

**San Antonio Public Library  
Construction Update  
June 2017**

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**Central Library 2012 Bond Project**

**Description:** Renovations, repairs, upgrades and space reconfiguration of the Central Library

**Funds:** \$4,000,000 (2012 Bond)

**Location/District:** 600 Soledad / District 1

**City Project Manager:** Stacy Gonzales

**Project Architect:** Marmon Mok

**Design Enhancement:** N/A

**Construction Contract:** Qualified Low Bid

**Estimated Completion Date:** FY 2017

**Project Scope:** Renovations, repairs, upgrades and space reconfigurations

**Project Milestones:** Improvements for the Central Library were divided into smaller projects to minimize disruption of public services. Completed renovations and major upgrades include:

- ✓ September 17, 2013 - Planning Design Kick-off
- ✓ May 2014 - 1st Floor Public Restroom Renovation
- ✓ October 2014 - Carpet Replacement on Floors 2nd, 5th, and 6<sup>th</sup>
- ✓ May 2014 - Exterior Building Signage
- ✓ December 2014 - Public Elevator Replacements
- ✓ May 2015 - Teen Center Renovation
- ✓ June 2015 - Library Board Design Approval of the Latino Collection & Resource Center
- ✓ May 2016 – HVAC Chiller Replacements at a cost of \$599,400 completed
- ✓ \$150,000 CPS Energy Rebate Received (\$75,000 each chiller) - Remaining project fund balance to fund the HVAC Controls Upgrade.
- ✓ June 16, 2016 - City Council Approval of the HVAC Controls Replacement Contract
- ✓ July 18, 2016 - HVAC Controls Upgrade Project Kickoff

**Current Status:** Work to replace existing controls is complete. Test and balance work continues. Bond project closeout will be coordinated by Department of Transportation and Capital Improvements (TCI).

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## **Latino Collection and Resource Center (LCRC)**

**Description:** Space renovation of approx. 6,000 sq. ft. of vacant space on the first floor of the Central Library (formerly used as the teen area) to relocate the Latino Collection from the 6<sup>th</sup> Floor to a more prominent area. The new space will allow engaging programming to be provided through expanded partnerships with schools, colleges, universities, and other not-for-profit organizations.

**Funds:** \$426,000 (\$276,000 - SAPLF; \$150,000 COSA)

**Location/District:** 600 Soledad / District 1

**City Project Manager:** Stacy Gonzales

**Project Architect:** Marmon Mok

**Design Enhancement:** N/A

**Construction Contract:** JOC Alpha Building Corporation

**Estimated Completion Date:** June 2017

**Project Scope:** The renovated area will include: Writer's Workshop and Conference Room, Lecture and Programming Space, Research and Study Area, Enclosed Study rooms, Gallery/Resource Center and a Visible and inviting entrance to the Center.

**Background:** The Central Library Latino Collection was originally designed as part of the 2012 Central Library Bond Project. Due to higher than anticipated construction costs, the Library Department turned to the San Antonio Public Library Foundation to privately raise the funds needed to cover construction costs and secured additional funding to make the project whole.

### **Project Milestones:**

- ✓ October 2014 – Design Input Session
- ✓ February 11, 2015 - Library Facilities Conceptual Design Approval
- ✓ June 2015 – IT and Security Requirements Review
- ✓ June 24, 2015 – Library Board Final Design Approval
- ✓ August 2015 – FF&E requirements review
- ✓ September 2015 – Review of furniture fabric and finish selections
- ✓ December 13, 2016 - Funding Sources for Construction Expenses In Place
- ✓ January 2, 2017 - "Future Improvements" Signage Installed
- ✓ February 23, 2017 - Construction contract approved by City Council

**Current Status:** Construction project is progressing with minimal disruption to public service. The main reference desk is being relocated to align with the entrance of the LCRC. Library staff is working on securing project furniture, fixtures, & equipment (FF&E). Construction work is projected for completion by June/July 2017. Post-construction activities will continue thru July/August with projected opening in fall 2017

## **Landa Branch Library Historical Facility Restoration/Renovation**

**Description:** Interior/Exterior Restoration and painting, electrical system upgrades, restroom renovations, roof system replacement, ceiling fresco restoration, space reconfiguration improvements, and professional design services for historic restoration work.

