

# San Antonio Public Library Construction Update July 2019

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## 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: Additional MEP design services complete. HVAC improvements design underway. Transportation and Capital Improvements (TCI) to present final design plan and schedule to Library Facilities Committee in August (for parking lot changes). 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. Project timeline will coincide with larger TCI/Parks San Pedro Springs Park project (SPSP). SPSP Project will include new parking area for Library. Currently scheduled to begin construction Jan/Feb 2020

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

Scope of Work: Mitigate water intrusion affecting building foundation as indicated in previously prepared structural assessment report

- Current Status: Exterior drainage repairs complete; Piezometer is measuring static pressures under building, and is being monitored monthly. After five test-visits, no moisture has been detected under the building. Testing will continue through August.
- No closure was required. Work was coordinated to minimize any impact on patron use of the facility.
- Carpet replacement in affected area scheduled for August/September.
- On schedule to be completed by September 30th.

### 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

- Construction work is being coordinated in manner to minimize public impact at all project locations.
- Estimated completion: September 30, 2019, weather permitting.

Current Status: Parking lot improvements at Semmes were completed during the interior renovation closure. Cracks sealed, fire-lane markings and stripping complete, and drainage improvements installed.

POs have been issued to contractor; **Cody Branch Library** work began on July 8 to be complete by end of July. **Igo Branch Library** is planned to start July/August 2019. All work is on schedule to be completed by September 30th.

## FY 2018 Capital Improvement Projects

### 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:** Contract negotiations are on-going. Library 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. Estimated completion to be determined.

#### **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:** As previously approved by Library Board, a Shade Canopy will be installed as part of the Courtyard improvement project begun last year. Canopy design has been completed and approved by Library staff. Canopy design is under review with YMCA (per Lease Agreement). Canopy fabrication and installation to be complete by Summer 2019.

#### **Schaefer Branch Library Master Plan for Site Amenities**

- Master Plan will include additional parking, driveway connecting the parking lot to the neighborhood and a walking trail with site amenities.
- SAPL 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.
- Master Plan will include additional parking, driveway connecting the parking lot to the neighborhood, and a walking trail w/ site amenities
- 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:** Project meetings held bi-weekly. Initial design phase; Reviewing statement of work (SOW) for remaining HVAC controls; reviewing report from Raba-Kistner about basement improvements and other list of possible building projects; revised proposal for freight elevator assessment under review. Considering initial public meeting date and format for public meeting about first and third floor SOW. Latest schedule Design & Contracting (Spring 2019 to Spring 2021); Construction (Spring 2021 to Spring 2022); Anticipated re-opening Summer 2022.

### **Central Library 2017 Bond Project – Texana Resource Center**

**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 / **Construction Contract:** TBD

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

**Current Status:** Biweekly project meetings ongoing. Staff charrette held April 24. Fundraising efforts by the Library Foundation in progress. Library Facilities accepted schematic design on July 10 for presentation to the Library Board of Trustees on July 24. Stakeholder input meeting held 3/20; Latest schedule Design & Contracting (Spring 2019 to Spring 2021); Construction (Spring 2021 to Early Winter 2022); Anticipated re-opening Spring 2022

### **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. Latest schedule Design & Contracting (Spring 2019 to Summer 2020); Construction (Fall 2020 to Spring 2021); anticipate re-opening Summer 2021

### **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. Latest schedule Design & Contracting (Spring 2019 to Summer 2020); Construction (Fall 2020 to Spring 2021); Anticipated re-opening Summer 2021

### **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. Latest schedule Design & Contracting (Spring 2019 to Fall 2019); Construction (Winter 2019 to Summer 2020); Anticipated re-opening Fall 2020

### **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. Latest schedule Design & Contracting (Spring 2020 to Summer 2021); Construction (Fall 2021 to Winter 2022); Anticipated re-opening Spring 2022