2017 Bond Program through a fee simple title to an existing 8,000 square foot facility residing on 5.5 acres of privately-owned real property located at 2515 E. Evans Road in N.C.B. 17600 in Council District 9; and authorizing expenditures in an amount not to exceed \$4,225,000.00 payable to the selected title company for land, structure and associated title fees. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1			x			
Ivy R. Taylor	District 2		x				x
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9				x		
Carlton Soules	District 10		x			x	

Agenda Item No. 5

Acquisition of Real Property for the District 9 New Branch Library

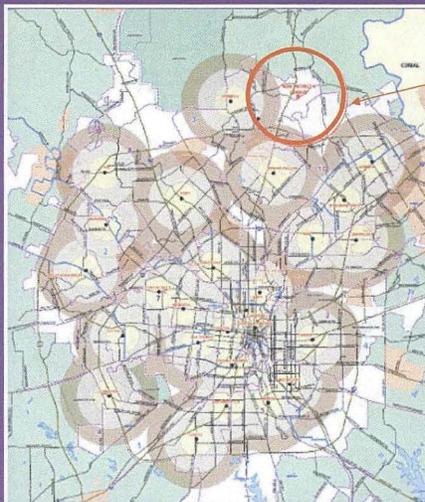
May 2, 2013



Ramiro Salazar, Library Director
&
Mike Frisbie, P.E., City Engineer & CIMS Director

1

San Antonio Public Library Locations



Service Area for
New D9 Library
Branch

2

Profile of D-9 Library Service Area

	Census 2010	2017 Projected
Population	54,524	65,611
Households	19,503	23,651
Median Age	35.3	35.6
Population 0 – 18 Years	29%	28.5%

3

Site Selection Process

- May 2012 Bond Program approved by voters
- Aug. 2012 9 properties identified from initial search
- Sept. 2012 Staff conducted site visits to all sites
- Oct. 2012 Five (5) properties selected for additional review
- Nov. 2012 Retained architect to analyze top three (3) sites
- Dec. 2012 Completed preliminary environmental assessments
- Dec. 2012 Consultant presented report to staff
- Feb. 2013 Met with CW Chan to present the top three (3) sites

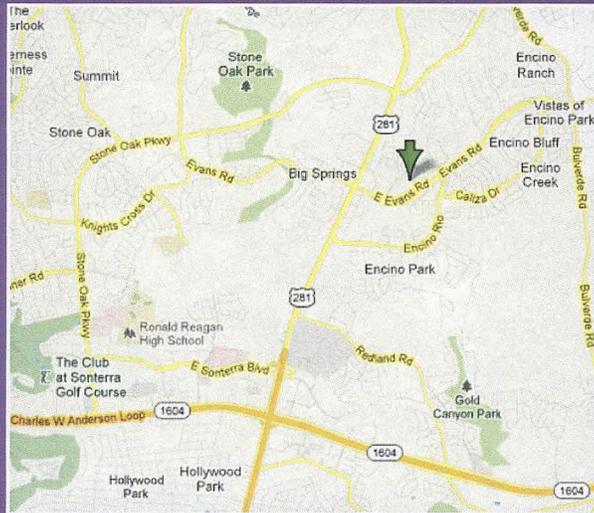
4

Top 3 Sites



7

Recommended Site 2515 E. Evans Rd



8

Aerial View of Adjacent Property



Recommended Site 2515 E. Evans Rd



Subject Property



- Building was constructed in 2011
- 8,000 SF building, formerly Adobe Café Restaurant
- Restaurant closed in 2012
- Zoned C2 and C3

11

Why recommended Site

1. Maximum Library Size
2. Significantly Reduced Schedule
3. Significantly Less Construction Impact

12

Maximum Library Size

- Increased square footage due to:
 - Existing Building:
 - 8,000 Sq. Ft.
 - Concrete pads conducive for building expansion
 - Existing Improvements:
 - Detention pond
 - 150 space parking lot
 - Deceleration lane into the site
 - Lower cost for:
 - Design
 - Project Management
 - Construction

13

Reduced Project Schedule

- Reduced schedule due to:
 - Platting complete
 - Site work complete
 - Renovation/Expansion vs. new building
 - Most environmental due diligence complete
 - Edward's Aquifer requirements met

14

Construction Impact

- Adobe Café results in less construction impact, such as:
 - Trucking
 - Dust
 - Tree Mitigation
 - Traffic

15

Acquisition Timeline

- Feb. 2013 Ordered appraisal, Phase I ESA , and Asbestos survey
- March 2013 Original appraisal - \$4,000,000
- March 2013 Draft purchase contract
- April 4, 2013 City Council approved acquisition of property
- April 11, 2013 Council rescinded Ordinance No. 2013-04-04-0222
- April 23, 2013 Council requested 2nd appraisal - \$3,950,000
- May 2, 2013 Council reconsiders Ordinance No 2013-04-04-0222

16

Project Timeline

- May 2013 Design start
- May 2014 Design complete
- June 2014 Contractor Selection
- July 2014 Construction begins
- July 2015 Substantial Completion of construction
- October 2015 Grand Opening

17

Item Summary

- D9 New Branch Library is 2012-2017 Bond Project approved by the voters in May 2012
- Proposed property is located at 2515 E. Evans Road in Council District 9, adjacent to Unintech Consulting Engineers, Inc.
- This request is to authorize the acquisition of 5.5 acres including an 8,000 SF building, for the District 9 New Branch Library
- Total acquisition cost for this property is \$4,225,000
 - \$6,000,000 – original asking price
 - \$4,175,000 – purchase price
 - \$50,000 – due diligence and closing costs

18

Options and Recommendation

1. Issue Request for Proposal to solicit partnerships to provide Library
2. Select another site
3. Staff recommends approval of 2515 E. Evans Road (former Adobe Café) site acquisition

19

Agenda Item No. 5

Acquisition of Real Property for the District 9 New Branch Library

May 2, 2013



Ramiro Salazar, Library Director
&

Mike Frisbie, P.E., City Engineer & CIMS Director

20