

**San Antonio Public Library  
Construction Update  
March 2016**

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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 Highway 87 E (near Fosters Meadow Road) / District 2

**City Project Manager:** Stacy Gonzales

**Project Architect:** OCO/LPA 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 on March 27, 2013 to accept property donation for the new library, contingent on the completion of due diligence. Planning Commission approval received on May 22 and City Council approval for acceptance of donated land was given August 8. Final design development documents presented to the Facilities Committee and Library Board at their August meetings and approved. Final design approval was given by HDRC on September 3. Bid opening held on December 2. May/Jun: The construction contract was approved by City Council on June 18. Jun/Jul: The groundbreaking ceremony held on Tuesday, July 2. Oct/Nov: Piers are completed and framing has begun for installation of floor beams. Dec/Jan 2016: Bi-weekly project meetings held as construction continues. FF&E procurement is ongoing. Construction projected to be complete by September, with three months of post construction activities to prepare for the grand opening in November 2016. Jan/Feb: Contractor has installed floor planks and is scheduled to install steel structure. Parking lot work is underway. Feb/Mar: Contractor has completed installation of floor beams, and will install steel next. Curb work has been completed for parking area.

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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 State Highway 151 @ Potranco / 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:** Outlet would be approx. 5,000 sq. ft. co-located in a 40,000 sq. ft. recreation center. The Library Board granted approval of the conceptual design plan, as well as the lease and funding agreements with the YMCA, 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: The Final Design of the library space and the 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: Final construction documents completed and prepared for open bid process in coordination with YMCA. Wall breaking ceremony held on November 2, and demolishing of interior space had begun. Substantial completion of Library's space is projected in June and the YMCA's space portion in August 2016. Post construction activities will take place between June and September, with a projected library opening in September 2016. Jan/Feb: Contractor has completed trenching for electrical and data conduits in the library portion of the building. Feb/Mar: Contractor has begun installation of interior walls for the library area.

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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:** Qualified Low Bid – EZ Mechanical

**Estimated Completion Date:** FY 2017

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

**Current Status:**

HVAC Chiller replacement and cooling tower classified as higher priority for the system to run effectively; package design projected to be complete by September 2015. Sept/Oct: Chiller replacement package is currently out for open bid, and scheduled to go for City Council approval in December. Oct/Nov. Chiller package bids have been received and the selected low bid contract will go to City Council for approval in December. Dec/Jan 2016: Replacement of two chillers is underway at a cost of \$599,400. Remaining balance to be used for HVAC controls upgrade is in the final design review process. Jan/Feb: EZ Mechanical is expecting the chiller equipment to arrive mid-late March, installation to follow. Feb/Mar: Chiller installation is on-going. Project scheduled to be complete by May. HVAC Controls Replacement package has been put out for bid. A pre-bid meeting is scheduled to be held 3/17, and bid opening is scheduled for April 12.

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**Guerra Branch Library**

**Description:** Foundation repair and parking lot improvements

**Funds:** \$150,000 – FY2016 Deferred Maintenance

**Location/District:** 7978 Military Dr. West, 78227 / District 6

**Estimated Completion Date:** September 2016

**Project Scope:** Repairs to parking lot areas, sidewalks and front entry sidewalk, installation of new flagpole w/light and new book drop.

**Current Status:** Asphalt work in parking lot has been completed. New sidewalk approaches and sidewalk slabs have been replaced. Parking lot sealcoat and stripping to be completed during Spring break 2016. Flagpole and book-drop ordered to be installed by the project contractor. Jan/Feb: Contractor expecting flagpole and book drop installation to happen sometime in February. Feb/Mar: Parking lot seal coat and stripping scheduled to be complete by March 22.

**Maverick Branch Library**

**Description:** Roof repair/replacement

**Funds:** \$350,000 – FY2016 Deferred Maintenance

**Location/District:** 8700 Mystic Park, 78254 / District 7

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

**Estimated Completion Date:** September 2016

**Project Scope:** Roof repairs

**Current Status:** TCI (Transportation & Capital Improvements) is coordinating with Job Order Contractor to complete the work.

Additionally, a \$150,000 budget amendment will help co-locate a Digital Field Office at Maverick for Council District 7. It will use 300 sq. ft. of space in two existing study rooms. One study room will be converted to working office spaces for Council staffers. The other is to be converted into a state of the art digital conference room. The first of its kind concept calls for allowance of public use of the space when not in use for dedicated Council District office hours. Jan/Feb: Both, roof and digital field office co-location, projects are in planning phase. Feb/Mar: Roofing contract has been finalized to install a roof

coating over the entire existing roof structure. Roof coating has a 15-year warranty. Work is scheduled to begin on March 28<sup>th</sup>.

**Pan American Branch Library**

**Description:** Sewer line repair

**Funds:** \$236,000 – FY2016 Deferred Maintenance

**Location/District:** 112 Pyron Ave., 78221 / District 3

**Estimated Completion Date:** September 2016

**Project Scope:** Repair damaged sewer system (under building)

Current Status: BESD (Building Equipment Services Department) is coordinating with Plumbing Contractor and Engineering firm to complete the work. Feb/Mar: Library staff & BESD are currently reviewing plans and specifications and waiting for revised drawings.