

**San Antonio Public Library
Construction Update
October 2018**

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 May 2019 – Jun 2020. Construction phase Feb 2021 – Jul 2021

Current Status: Architect selection complete 10/19/17.

Texana Genealogy Collection Resource Center – 2017 Bond Project

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

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 Apr 2019 – May 2020. Construction phase Jan 2021 – Jan 2022

Current Status: Architect selection complete 10/19/17.

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 Feb 2020 – Oct 2020

Current Status:

- 10/19/17 Architect Selection complete
- 8/8/18 Design kickoff meeting
- 12/1/18 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 – Jul 2019. Construction phase Mar 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 Mar 2020 – Jul 2020

Current Status:

- 10/19/17 Architect Selection complete
- 1/19/19 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.