



LOS ANGELES PUBLIC LIBRARY



The 1998 Library Bond Program will improve, renovate, expand and construct 35 branch libraries throughout Los Angeles.

1998 Library Bond Program Annual Report July 2007

Arroyo Seco, Ascot, Baldwin Hills, Canoga Park, Chatsworth, Chinatown, Cypress Park, Edendale, El Sereno, Encino-Tarzana, Exposition Park, Fairfax, Harbor Gateway-Harbor City, Hyde Park, Little Tokyo, Mar Vista, Mark Twain, North Hollywood, Northridge, Pacoima, Palisades, Palms-Rancho Park, Pico Union, Playa Vista, San Pedro, Sherman Oaks, Silver Lake, Sun Valley, Sylmar, Valley Plaza, West Valley, Westchester-Loyola Village, Westwood, Will & Ariel Durant, Woodland Hills



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Gary Lee More, City Engineer
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prepared by:

Los Angeles Public Library, Bureau of Engineering



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1.0 EXECUTIVE SUMMARY

1.1 Program Summary

- ◆ On November 3, 1998, 73% of the voters in Los Angeles passed a Library Bond Issue for \$178.3 million dollars to improve, renovate, expand and construct thirty-two branch libraries. The Library Department and the Department of Public Works, Bureau of Engineering had performed outstandingly in completing the original scope of the Program. In September 2002, the City Council approved the addition of another library project, Harbor Gateway-Harbor City, to the Program's total scope. Moreover, in June 2004, the City Council approved the addition of three more library projects, Exposition Park, North Hollywood Phase III, and Silver Lake to the Program's total scope.
- ◆ This Annual Report summarizes the overall progress of activities and accomplishments for the 1998 Library Bond Program to July 2007. It includes a brief highlight of the current Program Master Schedule, Budget, Use of Funds, Program Accomplishments and Project Status Reports.
- ◆ The 1998 Library Bond Program consists of the original 32 branch library projects and 4 newly added projects with the following scope:

18 Libraries:	Demolition of existing building and construction of new building with parking on the city owned site.
9 Libraries:	Acquisition of new site and construction of new building with parking.
5 Libraries:	Acquisition of new site and construction of new building with parking in communities that do not have library services.
4 Libraries:	Renovation and expansion of existing building and parking.

1.2 Master Program Schedule

- ◆ The original Master Schedule provided for all 32 library projects in the original scope to be complete within 6 years from November 1998, the date the voters approved the Bond measure. Through excellent program/construction management and the partnership between the Library Department, Bureau of Engineering, and Bureau of Contract Administration, all 32 library projects are completed. Of the four added projects, two are completed. The remaining two projects, Exposition Park and Silver Lake Branch Libraries will be complete in 2008.
- ◆ All the original 32 library projects and two of the added projects are complete in construction. The status of the two additional projects are in construction and on schedule.



1.3 Budget

- ◆ As a result of interest earnings, State Grant, CIEP and project savings, four additional projects, Harbor Gateway-Harbor City, Exposition Park, North Hollywood-Phase III, and Silver Lake, were added to the program.

Total Sources of Funds	\$225.9 million
Cost of Original 32 Libraries	\$185.5 million
Program Savings/CIEP/OSF	\$ 40.4 million
Added 4 Libraries	\$ 37.6 million
Program Contingency	\$ 2.0 million

- ◆ The Revised Expenditure Program establishes the following Source of Funds for the \$226.3 million Program Budget.

General Obligation Bonds approved by voters in 1998	\$178.50 million
Council approved Housing and Community Development Block Grant funds	\$ 10.00 million
Friends of the Library donations	\$ 1.50 million
Interest earnings and Other Funds (Seismic, Hartford & CRA)	\$ 31.00 million
California State Prop 14 Grant	\$ 5.30 million
Total Source of Funds	\$226.30 million

- ◆ This Annual Report indicates the Program is **WITHIN BUDGET** and the Program’s expenditure for each library project is detailed in section 3.0.
- ◆ The Library Bond Oversight Committee (LBOC) adopted a Budget/Expenditure Program based on the revised amount of \$226.3 million. The Budget/Expenditure Program details the amounts allocated for each library project to accomplish land acquisition, design, construction and other direct activities. Amounts are also allocated for contingency, bond issuance, program and construction management and City staff.
- ◆ On August 4, 1999 the City Council adopted a resolution providing for the first issuance and sale of the City of Los Angeles General Obligation Bonds in an aggregate principal amount not to exceed \$60 million. Of this amount, \$53.2 million went to the 1998 Library Bond Program and \$6.8 million went to the Los Angeles Zoo. The \$53.2 million establishes the maximum funds available for land acquisition, design, construction and management during the first two years of the Bond Program.
- ◆ On November 15, 2000, the City Council adopted a resolution providing for the issuance and sale of the 2nd Bond in the amount of \$88.4 million. This amount of \$88.4 million establishes the funds to allow for construction and management costs of 22 branch libraries.
- ◆ On July 18, 2001 the City Council adopted a resolution providing for the issuance and sale of the 3rd Bond in the amount of \$36.5 million. This amount of \$36.5 million from the 3rd Bond sale establishes the funds to allow for construction and management costs of 6 branch libraries for the year 2002 and 2003.



1.4 Program Highlights

- ◆ **Addition of Projects to the Scope** – The LBOC and the Library Commission adopted a recommendation from the Library Department and the Program Management Team to add additional projects to the 1998 Library Bond Program. In May 2006, Exposition Park-Phase I & II, North Hollywood-Phase III, and Silver Lake-Phase I & II Branch Libraries were approved.
- ◆ **2003 Quality and Productivity Award** – The Library Department and Bureau of Engineering received a 2003 Quality and Productivity Award for the “Library Bond Construction Program,” as well as the *Best in Class* award for delivering library projects ahead of schedule and under budget.
- ◆ **Project Awards & Recognition** – The Program received the following award for outstanding design:
The *Valley Plaza Branch Library* received the 2007 American Institute of Architects (AIA)/San Fernando Valley Design Excellence Award.
- ◆ **Partnership in Program Management** – The success of the 1998 Library Bond Program is due to an excellent partnership between the Library Department and the Department of Public Works, Bureau of Engineering. The Library Bond Oversight Committee is an effective body made up of general managers and high-level staff who help the Program Management Team expedite project delivery. The City Librarian, City Engineer, Office of the Chief Legislative Analyst, City Administrative Office and the Mayor’s Office compose the Library Bond Oversight Committee. This committee met on a monthly basis since November 1998 and quarterly since 2005. Starting in 2007, the committee meets intermittently on an as-needed basis. This partnership further extends to the Bureau of Contract Administration, Department of General Services, the Design Consultants, the PM/CM Consultant and support from the Mayor’s Office, City Council, the CAO and the CLA.
- ◆ **Partnership in Project/Construction Management** – All of the original 32 projects plus two of the additional four projects are complete. This success is due to an excellent partnership between the Contractor, the Design Team, Inspectors and the Project/Construction Manager. Partnering sessions are conducted prior to the start of construction and continue through each construction phase. Open communication and partnering is an effective tool for successful project delivery.
- ◆ **LEEDS** – The Program adopted the LEED Green Building Rating System as a target objective in the design of the branch library projects. The Bureau of Engineering and the Library Department continue to monitor and document the relative benefits of various energy conservation and indoor environmental quality measures such as increased natural daylight, high efficiency motors, and low-flow plumbing fixtures implemented within recently completed City of Los Angeles library facilities that were designed and constructed to meet the criteria for Leadership in Energy and Environmental Design (LEED) certification.



