



San Antonio Public Library

CONSTRUCTION REPORT

**San Antonio Public Library
Construction Update
February 19, 2015**

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, 2013 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.

On November 13th, the Facilities Committee recommended accepting an additional donation of land from Mr. Schaefer, and was approved by the Board at their December meeting. A staff meeting was held January 16, 2014 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 at Sinclair Elementary School. HDRC gave conceptual approval of the project on May 7th. 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 3rd meeting. Bid opening was held on December 2nd, and after compliance review of all construction contracts is complete, the contractor will be selected and the construction contract will go before City Council for approval.

The selected public artist has developed conceptual themes for the project. An artist workshop was held on April 30, 2014 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. A Community Public Art Workshop was held on September 11th at the Sinclair Elementary School. Final artist design was presented to Facilities Committee and Library Board at their January meetings and approved.

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: Marmon Mok

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 25th, 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 25th 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 8th detailing the latest developments for this project. A Town Hall meeting was held by Councilman's office to receive public input on project. Library staff will work with Facilities Programmer to develop service model. A funding agreement between the city and the YMCA will be brought before City Council on March 19, 2015 for their consideration.

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.

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 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 27, 2014 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. Construction bids were opened for public disclosure on June 17th, 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 27th. A Transformation Launch Event was held on September 9 at 9:00am at the building site. Substantial completion is scheduled for February 27. Exterior signage for the branch will be presented to Library Board at their February meeting.

At the June 25th 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. Library

Board voted to approve the name Encino Branch Library as official name of library at their October meeting.

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 23rd Library Board of Trustees meeting. A public input meeting was held on July 24th at the building site for community feedback regarding the public art content. Final art work was presented to the Facilities Committee and Library Board at their October meetings, and approved. Artwork will be installed at the site in February.

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 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, and at the restrooms adjacent to the auditorium. Carpet replacement contract for 2nd, 5th and 6th floors was approved by City Council on June 12th. Carpet replacement for the Chihuly area on the 2nd 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. Construction contract awarded to Con-Cor Construction by City Council on November 13, 2014, and construction began the following week. Construction in the Teen Library is scheduled to be complete by March 16th, and will be ready to open in May. Carpet installation for 2nd, 5th and 6th floors has been completed. Elevator replacement of the 4 public elevators at Central is substantially complete, with just a few punch list items to be taken care of. 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.

2015 Collins Garden Branch Library Deferred Maintenance Project

Description: Extreme Library Makeover

Funds: \$724,000 (Deferred Maintenance Funding)

District: 5

Project Architect: Alvidrez Architecture Inc.

Design Enhancement: N/A

Construction Contract: Qualified Low Bid

Original Target Completion Date: December, 2015

Project Scope: Re-design public restrooms for ADA compatibility, Re-design front vestibule to create additional 760 sf. interior space, New Circulation Desk, New Carpet throughout, New Computer Area, New furniture to include computer desks, study chairs, lounge seating, meeting room tables and chairs, Repainting all interior walls and ceilings, Installation of new Overdrive Media Station, Install new automatic entry doors, Install security cameras and card access system

Current Status:

Staff is developing final project scope. Architect will be required to produce construction documents. Library closure will be required for this project, but length of closure and actual dates are yet to be determined.

Alvidrez Architecture will be the project architect, and design plans were presented to the facilities Committee on January 14, 2015. Final design plan was presented to Library Board on January 28 and they approved the plan. Current construction schedule allows for early voting (and Election Day voting) at this site during May, so the library is tentatively set to close from May 15 – November 28. Once final closure dates are confirmed, they will be presented to Facilities Committee and Library Board for their approval.

Staff is currently working to accommodate request to co-locate City Council District 5 field office in Collins Garden Branch Library. Final construction documents are being finalized and will be complete by March.

2015 Great North West Branch Library Capital Project

Description: Roofing and Weatherization

Funds: \$250,000 (Capital project)

District: 6

Project Architect: N/A

Design Enhancement: N/A

Construction Contract: JOC – Con-Cor Construction

Original Target Completion Date: September 30, 2015

Project Scope: New Roof and other weatherization scope as will be determined.

Current Status:

Staff has developed final project scope. No library closure is expected with this project. Job-Order Contractor Con-Cor Construction is preparing a proposal for the scope of work. Due to the size of project, construction contract will need to be approved by City Council.