

**San Antonio Public Library  
Construction Update  
March 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

**Project Milestones:**

- ✓ March 27, 2013 – Library Board Land Donation Approval
- ✓ May 22, 2013 – Planning Commission Conceptual Design Approval
- ✓ August 8, 2013 - City Council Land Donation Approval
- ✓ September 12, 2013 – Planning Design Kick-off
- ✓ August 2014 – Facilities Committee and Library Board Final Design Approval
- ✓ September 3, 2014 – HDRC Final Design Approval
- ✓ September 11, 2014 – Community Public Art Workshop held at Sinclair Elementary
- ✓ December 2, 2014 – Bid Opening
- ✓ January 15, 2015 - Library Board Final Artist Design Approval
- ✓ June 18, 2015 – City Council Construction Contract Approval
- ✓ July 2, 2015 - Groundbreaking Ceremony
- ✓ April 27, 2016 - Library Board Monument Signage Approval
- ✓ Jun/Jul 2016: Construction schedule slipped due to rain delays pushing library opening to late winter 2016 – 2017
- ✓ Dec 2016 - Jan 2017 - New final construction completion projected by February 23. Post construction activities scheduled January through March, with public opening targeted for March 25, 2017.

**Current Status:** The Schaefer Playground was installed on March 8 – 11 in coordination with the Rotary Club and City Year. A special preview for founding donors and Board members is planned for March 22. The grand opening will take place on Saturday, March 25, 2017 at 2:00 p.m.

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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

**Project Milestones:** Improvements for the Central Library were divided into smaller projects to minimize disruption of public services. Completed renovations and major upgrades include:

- ✓ September 17, 2013 - Planning Design Kick-off
- ✓ May 2014 - 1st Floor Public Restroom Renovation
- ✓ October 2014 - Carpet Replacement on Floors 2nd, 5th, and 6<sup>th</sup>
- ✓ May 2014 - Exterior Building Signage
- ✓ December 2014 - Public Elevator Replacements
- ✓ May 2015 - Teen Center Renovation
- ✓ June 2015 - Library Board Design Approval of the Latino Collection & Resource Center
- ✓ May 2016 – HVAC Chiller Replacements at a cost of \$599,400 completed
- ✓ \$150,000 CPS Energy Rebate Received (\$75,000 each chiller) - Remaining project fund balance to fund the HVAC Controls Upgrade.
- ✓ June 16, 2016 - City Council Approval of the HVAC Controls Replacement Contract
- ✓ July 18, 2016 - HVAC Controls Upgrade Project Kickoff

**Current Status:** Work to replace existing controls is ongoing and projected for completion by March/April 2017.

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## **Latino Collection and Resource Center**

**Description:** Space renovation of approx. 6,000 sq. ft. of vacant space on the first floor of the Central Library (formerly used as the teen area) to relocate the Latino Collection from the 6<sup>th</sup> Floor to a more prominent area. The new space will allow engaging programming to be provided through expanded partnerships with schools, colleges, universities, and other not-for-profit organizations.

**Funds:** \$426,000 (\$276,000 - SAPLF; \$150,000 COSA)

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

**City Project Manager:** Stacy Gonzales

**Project Architect:** Marmon Mok

**Design Enhancement:** N/A

**Construction Contract:** JOC Alpha Building Corporation

**Estimated Completion Date:** June 2017

**Project Scope:** The renovated area will include: Writer's Workshop and Conference Room, Lecture and Programming Space, Research and Study Area, Enclosed Study rooms, Gallery/Resource Center and a Visible and inviting entrance to the Center.

**Background:** The Central Library Latino Collection was originally designed as part of the 2012 Central Library Bond Project. Due to higher than anticipated construction costs, the Library Department turned to the San Antonio Public Library Foundation to privately raise the funds needed to cover construction costs and secured additional funding to make the project whole.

### **Project Milestones:**

- ✓ October 2014 – Design Input Session
- ✓ February 11, 2015 - Library Facilities Conceptual Design Approval
- ✓ June 2015 – IT and Security Requirements Review
- ✓ June 24, 2015 – Library Board Final Design Approval
- ✓ August 2015 – FF&E requirements review
- ✓ September 2015 – Review of furniture fabric and finish selections
- ✓ December 13, 2016 - Funding Sources for Construction Expenses In Place
- ✓ January 2, 2017 - "Future Improvements" Signage Installed

**Current Status:** The construction contract was approved on February 23 and notice to proceed is anticipated in early April. Minimal disruption to public service is expected during project slated for completion by June 2017.

