



## CONSTRUCTION

### **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, 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.

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

The Owner Project Requirement meeting (OPR) was held on October 1 in the Central Auditorium. A library staff input meeting was held on October 12. On November 13, 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 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. HDRC gave conceptual approval of the project on May 7. 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 was held on April 30 to receive input from selected stakeholders. Conceptual approval of the artwork was presented to the Facilities Committee and Library Board at their August meetings and approved. Final design development documents were presented to the Facilities Committee and Library Board at their August meetings and approved. Final design approval was given by HDRC at their September 3 meeting. A Community Public Art Workshop was held on September 11 at the Sinclair Elementary School. Construction documents have been finalized by Architect and solicitation for bids begins on October 20, 2014. Bid opening is scheduled for November 18, with city council approval scheduled for January of 2015.

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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 s.f. recreation center. On September 25, an executive session of the Library Board of Trustees was held regarding proposed Real Estate transaction. Additional discussions were held at an executive session of the June 25 Board meeting regarding this project. Presentation was made by TCI to Facilities Committee and Library Board at their August meetings detailing the latest developments for this project. Another presentation was given to the Facilities Committee on October 8 detailing the latest developments for this project. Library staff will work with Facilities Programmer to develop service model.

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**Encino 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:** Davila Construction

**Estimated Completion Date:** May 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, 2013 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, 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 an input session was held with the Library Board of Trustees. A library staff input meeting was held on October 30. A Second public input session was held on November 20 at 2515 East Evans Road. On December 4, 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 and approved. HDRC approval was given on March 7 for this project. A third public community meeting was held on March 24 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 construction documents. Construction

documents were completed in May, and on May 28, a pre-submittal conference was held for all interested contractors to review the project. Construction bids were opened for public disclosure on June 17, and a review committee determined qualified low-bid contractor (Davila Construction). Construction contract was approved by City Council on August 21, and construction began on August 27. A Transformation Launch Event was held on September 9 at the building site. Construction continues on the project, with weekly project meetings.

At the June 25 Board meeting, the Board approved the geographic name "Encino Branch Library". The Naming Committee held a public comment meeting on August 23 at the building site.

The selected artist was introduced to the design team and began developing conceptual themes for the project. Conceptual design was presented and approved at the July 23 Library Board of Trustees meeting. A public input meeting was held on July 24 at the building site for community feedback regarding the public art content. Final art work was presented to the Facilities Committee on October 8 and a recommendation was made to approve the art work. This will be presented to the Library Board of Trustees at their October 22 meeting for final approval

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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, 2013. 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, and at the restrooms adjacent to the auditorium. Carpet replacement contract for 2<sup>nd</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors was approved by City Council on June 12. Carpet replacement for the Chihuly area on the 2<sup>nd</sup> floor is complete. 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 installed in the auditorium. Assorted building repairs highlighted in the 2009 Facilities Assessment Study have been completed. Exterior sign has been installed, and lighting was also added for illumination of the sign. Lights were also installed to illuminate the flags, so security guards will no longer need to raise and lower the flags each day. Design for the Teen Space has been completed, and a pre-bid meeting was held on August 28th. Bid opening scheduled for September 16. Staff moves to accommodate the Teen Center space include ILL Department, which has moved from 3<sup>rd</sup> floor to basement, Facilities Department has been moved from 2<sup>nd</sup> floor to basement, Periodicals department has been moved from 6<sup>th</sup> floor to 2<sup>nd</sup> floor, and Marketing will move from 3<sup>rd</sup> floor to newly designed area on 6<sup>th</sup> floor. Carpet installation for 2<sup>nd</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors has been completed. Elevator replacement of the 4 public elevators at Central is underway, and is being partially funded by the Bond project. Work on the 6<sup>th</sup> floor marketing area began on September 11, and is scheduled to be complete in early November. Marmon Mok is currently working with consultants to provide a life safety assessment of Central Library, as well as a security assessment. They are also working with their HVAC consultant to provide plans and specs to replace the aging computer control system and outdated HVAC components throughout the building.

**2014 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 at Landa (interior painting, roof repairs, front door replacement and other building repairs) and Johnston (parking lot improvements and security camera installation) has been completed

**3<sup>rd</sup> quarter projects:** Work at Cortez (Extreme Library Makeover) and Westfall (interior and exterior improvements) has been completed

**4<sup>th</sup> quarter projects:** Work at Tobin at Oakwell (Extreme Library Makeover) and Carver (Extreme Library makeover) has been completed.