

# SAN ANTONIO PUBLIC LIBRARY CONSTRUCTION REPORT

## **Carver Branch Outdoor Recreation Areas**

**Description:** Playground site work and adult exercise area

**Funds:** \$60,000 reprogrammed HUD 108

**Location/District:** 3350 E. Commerce St. / District 2

**City Architect:** Stacy Gonzales

**Project Architect:** N/A

**Design Enhancement:** None

**Construction Contract:** IDIQ TCL Construction

**Estimated Completion Date:** Oct. 2013

**Project Scope:** Install adult exercise area and complete preliminary site work for KaBOOM! Playground

**Current Status:** Parks Department will assist in the completion of the playground portion of the project through a KaBOOM! Grant scheduled for September completion. An adult exercise area, as well as additional site work needed for the playground area, will be completed through the remaining HUD 108 Grant funds.

A KaBOOM! Design Day was held on July 11, and final design options were presented for approval to the Facilities Committee on July 18. Facilities Committee was granted authority by Library Board to make final design decision on playground equipment selection. Site work for playground and exercise area began August 12, and will be completed prior to playground build. Playground was installed on Sept 28. Adult exercise equipment and shade structure over adult exercise area will be complete by October 31st. Library staff is currently reviewing options for shade canopy over playground, which will be funded with Foundation help.

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## **The Mission Marquee Plaza and Loop Road Project**

**Description:** Site improvements to 26 acre site around Mission Branch Library

**Funds:** \$883,000(Amphitheater); \$238,000(Marquee); \$1,070,000(Site development); \$520,000(319 Grant)

**Location/District:** 3100 Roosevelt Ave. / District 3

**City Architect:** Randy Matyear

**Project Architect:** Kell Muñoz Architects

**Construction Contract:** PSE Contracting

**Estimated Completion Date:** 2013

**Project Scope:** Renovation of existing marquee sign and construction of Loop Road to connect to VFW Boulevard. Also includes landscape improvements to marquee plaza area.

**Current Status:** All work relating to the Ring Road and marquee amphitheatre area has been completed.

As part of the federal [Clean Water Act](#) in 1987, Section 319 Grant program was established to provide funding for efforts to reduce storm water runoff pollution, and the Mission Marquee and Library site was identified as a location to administer this program. Funds may be used to demonstrate innovative best management practices (BMPs), support education and outreach programs, establish Total Maximum Daily Loads (TMDL's) for a watershed, restore impaired streams or other water resources, or conduct storm water runoff assessment or applied research. Bender, Wells, Clark, will act as the primary design team, in collaboration with Kell Munoz Architects. Construction of the 319 work began on March 11, 2013, and the project was completed in October. Contractor will maintain project irrigation and landscape for 90 days.

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### **2013 Facilities Assessment Study**

**Description:** Repairs and improvements to 15 Branch Libraries

**Funds:** \$1,400,000 (FAS)

**District:** All Districts

**Project Architect:** Debra J. Dockery Architect, PC.

**Design Enhancement:** None

**Construction Contract:** BES / Job Order Contractor system (CIMS) / Vendor Contracts

**Original Target Completion Date:** September 30, 2013

**Project Scope:** Make branch repairs and improvements, based in part on the April, 2009 Facilities Assessment Study conducted by Debra J. Dockery Architect, PC. Some additional repair items identified since the 2009 FAS study have also been included in this work. Primary focus will be on roof replacements (5 branches), carpet replacement (3 branches), interior and exterior painting (4 branches), rest room renovations (4 branches) and other building improvements.

**Current Status:**

**1<sup>st</sup> quarter projects:** Cody, Forest Hills, Pan Am have been completed.

**2<sup>nd</sup> quarter projects:** Brook Hollow, Carver, Cortez, Guerra, Maverick, and Thousand Oaks have been completed.

**3<sup>rd</sup> quarter projects:** Collins Garden, San Pedro, and Tobin have been completed. Work at Johnston has been moved to the 4<sup>th</sup> quarter, due to closure scheduling.

**4<sup>th</sup> quarter projects:** Guerra, Johnston, McCreless and Memorial have been completed. An open house at Johnston Library was held on October 1, to coincide with National Night Out. An open house at Guerra is scheduled for October 29, from 5:30 - 7:30pm.

