

## San Antonio Public Library Construction Update September 2015

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### **D2 Schaefer Branch Library**

**Description:** Development of a branch library in Council District 2.

**Funds:** \$6,000,000 (2012 Bond); \$100,000 (Public Art Piece)

**Location/District:** 6322 US HWY 87 E (near Fosters Meadow Road) / District 2

**City Project Manager:** Stacy Gonzales

**Project Architect:** OCOLPA Architects

**Design Enhancement:** Cakky Brawly – Artist from San Antonio

**Construction Contract:** Davila Construction, Inc.

**Estimated Completion Date:** November 2016

**Project Scope:** New building – 11,300 sf on 5.73 acres of donated land

**Current Status:** Library Board voted March 27, 2013 to accept property donation for the new library, contingent on the completion of due diligence. Planning Commission approval was received on May 22, and City Council approval for acceptance of donated land was given August 8. Design Kick-off meeting was held with OCO/LPA Architects on Sept. 12. The first public input meeting was held on September 21 at Sinclair Elementary School. On September 25, an input session was held with the Library Board of Trustees. On November 13, the Facilities Committee recommended accepting an additional donation of land from Mr. Schaefer, and was approved by the Board at their December meeting. Conceptual floor and site plan was recommended for approval by the Facilities Committee on February 12, 2014, and was approved by the Board of Trustees on February 26. A second public input session was held on February 20 at Sinclair Elementary School. HDRC gave conceptual approval of the project on May 7. Final design development documents were presented to the Facilities Committee and Library Board at their August meetings and approved. Final design approval was given by HDRC at their September 3 meeting. Bid opening was held on December 2, and after compliance review of all construction contracts is complete, the contractor will be selected and the construction contract was scheduled for City Council approval in June 2015. The selected public artist developed conceptual themes for the project and an artist workshop was held on April 30 to receive input from selected stakeholders. Library Board officially adopted the name Schaefer Branch Library on May 27. Conceptual approval of the artwork was presented to the Facilities Committee and Library Board at their August meetings and approved. A Community Public Art Workshop was held on September 11 at the Sinclair Elementary School. Final artist design was presented to Facilities Committee and Library Board at their January 2015 meetings and approved. May/Jun 2015: The construction contract was approved by City Council on June 18. Jun/Jul 2015: The groundbreaking ceremony was held on Tuesday, July 2. Construction is projected to be completed by Fall 2016. Jul/Aug 2015: Project oversight bi-weekly meetings conducted with general contractors and vendors as construction progresses. Library staff is coordinating procurement of furniture, fixtures and equipment (FF&E). Aug/Sept 2015: FF&E procurement process near completion. Contractor working on drilling steel peers to set the foundation. A revised construction schedule projects the public opening to take place in November 2016.

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## **D6 Potranco Branch Library**

**Description:** Development of a branch library site in Council District 6.

**Funds:** \$1,400,000 (2012 Bond)

**Location/District:** 8764 TX 151 Access Road, 78250 / District 6

**City Project Manager:** Stacy Gonzales

**Project Architect:** Marmon Mok

**Design Enhancement:** N/A

**Construction Contract:** TBD

**Estimated Completion Date:** September 2016

**Project Scope:** Co-location of branch library within YMCA owned facility in District 6

**Current Status:** Library staff met with Councilman Lopez to provide an update on the project, solicit his feedback regarding the target area and to obtain feedback regarding service model options. Staff met again with CM Lopez on August 29, 2013 to explore a potential opportunity for Library Outlet. Outlet would be approx. 5,000 sq. ft. co-located in a 40,000 sq. ft. recreation center. On September 25, an executive session of the Library Board of Trustees was held regarding the Real Estate transaction. Additional discussions were held at an executive session of the June 25 Board meeting regarding this project. Presentation was made by TCI to Facilities Committee and Library Board at their August meetings detailing the latest developments for this project. Another presentation was given to the Facilities Committee on October 8 detailing the latest developments for this project. A Town Hall meeting, coordinated by the office of Councilman Lopez, was held to receive public input on the project. Library staff worked with a Facilities Programmer to develop a service model. The conceptual design plan, as well as the lease and funding agreements with the YMCA were approved by the Library Board on April 22, 2015. The geographical name for the District 6 location was assigned on April 22 as the Potranco Branch Library. A funding agreement between the city and the YMCA was approved by City Council on April 30. Jun/Jul 2015: The Final Design of the library space and Naming Opportunity Fundraising Campaign package for the Potranco Branch Library were presented to the Library Facilities Committee on July 8 and to the Library Board of Trustees on July 22 for full approval granted. Jul/Aug 2015: Final construction documents completed and prepared to open bid process in coordination with YMCA. Contractor to be selected in September 2015 and wall breaking ceremony planned for immediately thereafter. Library outlet projected to open in September 2016. Staff is coordinating procurement of FF&E. Library Foundation is exploring fundraising partnership opportunities with YMCA. Aug/Sept 2015: Library staff is participating in contractor bid review meetings coordinated by YMCA.

