

San Antonio Public Library

Construction Update

May 2019

FY 2019 Capital Projects

San Pedro Branch Library Renovations - \$416,500 (FY19 Capital Funds)

Scope of Work

- Restoration to buildings windows, doors, masonry and plaster walls
- Restroom renovations and building system upgrades (where needed)
- Building envelope improvements to include roofing and exterior safety and security lighting upgrades
- This project will require a brief closure once approved by Library Facilities Committee and Board of Trustees
- Estimated completion: Fall/Winter 2019

Current Status: MEP Assessment completed. Additional MEP design services underway. Library staff is coordinating work with Parks and TCI on larger San Pedro Springs Park Bond project which will involve replacing the parking lot and require branch closure once approved by Library Facilities Committee and Board of Trustees. TCI anticipates construction could commence as early as October 2019.

Great Northwest Branch Library Interior Improvements - \$131,900 (FY19 Capital Outlay)

Scope of Work

- Replace carpet throughout branch
- Provide new service desk
- New furniture for public areas
- Install digital signage
- Estimated completion: September 30, 2019

Current Status: Branch re-opened on May 6. Carpet installation complete, service desk and digital signage installation complete, and re-upholstered furniture is scheduled to be delivered May 17.

Semmes Branch Library Interior Improvements - \$297,000 (FY19 Capital Outlay; FY2019 Deferred Maintenance)

Scope of Work

- Replace carpet throughout branch
- Provide new service desk
- New furniture and power improvements to quiet study, teen, reading areas
- Improved lighting, repaint some interior walls, install digital signage
- Parking lot improvements to be completed during interior renovations closure
- Estimated completion: September 30, 2019

Current Status: Branch closed May 1; to re-open May 28. Parking lot improvements complete by May 15. Main parking lot, including book drop, re-opened to the public. Carpet installation and service desk installation are progressing on schedule. Furniture delivery and install scheduled for May 20-21. Holds pick-up is available to patrons Tues. – Sat., 10am-5pm.

Brook Hollow Branch Library Foundation Repairs - \$100,000 (FY19 Deferred Maintenance Funds)

Scope of Work

- Make repairs and improvements as indicated in previously prepared structural assessment report
- Work will be coordinated to minimize any impact on patron use of the facility
- Estimated completion: All work complete by September 30, 2019

Current Status: Exterior drainage repairs are complete; Piezometer has been installed to measure static pressures under the building, and is being monitored over the next 6 months. Work complete by September 30, 2019.

Branch Parking Lot Improvement Projects (3) - \$250,000 (FY19 Deferred Maintenance Funds)

Igo Branch Library - \$98,000

Cody Branch Library - \$75,000

Semmes Branch Library - \$77,000

Scope of Work: Repairs/replacement of damaged/faulty asphalt and damaged concrete curbs or sidewalks

- Work will be coordinated to minimize any impact on patron use of the facility
- Estimated completion: September 30, 2019
- Current Status: Approved proposals submitted and POs have been issued. Parking lot improvements at Semmes have been completed; and other projects will be scheduled during the next 2-3 months

FY 2018 Capital Improvement Projects

Semmes Branch Library 2018 Capital Improvement Project

Description: HVAC system upgrade

Funds: \$200,000 (2018 CIP)

Location/District: 15060 Judson Rd., District 10

Construction Contract: IDIQ (H2MG Design; MEP) for assessments and plans; JOC Jamal & Smith

Estimated Completion: December 2018

Project Scope: HVAC system upgrade

Current Status: Moving forward with chiller replacement at Semmes. Mechanical contractor completed all mechanical work as scheduled and controls package has been installed. Chiller replacement started 5/13, expected completion 5/17

Landa Branch Library 2018 Capital Improvement Project

Description: Foundation repairs and HVAC system upgrades

Funds: \$600,000 (2018 CIP)

Location/District: 233 Bushnell, District 1

Project Architect (Consultant): IDIQ Assignment (H2MG Design; MEP)

Construction Contract: IDIQ (H2MG Design (MEP) for assessments and plans; Bid package TBD

Estimated Completion: Spring 2020

Project Scope: Foundation repairs and HVAC system upgrade

Current Status: **HVAC Upgrades:** Scope and cost review meeting held with contractors on April 4. Negotiations ongoing. Library Facilities Committee and Board of Trustees will be updated regarding temporary closure schedule.

