

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

Central Library 2012 Bond Project

Description: Renovations, repairs, HVAC upgrades, space reconfiguration

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, HVAC 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 6th
- ✓ 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: The HVAC Controls Upgrade project for the Central Library is complete. Staff training is ongoing. The City's Department of Transportation and Capital Improvements (TCI) is coordinating the Bond project closeout.

Latino Collection and Resource Center (LCRC)

Description: Space renovation of approx. 6,000 sq. ft. of space on the first floor of the Central Library to relocate the Latino Collection from the sixth floor. The new space will allow engaging programming to be provided through expanded partnerships with schools, colleges, universities, and other non-profit organizations.

Funds: \$490,000 (\$300,000 - SAPLF; \$190,000 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: FY2017

Project Scope: The renovated area will include: writer's workshop and conference room, lecture and programming space, research and study area, enclosed study rooms, and gallery/resource center with a visible and inviting entrance..

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
- ✓ February 23, 2017 - Construction contract approved by City Council
- ✓ July 2017 - The main reference 'Connect' information desk was relocated to align with the entrance of the LCRC

Current Status: The Central Library's first floor space renovation is complete and ready to celebrate the grand opening of the new Latino Collection and Resource Center on Tuesday, September 19, 2017. Mayor Ron Nirenberg and U.S. Rep. Lloyd Doggett are scheduled to speak, among others.

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 \$195,000 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, water supply line replacement, interior painting, rest room renovations, roof system replacement, ceiling fresco repairs, new carpet, service desk replacement, and 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.
- ✓ February 23, 2017 - HDRC administrative project approval granted
- ✓ March 8, 2017 – Proposed exterior improvements presented to the Library Facilities Committee
- ✓ April 26, 2017 - Library Board of Trustees approves exterior plan and closure schedule effective June 5 through Sept 20.
- ✓ May 24, 2017 – Space re-alignment plan presented to Facilities Committee for review
- ✓ June 1 - City Council approves construction contract
- ✓ June 5 – Landa Branch Library closes to public. Book Drop and Playground to remain open for use
- ✓ June 28 - Interior finish selections approved by the Library Board of Trustees

Current Status: The exterior building restoration and interior improvements at the Landa Branch Library have been completed. It will reopen on September 21 in time for the Library Foundation's 7th Annual fall fundraiser event. A celebration to highlight the improvements and the 70th Anniversary of the Landa Branch Library is planned for October 14, 2017.

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:

| <u>Cameras & Card Access</u> | <u>Card Access Only</u> | <u>Cameras Only</u> |
|----------------------------------|-------------------------|-----------------------|
| Landa, District 1 | San Pedro, District 1 | McCreless, District 3 |
| Pan American, District 3 | Bazan, District 5 | |
| Cody, District 8 | Semmes, District 10 – | |

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

Estimated Completion Date: September 2017

Current Status: Building security card access system is in place at Semmes. Installation of security camera and card access systems at other locations is near completion and scheduled to close by end of September 2017.

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: September 2017

Current Status: Furniture improvements at Las Palmas and the Central Library are complete. Las Palmas received several new computer tables; Central received new auditorium tables and additional improvements to the first floor training room and 'Connect' area.

Potranco Branch Library Courtyard Enhancements

Description: Courtyard and interior enhancements

Funds: \$50,000 (Semmes Foundation Donation)

Location/District: Potranco Branch Library, 8765 TX 151 Access Road, District 6

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 Date: 2017

Current Status: Design services contract with Marmon Mok has been finalized and being shared with YMCA, per the lease agreement. Project design phase for the courtyard enhancements started during week of August 21.

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: Beaty Palmer Architects (door modifications)

Design Enhancement: N/A

Construction Contract: JOC

Estimated Completion Date: FY2017 - 22

Project Scope: Redesign of entrance/exit for improved accessibility, creation of customer friendly media space, main service desk redesign, refresh of finishes, security improvements, improved wayfinding, 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:

- ✓ **May 6, 2017, voters passed an \$850M General Obligation Bond Program**

Central Library 2017-22 Bond Entry Door Modifications

All five sets of main entry and exit doors at the Central Library are over 20 years old. Many replacement parts are no longer available, or take weeks to produce leaving doors out of service for extended periods. The City's Department of Transportation and Capital Improvements (TCI) initiated a contract with Beaty Palmer Architects to provide design services for the project. Beaty Palmer will assist with project reviews and approvals by the Office of Historic Preservation and Historic Design Review Commission (HDRC)

Current Status: Design work is continuing with expectation to present design plans to the Library Facilities Committee in October 2017.