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## **Landa Branch Library Historical Facility Restoration/Renovation**

**Description:** Interior/Exterior Restoration and painting, electrical system upgrades, restroom renovations, roof system replacement, ceiling fresco restoration, space reconfiguration improvements, and professional design services for historic restoration work.

**Funds:** \$250,000 Deferred Maintenance (Maverick roof reprogrammed cost savings), \$370,000 Deferred Maintenance, and \$200,000 Capital Outlay FY2017 funds

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

**City Project Manager:**

**Project Architect:** Seventh Generation Design / CNG Engineering

**Design Enhancement:** N/A

**Construction Contract:** F.A. Nunnelly (JOC Contractor)

**Estimated Completion Date:** FY2017

**Project Scope:** Exterior restoration and painting of doors & windows, stucco surfaces, cornices, and balconies; Electrical system upgrades (including replacement of the existing 75 KVA transformer to new 150 KVA transformer and adding a new power panel); Water supply line replacement; Interior painting, rest room renovations, roof system replacement, ceiling fresco repairs, new carpet, service desk replacement, meeting room conversion to flex space.

### **Project Milestones:**

- ✓ May 2016 - Reprogramming of cost savings from the Maverick roofing project approved by City Manager.
- ✓ May/June 2016 – Project planning and stakeholders identified.
- ✓ Jun/Jul 2016 – Initial scoping meetings with stakeholders conducted.
- ✓ September 2016 – FY2017 Deferred Maintenance \$370,000 Funding Approval
- ✓ November 11, 2016 - Architectural Contract Finalized/Executed.
- ✓ Dec/Jan 2017 - Monthly meetings ongoing through exterior design phase.
- ✓ Project scope for interior work (including design services) draft completed.

**Current Status:** Seventh Generation Design provided an overview of the process undertaken to assess the condition and needs for the property on March 8. Library Board approval of the proposed scope for the exterior rehabilitation project, including paint color selections, is projected for March/April 2017. HDRC administrative project approval granted on February 23. Periodic staff meetings are ongoing. Temporary branch closure schedule for interior work will be finalized and presented for Library Board approval in April/May. Coordination of exterior and interior work, to minimize disruptions of public service, is ongoing.

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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:** Security and/or card access system installation as follows:

Cameras & Card Access

Landa, District 1

Pan American, District 3

Cody, District 8

Card Access Only

San Pedro, District 1

Bazan, District 5

Semmes, District 10

Cameras Only

McCreless, District 3

**City Project Manager/Department:** Information and Technology Services Department (ITSD)

**Project Architect:** N/A

**Design Enhancement:** N/A

**Construction Contract:** N/A

**Estimated Completion Date:** September 2017

**Current Status:** Project assessments were conducted at each location in coordination with ITSD.

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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:** New computer tables projected for installation on March 22 at Las Palmas. Planning for deployment of furniture upgrades at Central is ongoing.

### **Cody Branch Library**

**Description:** Roof Replacement / Repairs

**Funds:** City of San Antonio Hailstorm Claim

**Location/District:** 11441 Vance Jackson – District 8

**Project Scope:** Roof replacement / skylight repairs

**Estimated Completion Date:** April 2017

**Current Status:** Work to address hailstorm roof damages at the Cody Branch Library is scheduled to start on March 21 and estimated to last a minimum of four weeks. The work will be completed by Alpha Building Construction under the oversight of the City's TCI Department, which coordinated the repairs under a citywide insurance claim settlement.

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### **Tobin Branch Library**

**Description:** Roof Replacement / Repairs

**Funds:** City of San Antonio Hailstorm Claim

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

**Project Scope:** Roof replacement / parapet repairs

**Estimated Completion Date:** May 2017

**Current Status:** Work to address hailstorm roof damages at the Tobin at Oakwell library is projected to start in March and complete by May 2017. The work will be completed by Alpha Building Construction under the oversight of the City's TCI Department, which coordinated the repairs under a citywide insurance claim settlement.