Foundation Repairs: Structural assessment on cracked patio foundation found no significant structural concerns; only aesthetic issue with cracked terrazzo tile. Work will be coordinated concurrent with the HVAC project.

Potranco Branch Library

Description: Courtyard and interior enhancements, shade improvements

Funds: \$50,000 (Semmes Foundation Donation)

Location/District: Potranco Branch Library, 8765 TX 151 Access Road, District 6

Project Architect: Marmon Mok

Construction Contract: KenCon

Project Scope: Install benches with power accessibility, tables and chairs, strategic placement of power towers throughout courtyard, improvements to interior lighting and acoustics in quiet room, shade options over courtyard.

Estimated Completion: FY 2019

Current Status: Shade canopy procurement complete. Design and permitting in process; anticipated completion Spring/Summer 2019.

Schaefer Branch Library Master Plan for Site Amenities

- Master Plan will include additional parking, driveway connecting the parking lot to the neighborhood and a walking trail with site amenities. Initial design meeting scheduled for 5/16. Conceptual plan will be presented to Facilities Committee and Library Board. Project Design completed Spring/Summer 2019

2017 – 2022 Bond Projects

Schedule changes for 2017 Bond Projects may be followed online at: <https://www.sanantonio.gov/2017Bond>

Central Library 2017 Bond Project – First and Third Floors Renovations

Description: Renovations and Improvements

Funds: \$3M (2017 Bond) / **Location/District:** 600 Soledad / District 1

City Project Manager: Stacy Gonzales / **Project Architect:** Marmon Mok / **Construction Contract:** TBD

Project Scope: Creation of customer friendly media space, main service desk redesign, refresh of finishes, security improvements, improved wayfinding, and building system improvements. Third floor Children's area improvements to include transformation of story room, creation of Family Technology Center, and renovation of family restrooms.

Current Status: Biweekly project meetings are ongoing.

Central Library 2017 Bond Project – Texana Resource Center

Description: Renovations, improvements and space reconfiguration

Funds: \$700,000 (2017 Bond) / **Location/District:** 600 Soledad, 6th floor, District 1

City Project Manager: Stacy Gonzales / **Project Architect:** Marmon Mok / **Construction Contract:** TBD

Project Scope: Design, service point and shelving improvements, new technology equipment, space reconfigurations

Current Status: Biweekly project meetings ongoing. Staff charrette held April 24. Fundraising efforts by the Library Foundation in progress. Conceptual design underway.

Memorial Branch Library - 2017 Bond Project

Description: Renovations, improvements and space reconfiguration

Funds: \$3.3M (2017 Bond) / **Location/District:** 3222 Culebra, District 5

City Project Manager: Stacy Gonzales / **Project Architect:** Muñoz & Co. / **Construction Contract:** TBD

Project Scope: Comprehensive renovation, repairs, building system improvements, and space reconfigurations

Current Status: Community Input Meeting held 12/1/18. Project schedule revised.

McCreless Branch Library - 2017 Bond Project

Description: Renovations, improvements and space reconfiguration

Funds: \$2.5M (2017 Bond) / **Location/District:** 1023 Ada St., District 3

City Project Manager: Stacy Gonzales / **Project Architect:** Piwonka Sturrock / **Construction Contract:** TBD

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

Current Status: Community Input Meeting held 12/15/18. Project schedule revised.

Forest Hills Branch Library - 2017 Bond Project

Description: Renovations, improvements and space reconfiguration

Funds: \$900,000 (2017 Bond) / **Location/District:** 5245 Ingram Rd., District 7

City Project Manager: Stacy Gonzales / **Project Architect:** Rehler Vaughn & Koone / **Construction Contract:** TBD

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

Current Status: Community Input Meeting held 1/19/19. Project schedule revised.

Las Palmas Branch Library - 2017 Bond Project

Description: Renovations, improvements and space reconfiguration

Funds: \$1.8M (2017 Bond) / **Location/District:** 515 Castroville Rd., District 5

City Project Manager: Stacy Gonzales / **Project Architect:** Seventh Generation Design / **Construction Contract:** TBD

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

Current Status: MEP evaluation underway. Meeting with design consultants held on April 5. Community Input Meeting held 2/16/19. Project schedule revised.