

## San Antonio Public Library Construction Update July 2016

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### **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); \$150,000 (SAPLF Private Funds)

**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:** Winter 2016 - 2017

**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 conceptual approval received on May 22 and City Council approval for acceptance of donated land granted August 8, 2013. Final design development documents presented to the Facilities Committee and Library Board at their August 2014 meetings and approved. Final design approval by HDRC provided September 3, 2014. Bid opening held on December 2, 2014. The construction contract was approved by City Council on June 18, 2015. The groundbreaking ceremony took place on Tuesday, July 2, 2015. Oct/Nov 2015: Piers completed and framing started 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: Floor planks installed; steel structure to follow. