

**San Antonio Public Library  
Construction Update  
June 2015**

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**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:** 5.73 acre site on US Hwy 87 East near Fosters Meadow Road / District 2

**City Architect:** Stacy Gonzales

**Project Architect:** O'Neill Conrad Oppelt Architects, Inc. (OCO)

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

**Construction Contract:** TBD

**Estimated Completion Date:** FY 2016

**Project Scope:** Development of a Branch Library in Council District 2. There is a commitment for a donation of land for this project, as such funding does not include resources for the acquisition of land

**Current Status:** Library Board voted March 27, 2013 to accept property donation for new library, contingent on the completion of due diligence. Planning Commission approval was received on May 22<sup>nd</sup>, and City Council approval for acceptance of donated land was given August 8. Design Kick-off meeting was held with OCO Architects on Sept. 12, 2013. The first public input meeting was held on Sept. 21<sup>st</sup> at Sinclair Elementary School. On September 25<sup>th</sup> an input session was held with the Library Board of Trustees. On November 13<sup>th</sup>, 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 Facilities Committee on February 12, and was approved by the Board of Trustees 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<sup>th</sup>. 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<sup>rd</sup> meeting. Bid opening was held on December 2nd, and after compliance review of all construction contracts is complete, the contractor will be selected and the construction contract will go before City Council for approval, currently scheduled for June 18, 2015. Library Board officially adopted the name Schaefer Branch Library. The selected public artist has developed conceptual themes for the project. An artist workshop was held on April 30, 2014 to receive input from selected stakeholders. 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<sup>th</sup> at the Sinclair Elementary School. Final artist design was presented to Facilities Committee and Library Board at their January meetings and approved.

As of June 2015, the construction contract remains on the schedule for Council approval on June 18, 2015. The groundbreaking ceremony is planned for Tuesday, July 2, 2015 at 10:00 a.m. Construction is projected to be completed by October 2016.

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**District 6 Potranco Branch Library Outlet Site**

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

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

**Location/District:** TBD/District 6

**City Architect:** Stacy Gonzales

**Project Architect:** Marmon Mok

**Design Enhancement:** N/A

**Construction Contract:** TBD

**Estimated Completion Date:** TBD

**Project Scope:** Development of a branch library site in Council 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 sf co-located in a 40,000 s.f. recreation center. On September 25<sup>th</sup>, an executive session of the Library Board of Trustees was held regarding proposed Real Estate transaction. Additional discussions were held at an executive session of the June 25<sup>th</sup> 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<sup>th</sup> detailing the latest developments for this project. A Town Hall meeting was held by Councilman's office to receive public input on project. Library staff worked with a Facilities Programmer to develop service model. Conceptual design plan was approved by Library Board at the April 22<sup>nd</sup> meeting. Library Board approved the Lease Agreement with YMCA at the April 22<sup>nd</sup> Board meeting. A funding agreement between the city and the YMCA was approved by City Council on April 30, 2015. The geographical name for the District 6 location was assigned on April 22, 2015 as the Potranco Branch Library.

As of June 2015, Library staff is currently involved with final design of the library portion to be presented to the Facilities Committee and Library Board at their July 2015 meetings.

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### **Encino Branch Library**

**Description:** Development of a branch library site in Council District 9.

**Funds:** \$7,000,000 (2012 Bond); \$100,000 (Public Art Piece)

**Location/District:** 2515 East Evans Road/District 9

**City Architect:** Stacy Gonzales

**Project Architect:** Alvidrez Architects

**Design Enhancement:** Joe O'Connell & Blessing Hancock - Artists from Tucson, AZ

**Construction Contract:** Davila Construction

**Estimated Completion Date:** May 2015

**Project Scope:** Development of a branch library in Council District 9. This project will require the purchase of land. Funding includes acquisition of the land