Due to additional FAS savings, new automatic sliding doors will be installed at Forest Hills and Thousand Oaks, and will be installed in Oct. – Nov.

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### **District 2 Branch Library**

**Description:** Development of a branch library in Council District 2.

**Funds:** \$6,000,000 (2012 Bond)

**Location/District:** 5.73 acre site on US Hwy 87 East near Fosters Meadow Road / District 2

**City Architect:** Stacy Gonzales

**Project Architect:** O'Neill Conrad Oppelt Architects, Inc. (OCO)

**Design Enhancement:** TBD

**Construction Contract:** TBD

**Estimated Completion Date:** August 2016

**Project Scope:**

Development of a Branch Library in Council District 2. There is a commitment for a donation of land for this project, as such funding does not include resources for the acquisition of land

**Current Status:**

Library Board voted March 27 to accept property donation for new library, contingent on the completion of due diligence. Planning Commission approval was received on May 22<sup>nd</sup>, and City Council approval for acceptance of donated land was given August 8.

Design Kick-off meeting was held with OCO Architects on Sept. 12<sup>th</sup>.

The first public input meeting will be held on Sept. 21<sup>st</sup> at Sinclair Elementary School

The Owner Project Requirement meeting (OPR) was held on October 1<sup>st</sup> in the Central Auditorium. Next steps in the design process will include staff input meeting, as well as a meeting with Library Foundation on possible donor opportunities to be included in the overall plan.

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### **District 6 Branch Library Outlet Site**

**Description:** Development of a branch library site in Council District 6.

**Funds:** \$1,400,000 (2012 Bond)

**Location/District:** TBD/District 6

**City Architect:** Stacy Gonzales

**Project Architect:** TBD

**Design Enhancement:** TBD

**Construction Contract:** TBD  
**Estimated Completion Date:** TBD  
**Project Scope:**

Development of a branch library site in Council District 6

**Current Status:**

Library staff met with Councilman Lopez to provide an update on the project, solicit his feedback regarding the target area and to obtain feedback regarding service model options. Staff met again with CM Lopez on August 29, 2013 to explore a potential opportunity for Library Outlet. Outlet would be approx. 5,000 sf co-located in a 40,000 sf recreation center

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**District 9 Branch Library**

**Description:** Development of a branch library site in Council District 9.

**Funds:** \$7,000,000 (2012 Bond)

**Location/District:** 2515 East Evans Road/District 9

**City Architect:** Stacy Gonzales

**Project Architect:** Alvidrez Architects

**Design Enhancement:** TBD

**Construction Contract:** TBD

**Estimated Completion Date:** 2015

**Project Scope:**

Development of a branch library in Council District 9. This project will require the purchase of land. Funding includes acquisition of the land

**Current Status:**

Library Board voted February 27 to accept offer for property located along Evans Road, west of HWY 281. Planning commission approved on March 27. City Council approved purchase on May 2, 2013. Property closed on May 10<sup>th</sup>, and all locks were re-keyed after ownership transfer to secure building. Staff has begun scoping meeting with Alvidrez Architects.

Owner Project Requirement meeting (OPR) was held on Sept. 6<sup>th</sup> at the Central Library Auditorium.

1<sup>st</sup> public input meeting was held on October 12 at Encino Park Elementary School. Next steps in the design process will include staff input meeting, as well as a meeting with Library Foundation on possible donor opportunities to be included in the overall plan.

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**Central Library - \$4,000,000**

**Description:** Renovations, repairs, upgrades and space reconfiguration to the Central Library facility

**Funds:** \$4,000,000 (2012 Bond)

**Location/District:** 600 Soledad/District 1

**City Architect:** Stacy Gonzales

**Project Architect:** Marmon Mok

**Design Enhancement:** TBD

**Construction Contract:** TBD

**Estimated Completion Date:** TBD

**Project Scope:**

Renovations, repairs, upgrades and space reconfiguration to the Central Library facility

**Current Status:**

Preliminary meeting with the selected Architectural firm (Marmon Mok) has been held to finalize their contract scope.

Kick-off meeting was held on Sept. 17<sup>th</sup>. Marmon Mok is currently designing 1<sup>st</sup> floor restroom renovations to coincide with Café Commerce project. Additional planning meeting will be scheduled with Marmon Mok to finalize project scope for FY 2014.