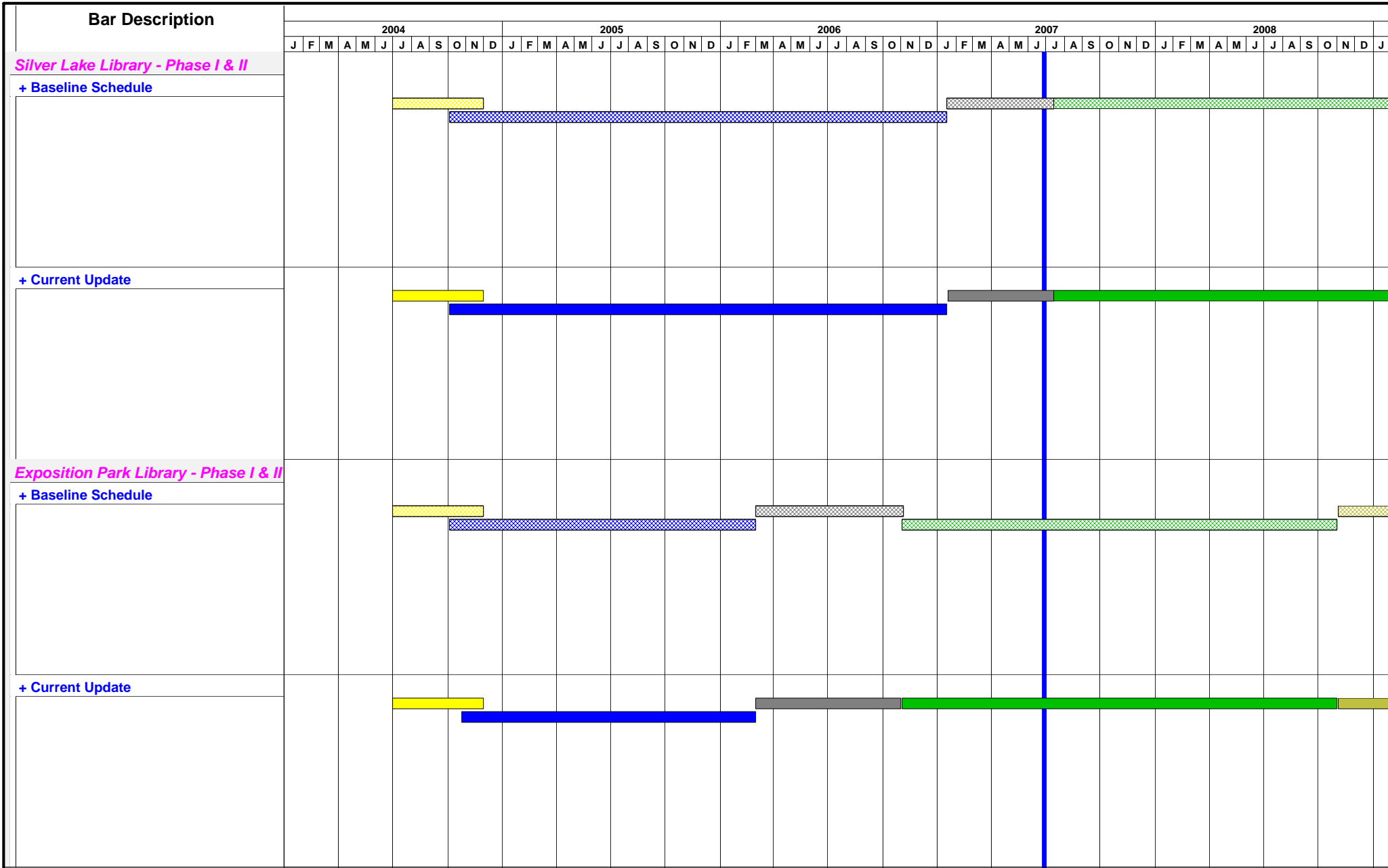
2.0 SCHEDULE

2.1 Master Program Schedule

- ◆ The Master Program Schedule adopted by the Los Angeles City Council for the 1998 Library Bond Program indicated that all original library bond projects completed within 6 years from November 1998, the date voters approved the Bond measure.
- ◆ The current Master Program Schedule update does not include completed projects. The additional project added in June 2002: Harbor Gateway – Harbor City was completed in December 2006. The additional three projects added in June 2004: The North Hollywood-Phase III project was completed in January 2006. Exposition Park and Silver Lake Branch Libraries are currently in the Construction phase.
- ◆ The schedule diagram on the next page provides 2 bars for on-going library branch projects. The top bar, “Baseline Schedule” represents the Master Program Schedule start and completion dates adopted by the LBOC. The bottom bar, “Current Update,” represents actual start and progress for each Library project through July 2007.

2.2 Schedule Update

- ◆ *Site Selection/Land Acquisition Phase* – A total of 29 projects requiring Site Selection/Land Acquisition have been selected and acquired.
- ◆ *Design Phase* – A total of 35 projects have completed the Design Phase.
- ◆ *Bid and Award Phase* – A total of 35 projects have completed the Bid & Award Phase.
- ◆ *Construction Phase* – Two projects are in Construction.
- ◆ *Complete Projects* – Thirty-four projects are complete.



J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
2004												2005												2006												2007												2008											

Start Date 02NOV98
 Must Finish Date 15JUN08
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**Master Program Schedule,
 July 2007
 Los Angeles Public Library, Bureau of Engineering**

Legend

- Site/Property Selection
- Design
- Demolition
- Bid & Award
- Construction



3.0 BUDGET

3.1 Program Budget and Use of Funds

- ◆ In July 2006, the Library Bond Oversight Committee and the Board of Library Commissioners approved \$225,855,262 for Total Use of Funds. Upon review of project closeouts and increased interest earnings, the new total program budget is \$225,855,262. Cost savings, and increase in the Sources of Funds have enabled a “balanced budget.”
- ◆ Overall cost savings, additional interest earnings, and CIEP and CDBG grants increased the Program’s source of funds, enabling the addition of four new branch library projects: Harbor Gateway - Harbor City, Exposition Park, North Hollywood-Phase III and Silver Lake.