**Funds:** \$250,000 Deferred Maintenance (Maverick roof reprogrammed cost savings), \$370,000 Deferred Maintenance, and \$200,000 Capital Outlay FY2017 funds

**Location/District:** 233 Bushnell Ave. / District 1

**City Project Manager:**

**Project Architect:** Seventh Generation Design / CNG Engineering

**Design Enhancement:** N/A

**Construction Contract:** F.A. Nunnelly (JOC Contractor)

**Estimated Completion Date:** FY2017

**Project Scope:** Exterior restoration and painting of doors & windows, stucco surfaces, cornices, and balconies; Electrical system upgrades (including replacement of the existing 75 KVA transformer to new 150 KVA transformer and adding a new power panel); Water supply line replacement; Interior painting, rest room renovations, roof system replacement, ceiling fresco repairs, new carpet, service desk replacement, meeting room conversion to flex space.

### **Project Milestones:**

- ✓ May 2016 - Reprogramming of cost savings from the Maverick roofing project approved by City Manager.
  - ✓ May/June 2016 – Project planning and stakeholders identified.
  - ✓ Jun/Jul 2016 – Initial scoping meetings with stakeholders conducted.
  - ✓ September 2016 – FY2017 Deferred Maintenance \$370,000 Funding Approval
  - ✓ November 11, 2016 - Architectural Contract Finalized/Executed.
  - ✓ Dec/Jan 2017 - Monthly meetings ongoing through exterior design phase.
  - ✓ Project scope for interior work (including design services) draft completed.
  - ✓ February 23, 2017 - HDRC administrative project approval granted
  - ✓ March 8, 2017 – Proposed exterior improvements presented to the Library Facilities Committee
  - ✓ April 26, 2017 - Library Board of Trustees approves exterior plan and closure schedule effective June 5 through Sept 20.
  - ✓ May 24, 2017 – Space re-alignment plan presented to Facilities Committee for review
  - ✓ June 1 - City Council approves construction contract
  - ✓ June 5 – Landa Branch Library closes to public. Book Drop and Playground to remain open for use
  
  - ✓ **Current Status:** Bi-weekly project meetings held as contractor work continues. Interior finish selections presented to the Library Facilities Committee and Board of Trustees on June 14 and 28, respectively. Project is on schedule and projected for completion by September 2017.
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## **Security Camera and Card Access installations**

**Description:** Installation of security & card access systems at seven branch library locations

**Funds:** \$320,000 Capital Outlay

**Location/District:** seven branch locations in Districts 1, 3, 5, 8, and 10 (list below)

**Project Scope:** Security and/or card access system installation as follows:

Cameras & Card Access

Landa, District 1

Pan American, District 3

Cody, District 8

Card Access Only

San Pedro, District 1

Bazan, District 5

Semmes, District 10

Cameras Only

McCreless, District 3

**City Project Manager/Department:** Information and Technology Services Department (ITSD)

**Project Architect:** N/A

**Design Enhancement:** N/A

**Construction Contract:** N/A

**Estimated Completion Date:** September 2017

**Current Status:** Project assessments and staff coordination meetings have been completed for each location. Project scope proposals have been received and procurement is in process.

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## **Las Palmas and Central Library Furniture improvements**

**Description:** Furniture improvements

**Funds:** \$80,000 (\$40k each) Capital Outlay

**Location/District:** Las Palmas, 515 Castroville, District 5; Central, 600 Soledad, District 1

**Project Scope:** Install new computer furniture at Las Palmas & furniture upgrades at Central

**Estimated Completion Date:** June 2017

**Current Status:** Several new computer tables were installed on March 22 at Las Palmas Branch Library. An additional table will be ordered and installed prior to the September 30 project deadline. Planning for deployment of furniture upgrades at Central is ongoing.

### **Cody Branch Library**

**Description:** Roof Replacement / Repairs

**Funds:** City of San Antonio Hailstorm Claim

**Location/District:** 11441 Vance Jackson – District 8

**Project Scope:** Roof replacement / skylight repairs

**Construction Contract:** Alpha Building Construction

**Estimated Completion Date:** May/June 2017

**Current Status:** Construction work to replace the roof and repair the skylight at the Cody Branch Library is now complete..

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### **Tobin Branch Library**

**Description:** Roof Replacement / Repairs

**Funds:** City of San Antonio Hailstorm Claim

**Location/District:** 4134 Harry Wurzbach, District 10

**Project Scope:** Roof replacement / parapet repairs

**Estimated Completion Date:** May/June 2017

**Current Status:** Construction work to replace the roof at the Tobin Branch Library is now complete.