

## San Antonio Public Library Construction Update October 2018

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### **Central Library Entry/Exit Door Modifications Project**

**Description:** Redesign of entrance/exit for improved accessibility

**Funds:** \$125,000 (2017 Bond)

**Location/District:** 600 Soledad / District 1

**City Project Manager:** Stacy Gonzales

**Project Architect:** Beaty Palmer Architects

**Design Enhancement:** N/A

**Construction Contract:** Tejas Premier, JOC

**Estimated Completion:** FY2018 (original schedule)

**Project Scope:** Redesign of entrance/exit for improved accessibility. Replace five sets of main entry and exit doors to address repeated malfunction incidents and security issues with aged doors.

**Current Status:** Initial door installation was completed in May 2018 (incorrect doors installed). Upon review, staff reached agreement with Contractor to replace all doors in compliance with agreed contract specifications.

Installation of new set of doors is projected to be complete by November/December 2018. there is a 12-14 week lead time for material delivery – special paint color is involved for these doors. A communication plan will be implemented and efforts to minimize public impact will be made.

### **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

**Design Enhancement:** N/A

**Construction Contract:** TBD

**Estimated Completion:** FY2020

**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.

**Project Milestones:** Design phase Nov 2018 – Dec 2019. Construction phase Aug 2020 – Dec Feb 2021.

**Current Status:** Architect selection complete 10/19/17. Design kickoff meeting 8/14/18.

### **Texana Genealogy Collection Resource Center – 2017 Bond Project**

**Description:** Renovations, improvements and space reconfiguration

**Funds:** \$700,000 (2017 Bond)

**Location/District:** 600 Soledad, 6<sup>th</sup> floor, District 1

**City Project Manager:** Stacy Gonzales

**Project Architect:** Marmon Mok

**Design Enhancement:** N/A / **Construction Contract:** TBD

**Estimated Completion:** FY 2021

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

**Project Milestones:** Design phase Nov 2018 – Dec 2019. Construction phase Aug 2020 – Feb 2021.

**Current Status:** Architect selection complete 10/19/17. Design kickoff meeting 8/14/18.

## **2017 Library Branch Bond Projects**

Project schedules have been revised to expedite completion of the 2017 Library Branch Bond Projects by end of calendar year 2020. Schedules will be modified appropriately as architectural planning and construction schedules are finalized. Library staff is working on identifying strategies and partnerships to assist in providing public service during concurrent branch location closures.

### **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:** H. Muñoz and Co., Inc.

**Design Enhancement:** N/A

**Construction Contract:** TBD

**Estimated Completion:** FY 2021

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

**Project Milestones:** Design phase Dec 2018 – Jul 2019. Construction phase Jan 2020 – Sept 2020

**Current Status:**

- 10/19/17 Architect Selection complete
- 8/8/18 Design kickoff meeting
- 12/8/18 Community Input Meeting

### **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 Architects, LLC.

**Design Enhancement:** N/A

**Construction Contract:** TBD

**Estimated Completion:** FY2021-22

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

**Project Milestones:** Design phase Jan 2019 – Aug 2019. Construction phase Feb 2020 – Oct 2020

**Current Status:**

- 10/19/17 Architect Selection complete
- 12/15/18 Community Input Meeting

### **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

**Design Enhancement:** N/A

**Construction Contract:** TBD

**Estimated Completion:** FY2021-22

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

**Project Milestones:** Design phase Feb 2019 – Aug 2019. Construction phase Feb 2020 – Jun 2020

**Current Status:**

- 10/19/17 Architect Selection complete
- 1/29/19 Community Input Meeting

### **Las Palmas Branch Library - 2017 Bond Project**

**Description:** Renovations, improvements and space reconfiguration

**Funds:** \$1.7M (2017 Bond)

**Location/District:** 515 Castroville Rd., District 5

**City Project Manager:** Stacy Gonzales

**Project Architect:** Seventh Generation Design

**Design Enhancement:** N/A

**Construction Contract:** TBD

**Estimated Completion:** FY 2022

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

**Project Milestones:** Design phase Mar 2019 – Sept 2019. Construction phase Apr 2020 – Aug 2020

**Current Status:**

- 10/19/17 Architect Selection complete
- 2/16/19 Community Input Meeting

### **FY 2019 Library Improvement Projects**

As part of the FY 2019 Budget process, the San Antonio Public Library received \$1,277,800 for branch improvements. All funding, with the exception of San Pedro, is required to be spent by end of September 2019.

