

San Antonio Public Library Construction Report

April 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 22nd, and City Council approval for acceptance of donated land was given August 8.

Design Kick-off meeting was held with OCO Architects on Sept. 12th.

The first public input meeting was held on Sept. 21st at Sinclair Elementary School. On September 25th an input session was held with the Library Board of Trustees.

The Owner Project Requirement meeting (OPR) was held on October 1st in the Central Auditorium. A library staff input meeting was held on October 12. On November 13th, 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 4th 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. Bi-Weekly project team meetings are being held as Architectural team continues developing design documents.

The selected artist has been introduced to the design team and will begin developing conceptual themes for the project. An artist workshop will be scheduled for late April to receive input from selected stakeholders, and a report will be made to the Facilities Committee and Library Board of Trustees at their next meeting.

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 25th, an executive session of the Library Board of Trustees was held regarding proposed Real Estate transaction.

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 10th, 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. 6th at the Central Library Auditorium.

First public input meeting was held on October 12 at Encino Park Elementary School. On October 23rd an input session was held with the Library Board of Trustees. A library staff input meeting was held on October 30th. A Second public input session was held on November 20th at 2515 East Evans Road from 6:30-8:00pm. On December 4th, 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 27th and approved. HDRC approval was given on March 7th for this project. A third public community meeting was held on March 24th at the library site, 2515 East Evans Rd. to update the community on project progress. Bi-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. An artist workshop will be scheduled for late April to receive input from selected stakeholders, and a report will be made to the Facilities Committee and Library Board of Trustees at their next meeting.

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. 17th. Marmon Mok is currently designing 1st 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 1st floor restrooms adjacent to Connect Space. Renovations have begun at the restrooms adjacent to the auditorium, and will be complete in April. Carpet replacement for 2nd, 5th and 6th 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 2nd floor is complete. Design work has been completed for the rest room renovations at all public rest rooms throughout Central, and construction bids are being solicited by TCI Department. 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 highlighted in the 2009 Facilities Assessment Study have been completed. Exterior sign has been installed, and a lighting component is being developed.

Café Commerce Phase Two

Description: Renovation of 1st floor Central Library ‘Fiction’ area (EDD Project)

Funds:

Location/District: 600 Soledad / District 1

City Architect: Stacy Gonzales

Project Architect: Marmon Mok

Design Enhancement: N/A

Construction Contract: Davila Construction

Estimated Completion Date: June 2014

Project Scope: Design, construct and install office area with meeting room and conference space for entrepreneurial development.

Current Status: Pre-construction meeting held March 31st. Construction began April 1 with installation of construction wall between ‘Connect Space’ and construction area, and demolition of existing space began with carpet and wall removal. All work scheduled to be complete in early June.

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:

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

2nd quarter projects: Work has been completed at Landa (interior painting, roof repairs, front door replacement and other building repairs). Johnston parking lot improvements have been completed and security camera installation is pending ITSD scheduling.

3rd quarter projects: Work has begun at Westfall (interior and exterior improvements) and Cortez (Extreme Library Makeover) All work to be complete by June 30, 2014

4th 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