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## **Central Library**

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

**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:** Con-Cor

**Estimated Completion Date:** FY 2017

**Project Scope:** Renovations, repairs, upgrades and space reconfiguration to Central Library facility

**Current Status:** Preliminary meeting with the selected Architectural firm (Marmon Mok) has been held to finalize their contract scope. Kick-off meeting held on September 17, 2013. Marmon Mok designed 1<sup>st</sup> floor restroom renovations to coincide with Café Commerce project. Additional planning meetings were held with Marmon Mok to finalize project scope for FY2014. Scope to include new carpet in public areas on floors 2, 5 & 6; restroom renovation to all public restrooms; installation of new exterior sign along Soledad Street; staff and collection moves associated with Café Commerce project; Audio/Visual improvements to Auditorium and other assorted mechanical, electrical and HVAC repairs. Work has been completed at the 1<sup>st</sup> floor restrooms adjacent to Connect Space, and at the restrooms adjacent to the auditorium. Carpet replacement contract for 2<sup>nd</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors was approved by City Council on June 12. Carpet replacement for the Chihuly area on the 2<sup>nd</sup> floor is complete. Collection and staff

moves relative to Café Commerce Phase 2 are complete. A/V improvements to Auditorium have been completed, and a new podium has been installed in the auditorium. Assorted building repairs highlighted in the 2009 Facilities Assessment Study have been completed. Exterior sign has been installed, and lighting was also added for illumination of the sign. Lights were also installed to illuminate the flags, so security guards will no longer need to raise and lower the flags each day. Design for the Teen Space has been completed, and a pre-bid meeting was held on August 28. Construction contract was awarded to Con-Cor Construction by City Council on November 13, 2014, and construction began the following week. Carpet installation for 2<sup>nd</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors has been completed. May/Jun 2015: Elevator replacement of the four (4) public elevators at Central is substantially complete, with just a few punch list items to be taken care of. Marmon Mok is currently working with consultants to provide a life safety assessment of Central Library, as well as a security assessment. They are also working with their HVAC consultant to provide plans and specs to replace the aging computer control system and outdated HVAC components throughout the building. Teen Library construction was completed on time and the Grand Opening celebration was held on May 12 to rave reviews and a large crowd. Library staff is working with the City's Building and Equipment Services Department (BESD) in the evaluation of HVAC system components. Evaluation of remaining project scope, as well as prioritization and repackaging of public rest room work, is underway. Jun/Jul 2015: TCI is finalizing contract to complete elevator interior finishes. Contractor changes to the proposal are pending. HVAC controls system replacement project, in final design phase, will include whole system. Evaluation of remaining project scope as well as prioritization and repackaging of public rest room work continues. Remaining funds will not cover the entire remaining scope. Staff will present recommendations to Library Director on what items to complete with remaining funds. Board Chair directed staff to request funds from the 2017 Bond to address the remaining scope for the Central Library building facility. Construction documents for the Latino Collection and Resource Center were approved and submitted to the Library Foundation. Project completion of the Latino Center is projected March 2016. Library Foundation staff sent out bids to three (3) contractors and plans to secure a contractor by end of July 2015. Jul/Aug 2015: Design phase for the HVAC Computer Controls System has been completed and ready for bid process. Staff recommendations presented to Library Director call for use of remaining Bond funds to replace the two HVAC Chillers and Computer Controls System to avoid risk of HVAC failure and jeopardize ability to keep facility open to the public. The remaining Central Bond project scope will be placed under the 2017 Bond. TCI has finalized a contract to complete elevator interior finishes with Davila Construction. Aug/Sept 2015: Library Foundation staff is completing their due diligence to secure a general contractor for the construction of the Latino Collection and Resource Center and Library staff is working on overall furniture layout and selections. HVAC Chiller replacement and cooling tower has been classified as higher priority for the system to run effectively: package design is projected to be completed September 2015.

