

San Antonio Public Library Construction Update August 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: HVAC improvements design complete. Job Order Contractor is currently pricing project and will provide proposal. 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. Transportation and Capital Improvements (TCI) to present final design plan and schedule to Library Facilities Committee and Library Board in August (for parking lot changes). Project timeline will coincide with larger TCI/Parks San Pedro Springs Park project; currently scheduled for Parks project to begin construction Jan/Feb 2020.

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

Scope of Work: Mitigate water intrusion affecting building foundation as indicated in previously prepared structural assessment report

- Current Status: All foundation improvements are complete. All testing of underfloor soils has been completed with satisfactory results. Work coordinated to minimize impact on patron use of the facility.
- Final phase of project will be carpet replacement in children's area. No closure necessary.
- Timeline: All 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

- Construction work is being coordinated in manner to minimize public impact at all project locations.
- Estimated completion: September 30, 2019, weather permitting.

Current Status: Parking lot improvements at **Semmes** were completed during the interior renovation closure. Cracks sealed, fire-lane markings and stripping complete, and drainage improvements installed.

Cody Branch Library – all work has been completed. Project also included addition of one handicap parking stall.

Igo Branch Library – Work began August 19th and will be complete by September 30. Work coordinated to minimize public impact. Staff working with Parks Department for any implications to Bonnie Conner Park.

FY 2018 Capital Improvement Projects

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:** Contract negotiations with contractor are complete. Construction contract will need City Council approval, currently scheduled for October. 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. Estimated completion in Spring/Summer 2020.

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: All work has been completed. The furniture manufacturer (Landscape Forms) has posted pictures of the finished courtyard improvements on their website.

Schaefer Branch Library Master Plan for Site Amenities

Description: Master Plan design for site amenities and extended parking lot

Funds: \$36,000

Location/District: Schaefer Branch Library, 6322 US HWY 87E, District 2

Project Architect: Bender, Wells, Clark Design

Construction Contract: TBD

Project Scope: Master Plan will include additional parking, driveway connecting the parking lot to the neighborhood and a walking trail with site amenities.

Estimated Completion: Fall 2019

Current Status: Design work in progress; Design will be presented to Facilities Committee and Library Board in September for approval

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: Project meetings held bi-weekly. Initial design phase; Reviewing statement of work (SOW) for remaining HVAC controls; reviewing report from Raba-Kistner about basement improvements and other list of possible building projects; revised proposal for freight elevator assessment under review. Considering initial public meeting date and format for public meeting about first and third floor SOW. Latest schedule Design & Contracting (Spring 2019 to Spring 2021); Construction (Spring 2021 to Winter 2022); Anticipated re-opening Spring 2022.

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. Fundraising efforts by the Library Foundation in progress.

Library Board of Trustees approved schematic design on July 24. Latest schedule Design & Contracting (Spring 2019 to Winter 2021); Construction (Winter 2021 to Winter 2022); Anticipated re-opening Spring 2022

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. Latest schedule Design & Contracting (Spring 2019 to Summer 2020); Construction (Fall 2020 to Spring 2021); anticipate re-opening Summer 2021

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. Latest schedule Design & Contracting (Winter 2019 to Spring 2020); Construction (Spring 2020 to Fall 2020); Anticipated re-opening Winter 2020

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. Latest schedule Design & Contracting (Spring 2019 to Fall 2019); Construction (Winter 2020 to Summer 2020); Anticipated re-opening Fall 2020

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. Latest schedule Design & Contracting (Spring 2020 to Summer 2021);

Construction (Fall 2021 to Winter 2022); Anticipated re-opening Spring 2022