3.2 Cost to Complete

- ◆ Based on the current scope of work, schedule, and budget, no additional funds will be required to complete the current scope of work in the Program. The program has project savings and the inclusion of additional other source of funds for a balanced budget.
- ◆ The “Cost to Complete” analysis is based on project closeouts and competitive bidding. The revised allocation of funds for each library project is incorporated into the Forecast, column E, as the “Proposed Revised Budget,” in the detail that follows.

3.3 Program Budget and Use of Funds Detail

- ◆ The following table, “Program Budget and Use of Funds,” summarizes and outlines the changes from the current Adjusted Budget (Column B) amount to the new Proposed Revised Budget (Column E) from the Cost to Complete analysis. The Source of Funds and the new Revised Program Budget will be submitted for City Council adoption after LBOC approval.



Adjusted Cost to Complete Analysis: As approved by the Library Oversight Committee on July 24, 2007 with minor adjustments to "B" Adjusted Budget. No Change to the Forecast (Proposed Revised Budget)

BRANCH LIBRARY		A	B	C	D	E	F
		BUDGET July 06	ADJUSTED BUDGET Mar 07	TOTAL EXPENDITURES TO 31 May 07	COST TO COMPLETE (B-C)	FORECAST (Proposed Revised Budget)	VARIANCE (B-E)
1 Arroyo Seco <i>6145 N. Figueroa Street</i>	Land Acquisition	-	-	-	-	-	-
	Design Cost	314,041	314,041	314,041	0	314,041	-
	Construction Cost	3,984,907	3,984,907	3,982,684	2,223	3,984,907	0
	Other Direct Costs	92,096	92,096	92,096	-	92,096	-
	Sub-Total	4,391,044	4,391,044	4,388,821	2,223	4,391,044	0
2 Ascot <i>120 West Florence Avenue</i>	Land Acquisition	761,458	761,458	761,458	-	761,458	-
	Design Cost	370,106	370,106	370,106	-	370,106	-
	Construction Cost	3,033,808	3,033,808	3,026,311	7,497	3,033,808	(0)
	Other Direct Costs	334,213	334,213	334,213	(0)	334,213	-
	Sub-Total	4,499,585	4,499,585	4,492,088	7,497	4,499,585	(0)
3 Baldwin Hills <i>2906 S. La Brea Avenue</i>	Land Acquisition	840,717	840,717	840,717	-	840,717	-
	Design Cost	293,296	293,296	293,296	-	293,296	-
	Construction Cost	3,398,619	3,398,619	3,392,542	6,077	3,392,542	6,077
	Other Direct Costs	247,709	247,709	247,709	(0)	247,709	-
	Sub-Total	4,780,341	4,780,341	4,774,264	6,077	4,774,264	6,077
4 Canoga Park <i>20939 Sherman Way</i>	Land Acquisition	1,683,260	1,683,260	1,683,260.00	-	1,683,260	-
	Design Cost	305,001	305,001	305,001.00	-	305,001	-
	Construction Cost	3,803,331	3,803,331	3,803,331.00	-	3,803,331	-
	Other Direct Costs	101,800	101,800	101,799.70	-	101,800	-
	Sub-Total	5,893,392	5,893,392	5,893,391.70	-	5,893,392	-
5 Chatsworth <i>21052 Devonshire Street</i>	Land Acquisition	1,223,880	1,223,880	1,223,880	-	1,223,880	-
	Design Cost	336,812	336,812	336,812	-	336,812	-
	Construction Cost	3,835,670	3,835,670	3,806,310	29,360	3,835,670	0
	Other Direct Costs	116,466	116,466	116,466	-	116,466	-
	Sub-Total	5,512,828	5,512,828	5,483,468	29,360	5,512,828	0
6 Chinatown <i>639 N. Hill Street</i>	Land Acquisition	1,004,770	1,004,770	1,004,770	-	1,004,770	-
	Design Cost	367,185	367,185	367,185	-	367,185	-
	Construction Cost	4,432,469	4,432,469	4,432,469	-	4,432,469	-
	Other Direct Costs	270,209	270,209	270,209	-	270,209	-
	Sub-Total	6,074,633	6,074,633	6,074,633	-	6,074,633	-
7 Cypress Park <i>1150 Cypress Avenue</i>	Land Acquisition	775,972	775,972	775,972	-	775,972	-
	Design Cost	215,215	215,215	215,215	-	215,215	-
	Construction Cost	3,035,777	3,030,721	3,030,721	-	3,030,721	-
	Other Direct Costs	98,853	103,908	103,908	(0)	103,908	-
	Sub-Total	4,125,817	4,125,816	4,125,816	(0)	4,125,816	-
8 Edendale <i>2011 W. Sunset Blvd.</i>	Land Acquisition	2,772,411	2,772,411	2,772,411	-	2,772,411	-
	Design Cost	346,380	346,380	346,380	-	346,380	-
	Construction Cost	3,688,155	3,688,155	3,592,574	95,581	3,688,155	0
	Other Direct Costs	197,844	197,844	197,844	-	197,844	-
	Sub-Total	7,004,790	7,004,790	6,909,209	95,581	7,004,790	0
9 El Sereno <i>5226 Huntington Drive South</i>	Land Acquisition	433,455	433,455	433,455	-	433,455	-
	Design Cost	324,390	324,390	324,390	-	324,390	-
	Construction Cost	3,892,885	3,532,868	2,701,165	831,703	3,543,987	(11,119)
	Other Direct Costs	152,610	152,610	152,610	-	152,610	-
	Sub-Total	4,803,340	4,443,323	3,611,620	831,703	4,454,442	(11,119)
10 Encino-Tarzana <i>18231 Ventura Blvd.</i>	Land Acquisition	364,858	364,858	364,858	-	364,858	-
	Design Cost	318,919	318,919	318,919	-	318,919	-
	Construction Cost	3,597,108	3,597,108	3,597,108	-	3,597,108	-
	Other Direct Costs	108,521	108,521	108,521	-	108,521	-
	Sub-Total	4,389,406	4,389,406	4,389,406	-	4,389,406	-
11 Exposition Park <i>3900 S. Western Ave.</i> New project added April 2004	Land Acquisition	-	-	-	-	-	-
	Design Cost	650,000	650,000	385,425	264,575	650,000	-
	Construction Cost	10,100,490	10,100,490	2,743,382	7,357,108	10,300,000	(199,510)
	Other Direct Costs	249,000	249,000	87,512	161,488	200,000	49,000
	Sub-Total	10,999,490	10,999,490	3,216,320	7,783,170	11,150,000	(150,510)
12 Fairfax <i>161 S. Gardner Street</i>	Land Acquisition	682,983	682,983	682,983	-	682,983	-
	Design Cost	393,814	393,814	393,794	20	393,814	-
	Construction Cost	4,406,296	4,413,017	4,307,664	105,353	4,388,016	25,001
	Other Direct Costs	210,021	210,021	215,259	(5,238)	210,021	-
	Sub-Total	5,693,114	5,699,835	5,599,700	100,135	5,674,834	25,001
13 Harbor Gateway-Harbor City	Land Acquisition	2,288,876	2,288,876	2,272,406	16,470	2,288,876	-



