

**San Antonio Public Library
Construction Update
April 2016**

D2 Schaefer 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: 6322 US Highway 87 E (near Fosters Meadow Road) / District 2

City Project Manager: Stacy Gonzales

Project Architect: OCO/LPA Architects

Design Enhancement: Cakky Brawly – Artist from San Antonio

Construction Contract: Davila Construction, Inc.

Estimated Completion Date: November 2016

Project Scope: New building – 11,300 sf on 5.73 acres of donated land

Current Status: Library Board voted on March 27, 2013 to accept property donation for the new library, contingent on the completion of due diligence. Planning Commission approval received on May 22 and City Council approval for acceptance of donated land was given August 8. Final design development documents presented to the Facilities Committee and Library Board at their August meetings and approved. Final design approval was given by HDRC on September 3. Bid opening held on December 2. May/June 2015: The construction contract was approved by City Council on June 18. Jun/Jul: The groundbreaking ceremony held on Tuesday, July 2. Oct/Nov 2015: Piers are completed and framing has begun for installation of floor beams. Dec/Jan 2016: Bi-weekly project meetings held as construction continues. FF&E procurement is ongoing. Construction projected to be complete by September, with three months of post construction activities to prepare for the grand opening in November 2016. Jan/Feb 2016: Contractor has installed floor planks and is scheduled to install steel structure. Parking lot work is underway. Feb/Mar: Contractor has completed installation of floor beams, and will install steel next. Curb work has been completed for parking area. Mar/Apr: Installation of steel columns and roof beams underway.

D6 Potranco Branch Library

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

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

Location/District: 8764 State Highway 151 @ Potranco / District 6

City Project Manager: Stacy Gonzales

Project Architect: Marmon Mok

Design Enhancement: N/A

Construction Contract: YMCA has construction contract with Koplow Construction

Estimated Completion Date: October 2016

Project Scope: Co-location of branch library within YMCA owned facility in District 6

Current Status: Outlet would be approx. 5,000 sq. ft. co-located in a 40,000 sq. ft. recreation center. The Library Board granted approval of the conceptual design plan, as well as the lease and funding agreements with the YMCA, on April 22, 2015. The geographical name for the District 6 location was assigned on April 22 as the Potranco Branch Library. A funding agreement between the City and the YMCA was approved by City Council on April 30. Jun/Jul 2015: The Final Design of the library space and the Naming Opportunity Fundraising Campaign package for the Potranco Branch Library were presented to the Library Facilities Committee on July 8 and to the Library Board of Trustees on July 22 for full approval granted. Jul/Aug: Final construction documents completed and prepared for open bid process in coordination with YMCA. Wall breaking ceremony held on November 2, and demolishing of interior space had begun. Substantial completion of Library's space is projected in June and the YMCA's space portion in August 2016. Post construction activities will take place between June and September, with a projected library opening in September 2016. Jan/Feb 2016: Contractor has completed trenching for electrical and data conduits in the library portion of the building. Feb/Mar:

Contractor has begun installation of interior walls for the library area. Mar/Apr: Framing of interior walls for the library space continues and installation of electrical conduit and data outlets underway. Projected opening timeline for the Potranco Branch Library and the Mays Family YMCA at Potranco is October 2016.

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 Project Manager: Stacy Gonzales

Project Architect: Marmon Mok

Design Enhancement: N/A

Construction Contract: Qualified Low Bid

Estimated Completion Date: FY 2017

Project Scope: Renovations, repairs, upgrades and space reconfiguration to Central Library facility

Current Status:

HVAC Chiller replacement classified as higher priority for the system to run effectively; package design projected to be complete by September 2015. Sept/Oct: Chiller replacement package is currently out for open bid, and scheduled to go for City Council approval in December. Oct/Nov: Chiller package bids have been received and the selected low bid contract will go to City Council for approval in December. Dec/Jan 2016: Replacement of two chillers is underway at a cost of \$599,400. Jan/Feb: EZ Mechanical is expecting the chiller equipment to arrive mid-late March, installation to follow. Feb/Mar: Chiller installation is on-going. Project scheduled to be complete by May. Mar/Apr: Replacement of two HVAC chillers is underway. Chiller # 2 has been replaced and the new chiller is currently running at 100%. Installation of Chiller # 1 is underway. Project is eligible for \$75,000 CPS energy rebate for each chiller. Remaining balance to be used for HVAC controls upgrade is in the final design review process. Three bids received for the HVAC Controls Replacement package are being evaluated for contract compliance. The HVAC Controls Replacement contract is scheduled to go before City Council in June 2016.

Guerra Branch Library

Description: Foundation repair and parking lot improvements

Funds: \$150,000 – FY2016 Deferred Maintenance

Location/District: 7978 Military Dr. West, 78227 / District 6

Estimated Completion Date: September 2016

Project Scope: Repairs to parking lot areas, sidewalks and front entry sidewalk, installation of new flagpole w/light and new book drop.

Current Status: Asphalt work in parking lot has been completed. New sidewalk approaches and sidewalk slabs replaced. Parking lot sealcoat and stripping completed during Spring break 2016. Flagpole and book-drop ordered installed by the project contractor. Jan/Feb: Contractor expecting flagpole and book drop installation to happen sometime in February. Feb/Mar: Parking lot seal coat and stripping scheduled to be complete by March 22. Mar/Apr: Flagpole installed in April as well as lighting for flag pole. All work has been completed on project.

Maverick Branch Library

Description: Roof repair/replacement

Funds: \$350,000 – FY2016 Deferred Maintenance

Location/District: 8700 Mystic Park, 78254 / District 7

Construction Contract: JOC – Con-Cor Construction

Estimated Completion Date: September 2016

Project Scope: Roof repairs

Current Status: TCI (Transportation & Capital Improvements) is coordinating with Job Order Contractor to complete the work. Jan/Feb: Roof repair in planning phase. Feb/Mar: Roofing contract

finalized for installation of a roof coating over the entire existing roof structure. Roof coating has a 15-year warranty. Work is scheduled to begin on March 28th. Mar/April: Work continues on the installation of the roof coating.

Maverick Branch Library

Description: Co-location of Council Field Office

Funds: \$150,000 – FY2016 Budget Amendment

Location/District: 8700 Mystic Park, 78254 / District 7

Construction Contract: JOC

Estimated Completion Date: September 2016

Project Scope: Renovation of existing study rooms into working office spaces for Council staff and a state-of-the-art digital conference room. The first of its kind concept calls for allowance of public use of the flex-space when not in use for dedicated Council District office hours.

Current Status: Project is in planning phase.

Pan American Branch Library

Description: Sewer line repair

Funds: \$236,000 – FY2016 Deferred Maintenance

Location/District: 112 Pyron Ave., 78221 / District 3

Estimated Completion Date: September 2016

Project Scope: Repair damaged sewer system (under building)

Current Status: BESD (Building Equipment Services Department) is coordinating with Plumbing Contractor and Engineering firm to complete the work. Feb/Mar: Library staff & BESD are currently reviewing plans and specifications and waiting for revised drawings.