#### **FY19 Capital Funds**

- San Pedro Branch Library - \$416,500 capital funding for building improvements

#### **FY19 Deferred Maintenance Funds**

- Brook Hollow Branch Library - \$100,000 for foundation repairs
- Igo Branch Library - \$98,000 for parking lot repairs
- Cody Branch Library - \$75,000 for parking lot repairs
- Semmes Branch Library - \$77,000 for parking lot repairs

#### **FY19 Capital Outlay Funds**

- Great Northwest Branch Library - \$131,900 for branch re-fresh
- Semmes Branch Library - \$211,500 for branch re-fresh
- General Replacement items - \$167,900 for book trucks, furniture replacements and technology upgrades

Next Steps: Each project will go through project scope development and planning. Project updates will be provided to Facilities Committee and Library Board as needed. For projects requiring brief closures; request(s) will be brought before Library Facilities Committee and Board of Trustees for approval. All projects projected for completion by September 2019

### **FY 2018 Capital Improvement Projects**

#### **Tobin Branch Library 2018 Capital Improvement Project**

**Description:** HVAC system upgrades

**Funds:** \$200,000 (2018 CIP)

**Location/District:** 4134 Harry Wurzbach Rd., District 10

**City Project Manager:** Stacy Gonzales

**Project Architect:** N/A / **Design Enhancement:** N/A

**Construction Contract:** IDIQ (H2MG Design; MEP) for assessments and plans; JOC Con-Cor, Inc.

**Estimated Completion:** Nov/Dec 2018

**Project Scope:** HVAC system upgrade

**Project Milestones:** January 2018 – HVAC Assessment complete.

**Current Status:** Construction contract approved by City Council on August 9, 2018. Contractor has ordered materials. (10-12 week lead time). Work is scheduled to start mid-November. A communication plan will be developed and efforts will be made to minimize impact on public service. Estimated completion December 2018.

#### **Semmes Branch Library 2018 Capital Improvement Project**

**Description:** HVAC system upgrade

**Funds:** \$200,000 (2018 CIP)

**Location/District:** 15060 Judson Rd., District 10

**City Project Manager:** Stacy Gonzales

**Project Architect:** N/A / **Design Enhancement:** N/A

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

**Estimated Completion:** August 2018

**Project Scope:** HVAC system upgrade

**Current Status:** Construction work in progress, with most work completed. Controls element under special procurement process. Communication plan implemented and efforts to minimize public impact made. No closure required. All work to be complete by end of November.

#### **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

**City Project Manager:** Stacy Gonzales

**Project Architect (Consultant):** IDIQ Assignment (H2MG Design; MEP) / **Design Enhancement:** N/A

**Construction Contract:** IDIQ (H2MG Design (MEP) for assessments and plans; JOC or bid

**Estimated Completion:** FY 2019

**Project Scope:** Foundation repairs and HVAC system upgrade

**Current Status:** January 2018–Structural assessment on cracked patio foundation complete - no significant structural concerns found, only aesthetic issue with cracked terrazzo tile. On October 10, the Library Facilities Committee endorsed replacement of the terrazzo tile over the porch's entire exterior area for Library Board approval on October 24. Tile replacement work is expected to be completed within 3-4 weeks, weather permitting. HVAC upgrades: The Design team has completed construction documents for HVAC improvements. Issuance of construction bid package to follow. Once contract is approved by City Council, construction work is expected to be scheduled spring of 2019. Library Facilities and Board of Trustees approval to be issued for estimated 8-10 week temporary closure needed to complete work.

#### **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 2018:

**Current Status:** Library Board of Trustees approved the design plans on May 23, 2018. Contractor is proceeding with ordering of materials. Construction work will begin mid-November. A communication plan will be implemented with timeline for anticipated closure of courtyard. Contractor will make every effort to condense the schedule as much as possible to minimize impact on public service. The mesh covering element to be installed over courtyard will be completed separately, once acquired under special procurement process to obtain best pricing.