Adjusted Cost to Complete Analysis: As approved by the Library Oversight Committee on July 24, 2007 with minor adjustments to "B" Adjusted Budget. No Change to the Forecast (Proposed Revised Budget)

BRANCH LIBRARY		A	B	C	D	E	F
		BUDGET	ADJUSTED BUDGET	TOTAL EXPENDITURES TO	COST TO COMPLETE	FORECAST	VARIANCE
		July 06	Mar 07	31 May 07	(B-C)	(Proposed Revised Budget)	(B-E)
24000 S. Western Ave. New project added April 2002	Design Cost	600,000	600,000	529,794	70,206	600,000	-
	Construction Cost	6,800,000	6,650,000	6,194,342	455,658	6,800,000	(150,000)
	Other Direct Costs	200,000	200,000	161,141	38,859	200,000	-
	Sub-Total	9,888,876	9,738,876	9,157,683	581,193	9,888,876	(150,000)
14 Hyde Park 2205 Florence Avenue	Land Acquisition	1,337,762	1,337,762	1,337,762	-	1,337,762	-
	Design Cost	338,142	338,142	338,142	-	338,142	-
	Construction Cost	3,527,349	3,524,674	3,364,385	160,289	3,524,674	(0)
	Other Direct Costs	80,694	80,694	80,694	(0)	80,694	-
	Sub-Total	5,283,947	5,281,272	5,120,983	160,289	5,281,272	(0)



Adjusted Cost to Complete Analysis: As approved by the Library Oversight Committee on July 24, 2007 with minor adjustments to "B" Adjusted Budget. No Change to the Forecast (Proposed Revised Budget)

BRANCH LIBRARY		A	B	C	D	E	F
		BUDGET July 06	ADJUSTED BUDGET Mar 07	TOTAL EXPENDITURES TO 31 May 07	COST TO COMPLETE (B-C)	FORECAST (Proposed Revised Budget)	VARIANCE (B-E)
15 Little Tokyo <i>203 S. Los Angeles Street</i>	Land Acquisition	3,090,000	3,090,000	2,313,764	776,236	3,056,896	33,104
	Design Cost	345,797	345,797	345,797	-	345,797	-
	Construction Cost	4,398,505	4,179,521	3,641,529	537,992	4,190,000	(10,479)
	Other Direct Costs	90,986	90,986	90,986	-	90,986	-
	Sub-Total	7,925,288	7,706,304	6,392,076	1,314,228	7,683,679	22,625
16 Mar Vista <i>12006 Venice Blvd.</i>	Land Acquisition	1,099,364	1,099,364	1,099,364	-	1,099,364	-
	Design Cost	273,107	273,107	273,107	-	273,107	-
	Construction Cost	4,100,281	4,100,281	4,098,876	1,405	4,098,876	1,405
	Other Direct Costs	101,326	101,326	101,326	-	101,326	-
	Sub-Total	5,574,078	5,574,078	5,572,673	1,405	5,572,673	1,405
17 Mark Twain <i>9621 S. Figueroa Street</i>	Land Acquisition	-	-	-	-	-	-
	Design Cost	227,515	227,515	227,515	-	227,515	-
	Construction Cost	3,228,831	3,230,483	3,227,661	2,822	3,228,645	1,838
	Other Direct Costs	97,191	97,191	97,191	0	97,191	-
	Sub-Total	3,553,537	3,553,189	3,552,366	2,823	3,553,351	1,838
18 North Hollywood (Phase I & II) <i>5211 Tujunga Avenue</i>	Land Acquisition	-	-	-	-	-	-
	Design Cost	279,100	279,100	279,100	-	279,100	-
	Construction Cost	2,678,069	2,678,069	2,676,621	1,448	2,678,069	(0)
	Other Direct Costs	77,077	77,077	77,077	-	77,077	-
	Sub-Total	3,034,246	3,034,246	3,032,798	1,448	3,034,246	(0)
19 North Hollywood (Phase III) <i>5211 Tujunga Avenue</i> <i>New project added April 2004</i>	Land Acquisition	-	-	-	-	-	-
	Design Cost	54,770	50,633	46,316	4,317	46,316	4,317
	Construction Cost	790,738	790,738	715,893	74,845	715,893	74,845
	Other Direct Costs	2,431	2,431	2,431	-	2,431	-
	Sub-Total	847,939	843,802	764,640	79,162	764,640	79,162
20 Northridge <i>9051 Darby Avenue</i>	Land Acquisition	528,326	528,326	528,326	-	528,326	-
	Design Cost	317,775	317,775	317,775	-	317,775	-
	Construction Cost	3,327,950	3,327,949	3,326,792	1,157	3,327,949	-
	Other Direct Costs	76,429	76,429	76,429	-	76,429	-
	Sub-Total	4,250,480	4,250,479	4,249,322	1,157	4,250,479	-
21 Pacoima <i>13605 Van Nuys Blvd.</i>	Land Acquisition	-	-	-	-	-	-
	Design Cost	371,670	371,670	371,670	-	371,670	-
	Construction Cost	3,005,313	3,005,312	3,005,312	-	3,005,312	-
	Other Direct Costs	48,850	48,850	48,850	-	48,850	-
	Sub-Total	3,425,833	3,425,832	3,425,832	-	3,425,832	-
22 Palisades <i>861 Alma Real Drive</i>	Land Acquisition	-	-	-	-	-	-
	Design Cost	255,504	255,504	255,504	-	255,504	-
	Construction Cost	3,932,872	3,932,872	3,932,384	488	3,932,872	(0)
	Other Direct Costs	146,049	146,049	146,049	(0)	146,049	-
	Sub-Total	4,334,425	4,334,425	4,333,937	488	4,334,425	(0)
23 Palms-Rancho Park <i>2920 Overland Avenue</i>	Land Acquisition	-	-	-	-	-	-
	Design Cost	233,076	233,076	233,076	-	233,076	-
	Construction Cost	3,589,461	3,589,461	3,551,345	38,116	3,583,720	5,741
	Other Direct Costs	116,164	116,164	116,164	-	116,164	-
	Sub-Total	3,938,701	3,938,701	3,900,585	38,116	3,932,960	5,741
24 Pico Union <i>1030 S. Alvarado Street</i>	Land Acquisition	1,172,318	1,172,318	1,172,318	-	1,172,318	-
	Design Cost	437,405	437,405	437,405	-	437,405	-
	Construction Cost	3,625,170	3,625,170	3,599,494	25,676	3,625,170	0
	Other Direct Costs	143,730	143,730	143,730	-	143,730	-
	Sub-Total	5,378,623	5,378,623	5,352,947	25,676	5,378,623	0
25 Playa Vista <i>6400 Playa Vista Drive</i>	Land Acquisition	14,714	14,714	14,714	-	14,714	-
	Design Cost	268,281	268,281	268,281	-	268,281	-
	Construction Cost	3,068,614	3,068,832	3,062,757	6,075	3,066,364	2,468
	Other Direct Costs	173,064	173,064	173,064	-	173,064	-
	Sub-Total	3,522,673	3,524,891	3,518,816	6,075	3,522,423	2,468
26 San Pedro <i>931 S. Gaffey Street</i>	Land Acquisition	160,000	160,000	160,000	-	160,000	-
	Design Cost	15,362	15,362	15,362	-	15,362	-
	Construction Cost	88,202	88,202	88,202	(0)	88,202	(0)
	Other Direct Costs	8,755	8,755	8,755	-	8,755	-
	Sub-Total	272,319	272,319	272,319	(0)	272,319	(0)