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### **2015 Collins Garden Branch Library Deferred Maintenance Project**

**Description:** Extreme Library Makeover

**Funds:** \$724,000 (Deferred Maintenance Funding)

**Location/District:** 200 N. Park, 78204 / District 5

**Project Architect:** Alvidrez Architecture Inc.

**Design Enhancement:** N/A

**Construction Contract:** Qualified Low Bid, MGB Group, Inc.

**Original Target Completion Date:** December 2015

**Project Scope:** Re-design public restrooms for ADA compatibility, re-design front vestibule to create additional 760 sf. interior space, new circulation desk, new carpet throughout, new computer area, new furniture to include computer desks, study chairs, lounge seating, meeting room tables and chairs, Repainting all interior walls and ceilings, Installation of new Overdrive Media Station, install new automatic entry doors, install security cameras and card access system.

**Current Status:** Staff developed final project scope. Architect will be required to produce construction documents. Alvidrez Architecture presented design plans to the facilities Committee on January 14, 2015. Final design plan was presented and approved by the Library Board on January 28, 2015. Staff worked on accommodating request to co-locate City Council District 5 field office in Collins Garden

Branch Library. Final construction documents have been finalized and the project was advertised for contractor bidding on March 13, 2015. Bids were publicly opened on April 7, 2015. HDRC approval was granted for this project on April 15, 2015. Closure dates of June 17 through December 2015 were approved by the Library Board on April 22. May/Jun 2015: Construction contract was approved by City Council on the 18th. Colocation of District 5 Council Office will be included in the project. Staff conducted pre-construction meetings in preparation for construction renovations to start in July and completed by December 2015. Jun/Jul 2015: Demolition initiated, building is now empty. Furniture and shelving was packed into containers and moved out to parking lot. City will match Library Foundation's \$65,000 funding gift for new furniture. Jul/Aug 2015: Biweekly meetings held with contractors and vendors as construction progresses. Bird roost has been removed from the building and interior bathrooms gutted. \$125,000 for FF&E is included in FY2016 Budget. Library staff finalizing furniture plan with vendor. Aug/Sept 2015: Concrete slab poured in expansion area, interior walls have been framed. The newly designed flex area will offer community meeting space and accommodate voting elections.

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### **2015 Great North West Branch Library Capital Project**

**Description:** Roofing and Weatherization

**Funds:** \$250,000 (Capital project)

**Location/District:** 9050 Wellwood, 78250 / District 5

**Project Architect:** N/A

**Design Enhancement:** N/A

**Construction Contract:** JOC – Con-Cor Construction

**Scheduled Completion Date:** September 30, 2015

**Project Scope:** New Roof and other weatherization scope as determined.

**Current Status:** Staff has developed final project scope. No library closure is expected with this project. Job-Order Contractor Con-Cor submitted a proposal for the scope of work, and staff negotiated contract amount to achieve maximum savings. A final negotiated price of \$210,617 was agreed upon by Library staff and Con-Cor Construction. The construction contract was approved by City Council on April 30. May/Jun 2015: Work in progress includes interior and exterior painting, landscape and sidewalk installation. Roofing materials have been ordered and will be installed upon arrival. All work will be completed by September 30, 2015. Funding for the tinting of the clerestory windows only covers a number of them which met funding conditions. Jun/Jul 2015: Contractor delivered roofing materials. Power washing and sealing completed Mildew and landscape vines overgrowing removed from front wall. New sidewalk completed and additional landscaping with boulder installed for erosion control. Staff identified additional scope to include flagpoles and replacement of damaged interior panels. Jul/Aug 2015: Biweekly meetings held with contractors and vendors as construction progresses. Roof replacement (with 15 year warranty) has been completed. Additional work includes restriping and improved signage of parking lot. Project is on schedule, projected to be completed by end of September 2015. Aug/Sept 2015: Construction continues to run on schedule. Bollards were installed to keep non-library patrons from parking on library property.