**Current Status:** Library Board voted February 27, 2013 to accept offer for property located along Evans Road, west of HWY 281. Planning commission approved on March 27. City Council approved purchase on May 2, 2013. First public input meeting was held on October 12 at Encino Park Elementary School. On October 23<sup>rd</sup> an input session was held with the Library Board of Trustees. A second public input session was held on November 20<sup>th</sup> at 2515 East Evans Road from 6:30-8:00pm. On December 4<sup>th</sup>, Library Board of Trustees approved a conceptual floor plan for the facility. Floor plan, exterior elevations and selected finishes were shown to the Library Board of Trustees on February 26, 2014 and approved. HDRC approval was given on March 7<sup>th</sup> for this project. A third public community meeting was held on March 24<sup>th</sup> at the library site, 2515 East Evans Rd. to update the community on project progress. Construction bids were opened for public disclosure on June 17<sup>th</sup>, and a review committee determined qualified low-bid contractor (Davila Construction). Construction contract was approved by City Council on August 21, and construction began on August 27<sup>th</sup>. A Transformation Launch Event was held on September 9 at 9:00am at the building site. Exterior signage for the branch was approved by Library Board at their February 2015 meeting. Furniture has been installed, and computers and other technology installation began April 6<sup>th</sup>. Books and collection materials arrived in April and have been placed on appropriate shelving. Grand opening was held on May 2, 2015 to rave reviews and a large crowd.

As of June 2015, staff is working with the contractor to finish punch-list items in coordination with onsite staff to close-out the project without public service disruptions.

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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 Architect:** Stacy Gonzales

**Project Architect:** Marmon Mok

**Design Enhancement:** N/A

**Construction Contract:** TBD

**Estimated Completion Date:** FY 2017

**Project Scope:** Renovations, repairs, upgrades and space reconfiguration to the 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 was held on Sept. 17, 2013. Marmon Mok is currently designing 1<sup>st</sup> floor restroom renovations to coincide with Café Commerce project. Additional planning meetings have been held with Marmon Mok to finalize project scope for FY 2014. 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<sup>th</sup>. 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<sup>th</sup>. Construction contract 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. Elevator replacement of the 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. As of June 2015, 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, continues.

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

**Description:** Extreme Library Makeover

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

**District:** 5

**Project Architect:** Alvidrez Architecture Inc.

**Design Enhancement:** N/A

**Construction Contract:** Qualified Low Bid

**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 is developing final project scope. Architect will be required to produce construction documents. Library closure will be required for this project, but length of closure and actual dates are yet to be determined. Alvidrez Architecture will be the project architect, and design plans were presented to the facilities Committee on January 14, 2015. Final design plan was presented to Library Board on January 28 and they approved the plan. Current construction schedule allows for early voting (and Election Day voting) at this site during May, so the library is tentatively set to close from May 15 – November 28. Once final closure dates are confirmed, they will be presented to Facilities Committee and Library Board for their approval. Staff is currently working to accommodate 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<sup>th</sup>. Bids were publicly opened on April 7<sup>th</sup>, and are being evaluated. HDRC approval was granted for this project on April 15<sup>th</sup>. Construction contract is scheduled for City Council approval on June 18, 2015. The library will close on June 22<sup>nd</sup> and is scheduled to re-open on December 17<sup>th</sup>. Council District 5 Office will be included in the project.

As of June 2015, the construction contract remains on the schedule for Council approval on June 18, 2015. Staff has conducted pre-construction meetings in preparation for construction renovations to start in July 2015. Collins Garden Branch Library is scheduled to re-open in December 2015.

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

**Description:** Roofing and Weatherization

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

**District:** 6

**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 will be determined.

**Current Status:** Staff has developed final project scope. No library closure is expected with this project. Job-Order Contractor Con-Cor Construction has completed a proposal for the scope of work, and negotiations are taking place with the contractor for maximum savings. A final negotiated price of \$210,617 was agreed upon by Library staff and Con-Cor Construction, and the construction contract went before City Council on April 30 for approval. City Council approved the construction contract with Con-Cor Construction and work began in early June.

As of June 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.