Adjusted Cost to Complete Analysis: As approved by the Library Oversight Committee on July 24, 2007 with minor adjustments to "B" Adjusted Budget. No Change to the Forecast (Proposed Revised Budget)

BRANCH LIBRARY	A	B	C	D	E	F
	BUDGET July 06	ADJUSTED BUDGET Mar 07	TOTAL EXPENDITURES TO 31 May 07	COST TO COMPLETE (B-C)	FORECAST (Proposed Revised Budget)	VARIANCE (B-E)
27 Sherman Oaks <i>14245 Moorpark Street</i>						
Land Acquisition	277,155	277,155	277,155	-	277,155	-
Design Cost	244,243	244,243	244,243	-	244,243	-
Construction Cost	3,591,330	3,591,330	3,589,154	2,176	3,591,327	3
Other Direct Costs	76,185	76,185	76,185	(0)	76,185	-
Sub-Total	4,188,913	4,188,913	4,186,737	2,176	4,188,910	3



Adjusted Cost to Complete Analysis: As approved by the Library Oversight Committee on July 24, 2007 with minor adjustments to "B" Adjusted Budget. No Change to the Forecast (Proposed Revised Budget)

BRANCH LIBRARY		A	B	C	D	E	F
		BUDGET July 06	ADJUSTED BUDGET Mar 07	TOTAL EXPENDITURES TO 31 May 07	COST TO COMPLETE (B-C)	FORECAST (Proposed Revised Budget)	VARIANCE (B-E)
28 Silver Lake <i>2411 Glendale Blvd.</i> New project added April 2004	Land Acquisition	2,884,000	2,884,000	2,906,911	(22,911)	2,906,911	(22,911)
	Design Cost	700,000	700,000	489,550	210,450	700,000	-
	Construction Cost	12,050,720	13,600,000	4,675	13,595,325	12,600,000	1,000,000
	Other Direct Costs	200,000	200,000	69,279	130,721	177,089	22,911
	Sub-Total	15,834,720	17,384,000	3,470,415	13,913,585	16,384,000	1,000,000
29 Sun Valley <i>7935 Vineland Avenue</i>	Land Acquisition	327,958	327,958	327,958	-	327,958	-
	Design Cost	283,339	283,339	283,339	-	283,339	-
	Construction Cost	3,403,629	3,403,629	3,394,829	8,800	3,403,629	(0)
	Other Direct Costs	257,179	257,179	257,179	0	257,179	-
	Sub-Total	4,272,105	4,272,105	4,263,305	8,800	4,272,105	(0)
30 Sylmar <i>14561 Polk Street</i>	Land Acquisition	581,650	581,650	581,650	-	581,650	-
	Design Cost	283,920	283,920	283,920	-	283,920	-
	Construction Cost	3,940,781	3,940,781	3,940,781	(0)	3,940,781	(0)
	Other Direct Costs	143,307	143,307	143,307	-	143,307	-
	Sub-Total	4,949,658	4,949,658	4,949,658	(0)	4,949,658	(0)
31 Valley Plaza <i>12311 Vanowen Street</i>	Land Acquisition	-	-	-	-	-	-
	Design Cost	284,435	253,969	253,969	-	253,969	-
	Construction Cost	3,754,890	3,754,890	3,754,890	-	3,754,890	-
	Other Direct Costs	156,100	155,938	155,938	0	155,938	-
	Sub-Total	4,195,425	4,164,797	4,164,797	0	4,164,797	-
32 West Valley <i>19036 Vanowen Street</i>	Land Acquisition	-	-	-	-	-	-
	Design Cost	312,544	312,544	312,544	-	312,544	-
	Construction Cost	3,713,702	3,713,702	3,713,269	433	3,713,702	-
	Other Direct Costs	80,366	80,366	80,366	0	80,366	-
	Sub-Total	4,106,612	4,106,612	4,106,179	433	4,106,612	-
33 Westchester-Loyola Village <i>7114 W. Manchester Blvd.</i>	Land Acquisition	-	-	-	-	-	-
	Design Cost	309,990	309,990	309,990	-	309,990	-
	Construction Cost	3,510,789	3,510,789	3,510,789	-	3,510,789	-
	Other Direct Costs	95,367	95,367	95,367	(0)	95,367	-
	Sub-Total	3,916,146	3,916,146	3,916,146	(0)	3,916,146	-
34 Westwood <i>1246 Glendon Avenue</i>	Land Acquisition	3,010,120	3,010,120	3,010,120	-	3,010,120	-
	Design Cost	566,745	566,745	566,744	1	566,745	-
	Construction Cost	6,437,799	6,437,799	6,427,915	9,884	6,437,799	(0)
	Other Direct Costs	192,176	192,176	192,176	-	192,176	-
	Sub-Total	10,206,840	10,206,840	10,196,955	9,885	10,206,840	(0)
35 Will & Ariel Durant <i>7140 W. Sunset Blvd.</i>	Land Acquisition	3,132,212	3,132,212	3,132,212	-	3,132,212	-
	Design Cost	330,446	330,446	330,446	(0)	330,446	-
	Construction Cost	3,738,226	3,738,226	3,462,048	276,178	4,130,101	(391,875)
	Other Direct Costs	154,360	154,360	154,360	-	154,360	-
	Sub-Total	7,355,244	7,355,244	7,079,066	276,178	7,747,119	(391,875)
36 Woodland Hills <i>22000 Ventura Blvd.</i>	Land Acquisition	-	-	-	-	-	-
	Design Cost	348,977	348,977	348,977	-	348,977	-
	Construction Cost	4,048,163	4,048,163	4,041,394	6,769	4,048,163	(0)
	Other Direct Costs	112,761	112,761	112,761	(0)	112,761	-
	Sub-Total	4,509,901	4,509,901	4,503,132	6,769	4,509,901	(0)
PROJECT SUBTOTAL	192,934,310	193,727,736	168,442,105	25,285,631	193,286,920	440,815	



Adjusted Cost to Complete Analysis: As approved by the Library Oversight Committee on July 24, 2007 with minor adjustments to "B" Adjusted Budget. No Change to the Forecast (Proposed Revised Budget)

BRANCH LIBRARY	A	B	C	D	E	F
	BUDGET July 06	ADJUSTED BUDGET Mar 07	TOTAL EXPENDITURES TO 31 May 07	COST TO COMPLETE (B-C)	FORECAST (Proposed Revised Budget)	VARIANCE (B-E)
Program Contingency	2,027,327	659,921	-	-	1,705,100	(1,045,179)
Program / Construction Mgmt Consultants	6,100,000	6,100,000	6,014,406	85,594	6,050,000	50,000
Bond Issuance	244,314	247,916	244,154	3,762	247,916	0
Arbitrage Liability	1,486,702	1,486,702	814,565	672,137	1,486,702	-
City Staff Costs						
General Services	841,151	1,291,151	696,792	594,359	921,676	369,475
GSD A & I Work (approved 1/07)					450,000	(450,000)
Library Department	4,205,564	4,176,528	3,363,166	813,362	4,200,000	(23,472)
CAO	162,766	163,071	66,893	96,178	185,000	(21,929)
Bureau of Accounting	689,415	843,275	429,174	414,101	925,000	(81,725)
Contract Administration	7,330,109	7,495,816	6,253,681	1,242,135	7,650,000	(154,184)
Bureau of Engineering	8,362,097	8,664,628	7,353,265	1,311,363	8,750,000	(85,372)
Public Arts / Cultural Affairs	1,471,507	1,471,507	866,431	605,076	1,250,000	221,507
CONTINGENCY/BOND/MGMT SUBTOTAL	32,920,952	32,600,515	26,102,528	5,838,066	33,821,394	(1,220,879)
TOTAL PROGRAM USE OF FUNDS	225,855,262	226,328,251	194,544,634	31,123,696	227,108,314	(780,063)

SOURCE OF FUNDS						
General Obligation Bond Proceeds	178,300,000	178,533,100			178,533,100	
Interest and Other Funds* (CIEP, Seismic, Hartford, Land Sale & CRA)	22,476,541	30,995,152			31,514,235	*
Housing & Community Dev. + Block Grant Funds**	2,930,000	10,025,000			10,025,000	**
Friends of the Library***	1,475,000	1,475,000			1,475,000	
California State Prop 14 Grant	5,300,000	5,300,000			5,560,979	
TOTAL PROGRAM SOURCE OF FUNDS	210,481,541	226,328,252			227,108,314	****

* Interest (10/30/06): \$23,092,156; CIEP:\$5,470,720 (after conversion of \$6,795,000 to CDBG); Seismic: \$490,000; Hartford: \$611,359; CRA: \$250,000, land sale \$1,600,000 = \$31,514,235

** Additional \$300,000 allocated for Exposition Park to the existing \$2,930,000 in CDBG funds; \$6,795,000 converted from CIEP for Exposition Park = \$10,025,000

*** Friends: Chinatown: 500,000; Palisades: 815,000; San Pedro: 160,000

**** Increased Source of Funds (B-E) is \$780,063: \$260,979 California State Prop 14 Grant revised total & \$519,832 additional interest



Adjusted Cost to Complete Analysis: As approved by the Library Oversight Committee on July 24, 2007 with minor adjustments to "B" Adjusted Budget. No Change to the Forecast (Proposed Revised Budget)

BRANCH LIBRARY	A BUDGET	B ADJUSTED BUDGET	C TOTAL EXPENDITURES TO	D COST TO COMPLETE	E FORECAST (Proposed Revised Budget)	F VARIANCE (B-E)
	July 06	Mar 07	31 May 07	(B-C)		

Note: Column B is the most current Adjusted Budget as approved by the Library Bond Oversight Committee (LBOC).
Column E is the Forecast and reflects the Revised Budget being submitted by the Program Management Team for City Council and LBOC approval.



4.0 PROJECT STATUS

4.1 Project Status Reports – With Clarifications

- The following table outlines the status the Fairfax, Little Tokyo, Pacoima and Sylmar library projects according to Scope of Work. It identifies Council Districts; construction contracts and the current project status for each library. Clarification of the Grand Opening dates for Fairfax and Little Tokyo and the Councilmember for Pacoima and Sylmar was added as further detail to the original Annual Report 2007

BRANCH LIBRARY		COUNCIL DISTRICT	CURRENT PROJECT STATUS
Fairfax 161 S. Gardner Street Architect: Meyer & Allen Contractor: Hayward Construction Size: 12,500 SF Construction Contract: \$3,803,199 Funding: Bond DD		No. 4 - Tom LaBonge	Grand Opening held – 9/20/05 COMPLETE
Little Tokyo 203 S. Los Angeles Street Architect: Charles Walton Associates Contractor: FEI Enterprises, Inc. Size: 12,500 SF Construction Contract: \$3,763,779 Funding: Bond DD		No. 9 - Jan Perry	Grand Opening to held – 9/8/05 COMPLETE
Pacoima 13605 Van Nuys Blvd. Architect: Arch. Division/City of LA Contractor: Royal Construction Corp. Size: 11,300 SF Construction Contract: \$3,018,813 Funding: HCD/BG and Bond DD		No. 7 - Richard Alarcon	Grand Opening held – 4/29/02 COMPLETE
Sylmar 14561 Polk Street Architect: Hodgetts & Fung Design Assoc. Contractor: Royal Construction Corp. Size: 12,500 SF Construction Contract: \$3,873,609 Funding: Bond DD		No. 7 - Richard Alarcon	Grand Opening held – 9/6/03 COMPLETE



4.0 PROJECT STATUS

4.1 Project Status Reports

- ◆ The following table outlines the status of all 36 library projects according to Scope of Work. It identifies Council Districts; construction contracts and the current project status for each library.
- ◆ The Current Project Status at the far right hand column shows a pie chart according to the following color coding system. In the phases for Design and Construction, the pie chart will track percentage complete. For example in Construction, the dark green indicates the approximate percentage of construction work completed to date. The light green indicates the amount of construction to be completed.

Yellow - Site Selection/Land Acquisition Blue - Design Gray - Bid & Award
 Green - Construction Olive - Post-Construction

BRANCH LIBRARY	COUNCIL DISTRICT	CURRENT PROJECT STATUS
<p>Arroyo Seco 6145 N. Figueroa St. Architect: Milofsky & Michali (M2A) Contractor: Royal Construction Corp. Size: 14,000 SF Construction Contract: \$3,967,108 Funding: Bond DD</p>	 <p>No. 1 - Ed Reyes</p>	<p>Grand Opening held – 6/30/03</p> <p style="font-size: 2em; font-weight: bold; color: orange; text-align: center;">COMPLETE</p>
<p>Ascot 120 W. Florence Avenue Architect: Arch. Division/City of LA Contractor: SMC Construction Co. Size: 10,500 SF Construction Contract: \$3,033,808 Funding: Bond DD</p>	 <p>No. 9 - Jan Perry</p>	<p>Grand Opening held – 4/1/04</p> <p style="font-size: 2em; font-weight: bold; color: orange; text-align: center;">COMPLETE</p>
<p>Baldwin Hills 2906 S. La Brea Ave. Architect: Arch. Division/City of LA Contractor: Royal Construction Corp. Size: 12,000 SF Construction Contract: \$3,387,455 Funding: HCD/BG and Bond DD</p>	 <p>No. 10 – Herb J. Wesson, Jr.</p>	<p>Grand Opening held – 2/23/02</p> <p style="font-size: 2em; font-weight: bold; color: orange; text-align: center;">COMPLETE</p>
<p>Canoga Park 20939 Sherman Way Architect: CardeTen Architects Contractor: Sinanian Development, Inc. Size: 12,500 SF Construction Contract: \$3,762,711 Funding: Bond DD</p>	 <p>No. 3 - Dennis P. Zine</p>	<p>Grand Opening held – 8/5/04</p> <p style="font-size: 2em; font-weight: bold; color: orange; text-align: center;">COMPLETE</p>
<p>Chatsworth 21052 Devonshire St. Architect: GA Design Contractor: Ruiz Brothers Construction Size: 12,500 SF Construction Contract: \$3,590,988 Funding: Bond DD</p>	 <p>No. 12 - Greig Smith</p>	<p>Grand Opening held – 11/15/04</p> <p style="font-size: 2em; font-weight: bold; color: orange; text-align: center;">COMPLETE</p>



BRANCH LIBRARY	COUNCIL DISTRICT	CURRENT PROJECT STATUS
<p>Chinatown 639 N. Hill Street Architect: CardeTen Architects Contractor: Edwin G. Bowen Co., Inc. Size: 14,500 SF Construction Contract: \$4,443,272 Funding: Bond DD and Friends of Chinatown Library</p>	 No. 1 - Ed Reyes	Grand Opening held – 2/6/03 
<p>Cypress Park 1150 Cypress Avenue Architect: Thirtieth Street Architects Contractor: Ruiz Brothers Construction Size: 10,750 SF Construction Contract: \$2,998,076 Funding: Bond DD</p>	 No. 1 - Ed Reyes	Grand Opening held – 1/28/03 
<p>Edendale 2011 W. Sunset Blvd. Architect: Killefer, Flammang, Purtil Contractor: Royal Construction Corp. Size: 12,500 SF Construction Contract: \$3,447,778 Funding: Bond DD</p>	 No. 13 - Eric Garcetti	Grand Opening held – 9/13/04 
<p>El Sereno 5226 Huntington Dr. South Architect: Thirtieth Street Architects Contractor: R. B. & G. Construction, Inc. Size: 10,500 SF Construction Contract: \$3,090,476 Funding: Bond DD</p>	 No. 14 – Jose Huizar	Grand Opening held – 9/17/04 
<p>Encino-Tarzana 18231 Ventura Blvd. Architect: Steven Ehrlich Architects Contractor: Sinanian Development, Inc. Size: 12,500 SF Construction Contract: \$3,560,305 Funding: Bond DD</p>	 No. 3 - Dennis P. Zine	Grand Opening held – 4/10/03 
<p>Exposition Park 3900 S. Western Ave. Architect: Tetra Design Contractor: Sinanian Development, Inc. Size: Up to 15,000 SF Construction Estimate: \$8,500,000 Funding: Bond DD & CDBG</p>	 No. 8 - Bernard Parks	Project is in Construction – 40% 
<p>Fairfax 161 S. Gardner Street Architect: Meyer & Allen Contractor: Hayward Construction Size: 12,500 SF Construction Contract: \$3,803,199 Funding: Bond DD</p>	 No. 4 - Tom LaBonge	Grand Opening to be held – 9/05 
<p>Harbor Gateway-Harbor City 24000 S. Western Avenue Architect: CardeTen Architects Contractor: Sinanian Development Size: 14,500 SF Construction Contract: \$5,982,000 Funding: Bond DD & State of California</p>	 No. 15 - Janice Hahn	Grand Opening held – 2/1/07 



BRANCH LIBRARY	COUNCIL DISTRICT	CURRENT PROJECT STATUS
<p>Hyde Park 2205 Florence Avenue Architect: Hodgetts & Fung Design Assoc. Contractor: Royal Construction Corp. Size: 10,500 SF Construction Contract: \$3,524,685 Funding: Bond DD</p>	<p>No. 8 - Bernard Parks</p> 	<p>Grand Opening held – 12/20/04</p> <p>COMPLETE</p>
<p>Little Tokyo 203 S. Los Angeles Street Architect: Charles Walton Associates Contractor: FEI Enterprises, Inc. Size: 12,500 SF Construction Contract: \$3,763,779 Funding: Bond DD</p>	<p>No. 9 - Jan Perry</p> 	<p>Grand Opening to be held – 8/05</p> <p>COMPLETE</p>
<p>Mar Vista 12006 Venice Blvd. Architect: GA Design Contractor: H. A. Lewis, Inc. Size: 12,500 SF Construction Contract: \$4,067,365 Funding: Bond DD</p>	<p>No. 11 - Bill Rosendahl</p> 	<p>Grand Opening held – 3/6/03</p> <p>COMPLETE</p>
<p>Mark Twain 9621 S. Figueroa Street Architect: Tetra Design Contractor: SMC Construction Co. Size: 9,900 SF Construction Contract: \$3,216,633 Funding: Bond DD</p>	<p>No. 8 - Bernard Parks</p> 	<p>Grand Opening held – 12/20/02</p> <p>COMPLETE</p>
<p>North Hollywood – Phase I & II 5211 Tujunga Avenue Architect: Milofsky & Michali (M2A) Contractor: Ark Construction Co. Size: 15,150 SF Construction Contract: \$2,659,303 Funding: Bond DD, CRA & Seismic</p>	<p>No. 4 - Tom LaBonge</p> 	<p>Grand Opening held – 11/2/02</p> <p>COMPLETE</p>
<p>North Hollywood – Phase III 5211 Tujunga Avenue Architect: Milofsky & Michali (M2A) Contractor: General Services Department Size: 15,150 SF Construction Contract: \$787,001 Funding: Bond DD</p>	<p>No. 4 - Tom LaBonge</p> 	<p>Project complete 1/9/06</p> <p>COMPLETE</p>
<p>Northridge 9051 Darby Avenue Architect: Tetra Design Contractor: Sinanian Development, Inc. Size: 12,500 SF Construction Contract: \$3,327,950 Funding: Bond DD</p>	<p>No. 12 - Greig Smith</p> 	<p>Grand Opening held – 12/15/03</p> <p>COMPLETE</p>
<p>Pacoima 13605 Van Nuys Blvd. Architect: Arch. Division/City of LA Contractor: Royal Construction Corp. Size: 11,300 SF Construction Contract: \$3,018,813 Funding: HCD/BG and Bond DD</p>	<p>No. 7 - Alex Padilla</p> 	<p>Grand Opening held – 4/29/02</p> <p>COMPLETE</p>



BRANCH LIBRARY	COUNCIL DISTRICT	CURRENT PROJECT STATUS
<p>Palisades 861 Alma Real Drive Architect: Killefer, Flammang, Purtil Contractor: Ford E. C., Inc. Size: 11,500 SF Construction Contract: \$3,951,582 Funding: Bond DD & Palisades Library Association</p>	 <p>No. 11 - Bill Rosendahl</p>	<p>Grand Opening held – 2/22/03</p> <p>COMPLETE</p>
<p>Palms-Rancho Park 2920 Overland Avenue Architect: Charles Walton Associates Contractor: Ford E. C., Inc. Size: 10,500 SF Construction Contract: \$3,577,768 Funding: Bond DD</p>	 <p>No. 5 - Jack Weiss</p>	<p>Grand Opening held – 11/25/02</p> <p>COMPLETE</p>
<p>Pico Union 1030 S. Alvarado Street Architect: Milofsky & Michali (M2A) Contractor: Sinanian Development, Inc. Size: 12,500 SF Construction Contract: \$3,571,447 Funding: Bond DD</p>	 <p>No. 1 - Ed Reyes</p>	<p>Grand Opening held – 5/17/04</p> <p>COMPLETE</p>
<p>Playa Vista 6400 Playa Vista Drive Architect: Johnson Fain Partners Contractor: Tobo Construction, Inc. Size: 10,500 SF Construction Contract: \$3,080,352 Funding: Bond DD</p>	 <p>No. 11 - Bill Rosendahl</p>	<p>Grand Opening held – 5/13/04</p> <p>COMPLETE</p>
<p>San Pedro 931 S. Gaffey Street Architect: Arch. Div./City of LA Contractor: Alameda Construction Construction Contract: \$72,781 Funding: Bond DD</p>	 <p>No. 15 - Janice Hahn</p>	<p>Ceremony & Dedication held – 12/01/00</p> <p>COMPLETE</p>
<p>Sherman Oaks 14245 Moorpark Street Architect: Kennard Design Group Contractor: Morillo Construction Size: 12,500 SF Construction Contract: \$3,591,327 Funding: Bond DD</p>	 <p>No. 2 - Wendy Greuel</p>	<p>Grand Opening held – 5/8/03</p> <p>COMPLETE</p>
<p>Silver Lake 2411 Glendale Blvd. Architect: M2A Milofsky, Michali & Cox Contractor: Ford EC Size: Up to 12,500 SF Construction Contract: \$12,178,080 Funding: Bond DD & CIEP</p>	 <p>No. 13 - Eric Garcetti</p>	<p>Construction – 5%</p> 
<p>Sun Valley 7935 Vineland Avenue Architect: Fields Devereaux Architects Contractor: Anderson/White Size: 12,500 SF Construction Contract: \$3,481,140 Funding: HCD/BG and Bond DD</p>	 <p>No. 6 - Tony Cardenas</p>	<p>Grand Opening held – 9/22/03</p> <p>COMPLETE</p>



BRANCH LIBRARY	COUNCIL DISTRICT	CURRENT PROJECT STATUS
<p>Sylmar 14561 Polk Street Architect: Hodgetts & Fung Design Assoc. Contractor: Royal Construction Corp. Size: 12,500 SF Construction Contract: \$3,873,609 Funding: Bond DD</p>	<p>No. 7 - Alex Padilla</p> 	<p>Grand Opening held – 9/6/03</p> <p>COMPLETE</p>
<p>Valley Plaza 12311 Vanowen Street Architect: Framer/Sevel Architects Contractor: Hamilton Construction Size: 10,500 SF Construction Contract: \$3,754,888 Funding: Bond DD</p>	<p>No. 2 - Wendy Greuel</p> 	<p>Grand Opening held – 1/29/04</p> <p>COMPLETE</p>
<p>West Valley 19036 Vanowen Street Architect: Meyer & Allen Contractor: AKG Construction, Inc. Size: 14,000 SF Construction Contract: \$3,713,701 Funding: Bond DD</p>	<p>No. 3 - Dennis P. Zine</p> 	<p>Grand Opening held – 10/30/02</p> <p>COMPLETE</p>
<p>Westchester-Loyola Village 7114 W. Manchester Avenue Architect: Aleks Istanbulu/John Kaliski Contractor: G. B. Construction, Inc. Size: 12,500 SF Construction Contract: \$3,510,790 Funding: Bond DD</p>	<p>No. 11 - Bill Rosendahl</p> 	<p>Grand Opening held – 6/12/03</p> <p>COMPLETE</p>
<p>Westwood 1246 Glendon Avenue Architect: Steven Ehrlich Architects Contractor: Sinanian Development, Inc. Size: 12,500 SF Construction Estimate: \$6,237,028 Funding: Bond DD</p>	<p>No. 5 - Jack Weiss</p> 	<p>Grand Opening held – 05/07/05</p> <p>COMPLETE</p>
<p>Will & Ariel Durant 7140 W. Sunset Blvd. Architect: Barton Phelps & Associates Contractor: R. B. & G. Construction, Inc. Size: 12,500 SF Construction Contract: \$3,520,714 Funding: Bond DD</p>	<p>No. 4 - Tom LaBonge</p> 	<p>Grand Opening held – 1/12/04</p> <p>COMPLETE</p>
<p>Woodland Hills 22200 Ventura Blvd. Architect: Barton Phelps & Associates Contractor: SMC Construction Co. Size: 12,500 SF Construction Contract: \$3,997,050 Funding: Bond DD</p>	<p>No. 3 - Dennis P. Zine</p> 	<p>Grand Opening held – 8/14/03</p> <p>COMPLETE</p>



The 1998 Library Bond Program will improve, renovate, expand and construct 35 branch libraries throughout Los Angeles.

**1998 Library Bond Program
Annual Report
July 2007**

Arroyo Seco, Ascot, Baldwin Hills, Canoga Park, Chatsworth, Chinatown, Cypress Park, Edendale, El Sereno, Encino-Tarzana, Exposition Park, Fairfax, Harbor Gateway-Harbor City, Hyde Park, Little Tokyo, Mar Vista, Mark Twain, North Hollywood, Northridge, Pacoima, Palisades, Palms-Rancho Park, Pico Union, Playa Vista, San Pedro, Sherman Oaks, Silver Lake, Sun Valley, Sylmar, Valley Plaza, West Valley, Westchester-Loyola Village, Westwood, Will & Ariel Durant, Woodland Hills



prepared by:
Los Angeles Public Library, Bureau of Engineering