

## San Antonio Public Library Construction Update January 2019

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### **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 February/March 2019 - 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. Construction schedule pending.

### **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:** Design phase ahead of schedule.

### **Texana Genealogy Collection Resource Center – 2017 Bond Project**

**Description:** Renovations, improvements and space reconfiguration

**Funds:** \$700,000 (2017 Bond)

**Location/District:** 600 Soledad, 6<sup>th</sup> floor, District 1

**City Project Manager:** Stacy Gonzales

**Project Architect:** Marmon Mok (selection complete 10/19/17)

**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:** Fundraising efforts by the Library Foundation ongoing. Design phase schedule on-time.

### **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.

**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:** Community Input Meeting 12/1/18

### **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:** Community Input Meeting 12/15/18

### **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:** Community Input Meeting 1/19/19

### **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:** Community Input Meeting 2/16/19

**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
- Current Status: Design Phase
- This project will require a brief closure once approved by Library Facilities Committee and Board of Trustees
- Timeline: All work complete by September 30, 2019

**Great Northwest Branch Library Interior Improvements - \$131,900 (FY19 Capital Outlay Funds)**

Scope of Work

- Replace carpet throughout branch – carpet selection process complete
- Provide new service desk – design in progress
- New furniture for quiet rooms and study areas
- Install digital signage
- Current Status: Design and Procurement Phases
- This project will require a brief closure once approved by Library Facilities Committee and Board of Trustees
- Timeline: All work complete by September 30, 2019

**Semmes Branch Library Interior Improvements - \$211,500 (FY19 Capital Outlay Funds)**

Scope of Work

- Replace carpet throughout branch – carpet selection complete
- Provide new service desk – design in progress
- New furniture and power improvements to Quiet study, Teen, Reading areas – furniture selection in progress
- Improved lighting, repaint some interior walls, install digital signage
- Current Status: Design and Procurement Phases
- This project will require a brief closure once approved by Library Facilities Committee and Board of Trustees
- Parking lot improvements to be completed during interior renovations closure
- Timeline: All work complete by September 30, 2019

**Furniture replacements, Book-Trucks, & Technology Upgrades - \$196,380 (FY19 Capital Outlay Funds)**

Book truck orders being delivered – coordinating replacements with PSAs

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

Scope of Work

- Make repairs and improvements as indicated in previously prepared structural assessment report
- Current Status: Processing of Construction Contract
- Work will be coordinated to minimize any impact on patron use of the facility
- Timeline: All work complete by September 30, 2019

**Three Branch Parking Lot Improvement Projects - \$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. Repair/replace damaged concrete curbs or sidewalks
- Current Status: Finalizing Construction Contracts
- Work will be coordinated to minimize any impact on patron use of the facility
- Timeline: All work complete by September 30, 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

**Construction Contract:** IDIQ (H2MG Design; MEP) for assessments and plans; JOC Con-Cor, Inc.

**Estimated Completion:** Nov/Dec 2018

**Project Scope:** HVAC system upgrade

**Current Status:** Work began November 13. Contractor is completing final work. A communication plan is currently implemented and efforts to minimize impact on public service underway. Estimated completion February 2019.

### **Semmes Branch Library 2018 Capital Improvement Project**

**Description:** HVAC system upgrade

**Funds:** \$200,000 (2018 CIP)

**Location/District:** 15060 Judson Rd., District 10

**Construction Contract:** IDIQ (H2MG Design; MEP) for assessments and plans; JOC Jamal & Smith

**Estimated Completion:** December 2018

**Project Scope:** HVAC system upgrade

**Current Status:** Construction work ongoing. Installation of new HVAC controls package underway. Communication plan implemented and efforts to minimize public impact made. No closure required. All work to be complete by February 2019.

### **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; 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. Flag-pole installation pending – solar light under consideration.

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 required for estimated 8-10 week temporary closure to complete work. HVAC improvements estimated completion May 2019.

### **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:** Construction work completed from November 26 through mid-December. The courtyard was reopened to the public on December 18. Contractor is waiting on interior lighting to complete the project. No significant impact on public service experienced during construction. Shade structure procurement in progress.

**Schaefer Branch Library Trail and Land Donation Project**

- Approximately \$112,000 has been identified to allow for additional site amenities
- Land donation process in progress; Library Board of Trustees approval granted on 12/12/18
- SAPL met with Landscape Architect Larry Clark on 1/7 regarding creation of a Master Site Plan to guide further development at Schaefer Branch Library
- Master Plan will include additional parking, driveway connecting the parking lot to the neighborhood, and a walking trail w/ site amenities
- Once a design contract is finalized, staff will work with design team and update Facilities Committee and Library Board as appropriate