

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

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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); \$150,000 (SAPLF Private Funds)

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

**City Project Manager:** Stacy Gonzales

**Project Architect:** LPA/OCO Architects

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

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

**Estimated Completion Date:** Winter 2016 - 2017

**Project Scope:** New building – 11,677 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. Planning Commission conceptual approval received on May 22 and City Council approval of donated land granted August 8, 2013. Final design development documents presented to the Facilities Committee and Library Board at their August 2014 meetings and approved. Final design approval by HDRC provided September 3, 2014. Bid opening held on December 2, 2014. The construction contract was approved by City Council on June 18, 2015. The groundbreaking ceremony took place on Tuesday, July 2, 2015. Oct/Nov 2015: Piers completed and framing started for installation of floor beams. Dec/Jan 2016: Bi-weekly project meetings held as construction continues. 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 2016: Floor planks installed; steel structure to follow. Parking lot work underway. Feb/Mar 2016: Contractor completed installation of floor beams. Curb work has been completed for parking area. Mar/Apr 2016: Installation of steel columns and roof beams underway. Apr/May 2016: Monument signage was approved by the Library Board on April 27, 2016. Steel columns erected begin to define the building structure. Floor topping slab has been completed and installation of roof sheathing underway. May/June 2016: Installation of metal studs and roof sheathing continues. HVAC rough in started. Jun/Jul 2016: Work continues with framing of exterior and interior walls and electrical conduit rough in. Construction schedule slipped due to rain delays pushing library opening to late winter 2016 – 2017. Jul/Aug 2016: Bi-weekly project meetings to monitor progress continue. Aug/Sept 2016: Framing for double pane windows completed and waterproofing of building exterior underway. Work on procurement of furniture, fixtures, and equipment (FF&E) is ongoing. Library public opening projected winter 2016-2017. Sept/Oct 2016: Framing of Interior walls and the Valero Children's area underway.

Dec/Jan 2017: New final construction completion projected by February 23. Post construction activities scheduled February through March. Public opening targeted for March 25, 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

**Current Status:** Improvements for the Central Library were divided into smaller projects to minimize disruption of public services. The following project renovations and major upgrades were completed: 1st Floor Public Restroom Renovation - May 2014; Carpet Replacement on Floors 2nd, 5th, and 6th - October 2014; Exterior Building Signage - May 2014; Public Elevator Replacements - December 2014; Teen Center Renovation - May 2015; and Chiller Replacements – May 2016. HVAC Chiller replacement classified as higher priority for the system to run effectively. Package design projected completion September 2015. Sept/Oct 2015: Chiller replacement package out for open bid and scheduled for City Council approval in December 2015. Oct/Nov 2015: Chiller package bids received. Dec/Jan 2016: Replacement of two chillers underway at a cost of \$599,400. Jan/Feb 2016: EZ Mechanical expects arrival of chiller equipment mid-late March, installation to follow. Feb/Mar 2016: Chiller installation ongoing, project scheduled for completion by May. Mar/Apr: Replacement of chiller # 2 completed and operating at 100%. Project is eligible for \$75,000 CPS energy rebate for each chiller. Remaining project fund balance will be used to fund the HVAC controls upgrade. Apr/May 2016: Chiller #1 installed and operating at full capacity as of May 5. Contractor is finalizing punch list items for the Chiller replacement and project completion expected by end of May 2016. May/June 2016: All work on the Chiller replacement project is complete. City Council approved the HVAC Controls Replacement contract on June 16. Jun/Jul 2016: HVAC controls upgrade project kick off scheduled for week of July 18. Jul/Aug 2016: Bi-weekly project meetings initiated on July 18. Aug/Sept 2016: Bi-weekly project oversight meetings held as job progresses to ensure minimal disruption to public service. Sept/Oct 2016: Installation of the controls system is ongoing.

Dec/Jan 2017: Project completion of the HVAC Controls Upgrade is anticipated by end of February 2017.

The Latino Collection and Resource Center project is soon to launch with the construction contract scheduled for Council approval on February 9, 2017. Minimal disruption to public service is expected during project scheduled for completion by June 2017.

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### **Landa Branch Library**

**Description:** Interior and Exterior Restoration Improvements

**Funds:** Exterior: \$250,000 Deferred Maintenance (reprogrammed cost savings from Maverick Roof Project) Interior: \$370,000 Deferred maintenance and \$200,000 Capital Outlay

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

**Project Scope:** Restoration and painting of exterior doors, windows, stucco surfaces, cornices, and balconies. Building upgrades related to electrical and domestic water supply.

**Current Status:** Apr/May 2016: City Manager approved the Library's request to reprogram cost savings from the Maverick roofing project. May/June 2016: Planning for project underway and stakeholders identified. Jun/Jul 2016: Meetings with Office of Historic Preservation and Monte Vista Historical Association conducted. Sept/Oct 2016: Finalization of architectural contract pending final legal review and approval.

Dec/Jan 2017: Exterior Work: Monthly meetings ongoing through exterior design phase. HDRC approval expected by February 2017 and Council approval by or before May 2017.

Interior Work: Project scope is being finalized to include design services. Staff ensuring minimal disruption to public service through coordination of exterior and interior work. All work 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:** Installation of security camera and building card access systems

**Estimated Completion Date:** September 2017

**Current Status:** Staff is working with the City's Information Technology Services Department (ITSD) to coordinate work at the following locations:

- Landa (Cameras and Card Access)
- Cody (Cameras and Card Access)
- McCreless (Cameras only)
- Pan American (Cameras and Card Access)
- Bazan (Card Access only)
- Semmes (Card Access only)
- San Pedro (Card Access only)

This will complete camera and card access installations at all Branch Library locations (Pruitt Library's system maintained by NEISD).

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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:** Staff is working with vendor to purchase computer furniture for Las Palmas and developing plan to deploy furniture upgrades at Central.