

## **San Antonio Public Library Construction Update September 2019**

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### **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: HVAC improvements design complete. Job Order Contractor is currently pricing project and will provide proposal. 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; currently scheduled for Parks project to begin construction Feb - Nov 2020.

### **Bazan Branch Library Collaborative Meeting & Teen Area Project – SAPLF \$95,000**

#### Scope of Work:

- Demolition of 3 existing divider wall panel enclosures. Refinish and repaint walls
- Carpet replacement
- New room darkening shades
- New meeting room credenza and storage units.
- New audio/video system which includes: drop-down projector screen w/ceiling mounted projector
  - Wireless handheld mic and lavalier system
  - 8 new speakers w/amplifier for optimum sound results
  - 70" wall mounted video monitor w/dedicated laptop
  - Yamaha Unified collaboration sound bar containing microphone, camera and speaker for video presentations and tele-conferencing
- Current Status: Work began in meeting room on August 26; demolition and painting has been completed; A/V equipment is being installed, with carpet and furnishings to follow.
- Teen area furniture improvements will be installed Sept. 16-20
  - Additional Wi-Fi Access Point will improve digital connectivity for patrons
  - Window film will be installed after teen area walls are installed
- All construction work is scheduled to be complete by September 27

### **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: All foundation improvements are complete. All testing of underfloor soils has been completed with satisfactory results. Work coordinated to minimize impact on patron use of the facility.
- Final phase of project will be carpet replacement in children's area. No closure necessary.
- Timeline: All work complete by 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

- Construction work is being coordinated in manner to minimize public impact at all project locations.
- Estimated completion: September 30, 2019, weather permitting.
- **Semmes** – All work is complete; fire-lane markings and stripping complete, and drainage improvements installed.
- **Cody Branch Library** – all work has been completed. Project also included addition of one handicap parking stall.
- **Igo Branch Library** – Work began August 19<sup>th</sup> and will be complete by September 30. All sidewalk repairs and asphalt repairs complete; fire-lane markings and stripping complete, and drainage improvements installed. Work coordinated to minimize public impact. Library coordinated with Parks Dept. to install two speed bumps in Bonnie Conner Park to help slow the flow of traffic through that area.

### **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 with contractor are complete. Construction contract has been finalized and is scheduled for Council approval in October 2019. 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. Estimated completion in Spring/Summer 2020.

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

**Description:** Master Plan design for site amenities and extended parking lot

**Funds:** \$36,000 / **Location/District:** Schaefer Branch Library, 6322 US HWY 87E, District 2

**Project Architect:** Bender, Wells, Clark Design / **Construction Contract:** TBD

**Project Scope:** additional parking, new drive to neighborhood, walking path/nature trail, outdoor gathering space with shade, site furniture & amenities, community garden, tree planting, and landscape upgrades.

**Estimated Completion:** Fall 2019

**Current Status:** Design work in progress. Library Facilities Committee reviewed master plan improvements on September 11. The Library Board of trustees will consider approval of the master plan on September 25, 2019.

### • **End-of-Year Projects**

Funds were identified to undertake and complete small projects at various library locations.

Projects were minimal in cost, but necessary to maintain proper and safe facilities. Projects include:

- Guerra Branch Library sidewalk repair
- Semmes Branch Library motion sensor installation
- Tobin Branch Library site survey
- Bazan Branch Library sink replacement
- Carver Branch Library electrical work
- Parking lot striping at 5 locations: Maverick, Mission, Parman, Landa & Thousand Oaks
- All work will be complete by September 30, 2019

## **2017 – 2022 Bond Projects**

### **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 Winter 2022); Anticipated re-opening Spring 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. Fundraising efforts by the Library Foundation in progress. Library Board of Trustees approved schematic design on July 24. Latest schedule Design & Contracting (Spring 2019 to Winter 2021); Construction (Winter 2021 to 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 (Winter 2019 to Spring 2020); Construction (Spring 2020 to Fall 2020); Anticipated re-opening Winter 2020

### **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 2020 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