

**San Antonio Public Library
Construction Update
June 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: Fall/Winter 2019

Current Status: MEP Assessment completed; additional MEP design services underway. Contractor has begun pricing process. Library staff is coordinating work with Parks and TCI on larger San Pedro Springs Park Bond project which will involve replacing the parking lot used by Library staff and patrons. TCI will present final design plan and schedule to Facilities Committee in August (for parking lot changes). The branch closure schedule will be brought to Library Facilities Committee and Board of Trustees for approval. TCI anticipates construction could commence as early as October 2019.

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

Scope of Work

- Replace carpet throughout branch
- Provide new service desk
- New furniture for public areas
- Install digital signage

Current Status: Capital Outlay interior improvements complete. Branch re-opened on May 6.

Semmes Branch Library Interior Improvements - \$288,500 (FY19 Capital Outlay; FY2019 Deferred Maintenance)

Scope of Work

- Replace carpet throughout branch
- Provide new service desk
- New furniture and power improvements to quiet study, teen, reading areas
- Improved lighting, repaint some interior walls, install digital signage
- Parking lot improvements to be completed during interior renovations closure

Current Status: Project complete. Capital Outlay interior improvements complete, parking lot improvements complete. Branch re-opened on May 28th.

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, weather permitting.

Current Status: Semmes parking lot work complete; Cody Branch Library is scheduled to start in July and Igo is planned to start July/August timeframe.

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: All work has been completed, including the installation of a new chiller (installed during closure period to avoid patron inconvenience).

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; Bid package TBD

Estimated Completion: Spring 2020

Project Scope: Foundation repairs and HVAC system upgrade

Current Status: **HVAC Upgrades:** Negotiations on-going; Facilities Committee and Board of Trustees will be updated regarding temporary closure schedule. **Foundation Repairs:** Structural assessment on cracked patio foundation found no significant structural concerns; only aesthetic issue with cracked terrazzo tile. Work will be coordinated concurrent with the HVAC project, brief closure will be required and brought before Facilities and Library Board for approval.

Maverick Branch Library Roof

- Contractor performed remedial work on soffit area May 22 – 24
- Corrections and modification were made as determined by water testing.
- At a subsequent rain event, most of water penetration issues have stopped; but not all.
- Contractor is scheduling a return follow-up visit.

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 complete; Piezometer is measuring static pressures under building, and is being monitored monthly. After four test-visits, no moisture has been detected under the building. Testing will continue through July. Work was coordinated to minimize any impact on patron use of the facility. No closure was required.

Parman Branch Library Sewer Easement

- Easement project is to allow Developer of adjacent property to connect to city sewer services
- SAPL staff has met with Project PM and Superintendent to review library concerns, questions and project timeline
- Work began week of June 3rd, and is expected to take 4-6 weeks (depending on weather)
- Work is not expected to cause any disruption for patrons or staff
- Project updates will be provided to Facilities Committee and Library Board as necessary

Potranco Branch Library

Description: Courtyard Shade Canopy Installation

Funds: \$26,000

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

Project Architect: Marmon Mok

Construction Contract: Chism Co.

Project Scope: Install shade canopy over courtyard.

Estimated Completion: FY 2019

Current Status: As previously approved by Library Board, the shade canopy design has been completed and under review with YMCA (per Lease Agreement). Canopy fabrication and installation to be complete by July 31, 2019

Schaefer Branch Library Master Plan for Site Amenities

- Master Plan will include additional parking and driveway, connecting the parking lot to the neighborhood, and a walking trail with site amenities.
- Library staff met with Landscape Architect Larry Clark on May 16 to begin design of a walking trail and Master Site Plan to guide further development at Schaefer Branch Library.
- Once design is complete for the Master Plan, staff will present to Facilities Committee and Library Board as appropriate.
- Design completion estimated in Fall 2019

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.

Current Status: 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. Fundraising efforts by the Library Foundation in progress.

Conceptual design underway.

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 / **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: 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 completed. Urgent Chiller replacement needed as existing chiller quit on May 31. Temp chiller was installed to cool building until new chiller was installed May 5-7. No public service hours were lost. Community Input Meeting held 2/16/19. Project schedule revised.