

# San Antonio Public Library Construction Report

## March 26, 2014

### **District 2 Branch Library**

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

**Funds:** \$6,000,000 (2012 Bond); \$100,000 (Public Art Piece)

**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:** Cakky Brawly – Artist from San Antonio

**Construction Contract:** TBD

**Estimated Completion Date:** FY 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 was held on Sept. 21<sup>st</sup> at Sinclair Elementary School. On September 25<sup>th</sup> an input session was held with the Library Board of Trustees.

The Owner Project Requirement meeting (OPR) was held on October 1<sup>st</sup> in the Central Auditorium. A library staff input meeting was held on October 12. On November 13<sup>th</sup>, the Facilities Committee recommended accepting an additional donation of land from Mr. Schaefer that would allow for a possible driveway into the as yet developed subdivision. The Library Board of Trustees approved accepting the land donation at their December 4<sup>th</sup> meeting. A staff meeting was held January 16 to finalize programming requirements. Conceptual floor and site plan was recommended for approval by Facilities Committee on February 12, and was approved by the Board of Trustees February 26. A second public input session was held on February 20, 2014 at Sinclair Elementary School. The selected artist has been introduced to the design team and will begin developing conceptual themes for the project.

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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:** N/A

**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. On September 25<sup>th</sup>, an executive session of the Library Board of Trustees was held regarding proposed Real Estate transaction.

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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); \$100,000 (Public Art Piece)

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

**City Architect:** Stacy Gonzales

**Project Architect:** Alvidrez Architects

**Design Enhancement:** Joe O'Connell & Blessing Hancock - Artists from Tucson, AZ

**Construction Contract:** TBD

**Estimated Completion Date:** FY 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 meetings with Alvidrez Architects.

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

First public input meeting was held on October 12 at Encino Park Elementary School. On October 23<sup>rd</sup> an input session was held with the Library Board of Trustees. A library staff input meeting was held on October 30<sup>th</sup>. A Second public input session was held on November 20<sup>th</sup> at 2515 East Evans Road from 6:30-8:00pm. On December 4<sup>th</sup>, Library Board of Trustees approved a conceptual floor plan for the facility. Floor plan, exterior elevations and selected finishes were shown to the Library Board of Trustees on February 27<sup>th</sup> and approved. HDRC approval was given on March 7<sup>th</sup> for this project. There is a third public community meeting scheduled for March 24<sup>th</sup> at the library site, 2515 East Evans Rd. Weekly project team meetings are being held as Architectural team is finalizing design documents. The selected artist has been introduced to the design team and will begin developing conceptual themes for the project.

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### **Central Library**

**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:** N/A

**Construction Contract:** TBD

**Estimated Completion Date:** FY 2017

#### **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 meetings have been held with Marmon Mok to finalize project scope for FY 2014. Scope to include new carpet in public areas on floors 2, 5 & 6; restroom renovation to all public restrooms; installation of new exterior sign along Soledad Street; staff and collection moves associated with Café Commerce project; Audio/Visual improvements to Auditorium and other assorted mechanical, electrical and HVAC repairs. Work has been completed at the 1<sup>st</sup> floor restrooms adjacent to Connect Space. Renovations have begun at the restrooms adjacent to the auditorium, and will be complete by April 5<sup>th</sup>. Carpet replacement for 2<sup>nd</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors are in the procurement process, and will need to go before City Council for approval of purchase. Carpet replacement for the Chihuly area on the 2<sup>nd</sup> floor is in process, and will be complete prior to the San Antonio Book Festival on April 5<sup>th</sup>. Collection and staff moves relative to Café Commerce Phase 2 are complete. A/V improvements to Auditorium have been completed, and a new podium has been order for the auditorium, and will be installed upon arrival. Assorted building repairs will

be complete by March 31<sup>st</sup>. Exterior sign is in final design phase, and is scheduled to be installed by April 4th.

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### **Cody Library**

**Description:** Repair meeting room wall after vehicle accident

**Funds:** \$18,000 (Special Revenue Funds)

**Location/District:** 11441 Vance Jackson Rd. / District 8

**City Architect:** N/A

**Project Architect:** N/A

**Design Enhancement:** N/A

**Construction Contract:** JOC – FA Nunnelly

**Estimated Completion Date:** January 31, 2014

**Project Scope:**

Repair interior and exterior wall damage in meeting room

**Current Status:**

A patron accidentally drove into the meeting room wall at Cody Library on December 12, 2013.

No one was injured, but there was substantial damage to the exterior and interior wall surfaces.

BESD Department and library staff responded immediately to temporarily secure the damaged area.

Working with CIMS Department, library staff met with a structural engineer on December 13<sup>th</sup> and it was determined that there was not enough significant damage to prevent to meeting room from being safely used for regular events.

All repairs have been made, and Risk Management Division has obtained re-imbursement from the insurance company for all damages, and the funds have been given to the library for deposit.

Library staff is currently reviewing options to install parking lot barricades in front of this wall to prevent further damage.

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### **2013 Facilities Assessment Study**

**Description:** Repairs and improvements to 8 Branch Libraries

**Funds:** \$1,492,000 (Deferred Maintenance Funding)

**District:** 1, 2, 4, 6, 7, 10

**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, 2014

**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. There will also be three Extreme Library makeovers completed at Carver, Cortez and Tobin at Oakwell Libraries.

**Current Status:**

**1<sup>st</sup> quarter projects:** Work at Guerra (retainer block repair) and Maverick (roof, irrigation and wall repair) has been completed.

**2<sup>nd</sup> quarter projects:** Work is in progress at Johnston (parking lot improvements and security camera installation) and Landa (interior painting, roof repairs, front door replacement and other building repairs). All work to be complete by March 31, 2014

**3<sup>rd</sup> quarter projects:** Work scope is being finalized for work at Westfall (interior and exterior improvements) and Cortez (Extreme Library Makeover) All work to be complete by June 30, 2014

**4<sup>th</sup> quarter projects:** Work scope is being finalized for Carver and Tobin at Oakwell (both Extreme Library Makeovers). All work to be complete by September 30, 2014.