

## **San Antonio Public Library Construction Update February 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 Hwy 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. Design Kick-off meeting held with OCO/LPA Architects on Sept. 12. The first public input meeting held on September 21 at Sinclair Elementary School. On September 25, an input session was held with the Library Board of Trustees. On November 13, the Facilities Committee recommended accepting an additional donation of land from Mr. Schaefer, and approved by the Board at their December meeting. Conceptual floor and site plan recommended for approval by the Facilities Committee on February 12, 2014, and approved by the Board of Trustees on 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. 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. The selected public artist developed conceptual themes for the project and an artist workshop was held on April 30 to receive input from selected stakeholders. Library Board officially adopted the name Schaefer Branch Library on May 27. Conceptual approval of the artwork presented to the Facilities Committee and Library Board at their August meetings and approved. A Community Public Art Workshop held on September 11 at the Sinclair Elementary School. Final artist design presented to the Facilities Committee and Library Board at their January 2015 meetings and approved. May/Jun: The construction contract was approved by City Council on June 18. Jun/Jul: The groundbreaking ceremony held on Tuesday, July 2. Construction is projected to be complete by Fall 2016. Jul/Aug: Project oversight bi-weekly meetings conducted with general contractors and vendors as construction progresses. Library staff is coordinating procurement of furniture, fixtures, and equipment (FF&E). Aug/Sept: FF&E procurement process is underway. Contractor working on drilling steel piers to set the foundation. 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.

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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 Hwy 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:** 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 sq. ft. co-located in a 40,000 sq. ft. recreation center. On September 25, an executive session of the Library Board of Trustees was held regarding the Real Estate transaction. Additional discussions held at an executive session of the June 25 Board meeting regarding this project. Presentation made by TCI to Facilities Committee and Library Board at their August meetings detailing the latest developments for this project. Another presentation given to the Facilities Committee on October 8 detailed the latest developments for this project. A Town Hall meeting, coordinated by the office of Councilman Lopez, held to receive public input on the project. Library staff worked with a Facilities Programmer to develop a service model. 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. Contractor to be selected in Sept-Oct with planning underway for the wall breaking ceremony. Library outlet projected to open in Sept 2016. Staff is coordinating procurement of FF&E. Library Foundation is exploring fundraising partnership opportunities with YMCA. Aug/Sept: Library staff participated in contractor bid review meetings coordinated by YMCA. Oct/Nov. Wall breaking ceremony held on November 2, and demolishing of interior space had begun. Dec/Jan 2016: Bi-weekly project meetings held as construction progresses. FF&E procurement is ongoing. 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.

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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:** Preliminary meeting with the selected Architectural firm (Marmon Mok) has been held to finalize their contract scope. Kick-off meeting held on September 17, 2013. Marmon Mok designed 1<sup>st</sup> floor restroom renovations to coincide with Café Commerce project. Additional planning meetings were held with Marmon Mok to finalize project scope for FY2014. 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 completed for 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 approved by City Council on June 12. 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 the Auditorium are complete and a new podium installed. Assorted building repairs highlighted in the 2009 Facilities Assessment Study were completed. Exterior illuminated sign installed. Lights also installed to illuminate the flags; security guards no longer need to raise and lower the flags daily. Design for the Teen Space completed and a pre-bid meeting held on August 28. 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 completed. May/June 2015: Elevator replacement of the four (4) public elevators at Central is substantially complete, with just a few punch list items to be taken care of. Marmon Mok is 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 completed on time and the Grand Opening celebration was held on May 12 to rave reviews and a large crowd. 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, is underway. Jun/Jul: TCI is finalizing contract to complete elevator interior finishes. Contractor changes to the proposal are pending. HVAC controls system replacement project, in final design phase, will include whole system. Evaluation of remaining project scope as well as prioritization and repackaging of public rest room work continues. Remaining funds will not cover the entire remaining scope. Staff will present recommendations to Library Director on what items to complete with remaining funds. Board Chair directed staff to request funds from the 2017 Bond to address the remaining scope for the Central Library building facility. Construction documents for the Latino Collection and Resource Center approved and submitted to the Library Foundation. Project completion of the Latino Center projected for March 2016. Library Foundation staff sent out bids to three (3) contractors and plans to secure a contractor by end of July 2015. Jul/Aug: Design phase for the HVAC Computer Controls System completed and ready for bid process. Staff recommendations presented to Library Director call for use of remaining Bond funds to replace the two HVAC Chillers and Computer Controls System to avoid risk of HVAC failure and jeopardize ability to keep facility open to the public. The remaining Central Bond project scope placed under the 2017 Bond. TCI has finalized a contract to complete elevator interior finishes with Davila Construction. Aug/Sept: Library Foundation staff is completing their due diligence to secure a general contractor for the construction of the Latino Collection and Resource Center and Library staff is working on overall furniture layout and selections. 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.

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

**Description:** Extreme Library Makeover

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

**Location/District:** 200 N. Park, 78204 / District 5

**Project Architect:** Alvidrez Architecture Inc.

**Design Enhancement:** N/A

**Construction Contract:** Qualified Low Bid, MGB Group, Inc.

**Estimated 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 developed final project scope. Architect will be required to produce construction documents. Alvidrez Architecture presented design plans to the facilities Committee on January 14, 2015. Final design plan presented and approved by the Library Board on January 28, 2015. Staff worked on accommodating request to co-locate City Council District 5 field office in Collins Garden Branch Library. Final construction documents finalized. Project advertised for contractor bidding on March 13, 2015. Bids publicly opened on April 7, 2015. HDRC approval granted for this project on April 15, 2015. Closure dates of June 17 through December 2015 approved by the Library Board on April 22.

Construction contract was approved by City Council on the 18th. Colocation of District 5 Council Office will be included in the project. Staff conducted pre-construction meetings in preparation for construction renovations to start in July and completed by December 2015. Jun/Jul: Demolition initiated, building is now empty. Furniture and shelving packed into containers and moved out to parking lot. City will match Library Foundation's \$65,000 funding gift for new furniture. Jul/Aug: Biweekly meetings held with contractors and vendors as construction progresses. Bird roost has been removed from the building and interior bathrooms gutted. \$125,000 for FF&E is included in FY2016 Budget. Library staff finalizing furniture plan with vendor. Aug/Sept: Concrete slab poured in expansion area and interior walls framed. The newly designed flex area will offer community meeting space and accommodate voting elections. Sept/Oct: Construction is ongoing. Oct/Nov: Construction is continuing into December. Dec/Jan 2016: Soft opening held on January 13 with most services available for public use. Some work remains in the Flex Room, exterior façade and walkway. Council District Field Office move-in planned for January 20. FF&E procurement and installation is near completion. Planning is underway for the grand opening on January 30, 2016. Jan/Feb: The all-day grand opening celebration held on January 30 was a huge success, with great participation from other city departments and neighborhood groups. Collins Garden Library improvements and co-location of the District 5 Council Field Office were well received by the community.

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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.

### **Maverick Branch Library**

**Description:** Roof repair/replacement

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

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

**Construction Contract:** JOC

**Estimated Completion Date:** September 2016

**Project Scope:** Roof repairs

**Current Status:** TCI 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.

### **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 is coordinating with Plumbing Contractor to complete the work.