

San Antonio Public Library

Construction Update

April 2019

FY 2019 Capital Projects

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
- This project will require a brief closure once approved by Library Facilities Committee and Board of Trustees
- Estimated completion: September 30, 2019

Current Status: MEP Assessment completed. Additional design services underway. Library staff is coordinating work with Parks and TCI on larger San Pedro Springs Park Bond project which will involve replacing the parking lot and require branch closure once approved by Library Facilities Committee and Board of Trustees. TCI anticipates construction could commence as early as October 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
- Estimated completion: September 30, 2019

Current Status: Approved temporary Branch closure began April 15 and will extend through May 5. Communication plan implemented onsite and online. Project biweekly oversight meetings ongoing to manage progress and review FF&E and security requirements. No impact to early voting expected. Book drop planned to remain open during closure.

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
- Parking lot improvements to be completed during interior renovations closure
- Estimated completion: September 30, 2019

Current Status: Branch closure May 1 – 26 approved by Library Board of Trustees on February 27, 2019. Early voting not to be affected by project. Book drop to remain available during closure. Parking lot improvements to be completed during closure to minimize public impact. Biweekly project meetings ongoing to manage progress, implement communication plan, and work on FF&E procurement and security requirements.

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

Book truck orders delivered. Staff 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
- Work will be coordinated to minimize any impact on patron use of the facility
- Estimated completion: All work complete by September 30, 2019

Current Status: Exterior drainage repairs are complete; Piezometer has been installed to measure static pressures under the building, and will be closely monitored over the next 6 months. Work on approved additional electrical scope ongoing. No closure anticipated to complete work by or before September 30, 2019.

Branch Parking Lot Improvement Projects (3) - \$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 and damaged concrete curbs or sidewalks

- Work will be coordinated to minimize any impact on patron use of the facility
- Estimated completion: September 30, 2019
- Current Status: Approved proposals submitted and POs have been issued. Parking lot improvements at Semmes to be completed during temporary closure May 1 – 26.

FY 2018 Capital Improvement Projects

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: Moving forward with chiller improvements at Semmes. Mechanical contractor completed all mechanical work as scheduled and controls package installed.

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: **HVAC Upgrades:** Scope and cost review meeting held with contractors on April 4. Construction schedule to follow. Library Facilities and Board of Trustees approval required for estimated 8-10 week temporary closure to complete work. **Foundation Repairs:** January 2018—Structural assessment on cracked patio foundation found no significant structural concerns; only aesthetic issue with cracked terrazzo tile. Approval for replacement of the terrazzo tile over the porch's entire exterior area was granted by the Library Board on October 24.

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 2019

Current Status: Shade canopy procurement complete. All construction work is complete. The courtyard was reopened to the public on December 18.

Schaefer Branch Library Trail and Land Donation Project

- Approximately \$112,000 has been identified to allow for additional site amenities
- Land donation process completed
- Master Plan will include additional parking, driveway connecting the parking lot to the neighborhood, and a walking trail with site amenities
- Project Design completed April 2019

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

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: Assessment of corrective action plan by Department of Transportation and Capital Improvements (TCI) is ongoing. 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.

2017 – 2022 Bond Projects

Schedule changes for 2017 Bond Projects may be followed online at: <https://www.sanantonio.gov/2017Bond>

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

Construction Contract: TBD

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. Biweekly project meetings are ongoing.

Central Library 2017 Bond Project – Texana Resource Center

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

Construction Contract: TBD

Project Scope: Design, service point and shelving improvements, new technology equipment, space reconfigurations

Current Status: Biweekly project meetings ongoing. Staff charrette planned for April 24. Fundraising efforts by the Library Foundation in progress.

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.

Construction Contract: TBD

Project Scope: Comprehensive renovation, repairs, building system improvements, and space reconfigurations

Current Status: Community Input Meeting held 12/1/18. Project schedule revised.

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.

Construction Contract: TBD

Project Scope: Renovations, repairs, HVAC upgrades and space reconfigurations

Current Status: Community Input Meeting held 12/15/18. Project schedule revised.

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

Construction Contract: TBD

Project Scope: Renovations, repairs, HVAC upgrades and space reconfigurations

Current Status: Bond project scope priorities and design schedule reviewed on April 2. Drainage repairs complete. Community Input Meeting held 1/19/19. Project schedule revised.

Las Palmas Branch Library - 2017 Bond Project

Description: Renovations, improvements and space reconfiguration

Funds: \$1.8M (2017 Bond)

Location/District: 515 Castroville Rd., District 5

City Project Manager: Stacy Gonzales

Project Architect: Seventh Generation Design

Construction Contract: TBD

Project Scope: Renovations, repairs, HVAC upgrades and space reconfigurations

Current Status: MEP evaluation underway. Meeting with design consultants held on April 5. Community Input Meeting held 2/16/19. Project schedule revised.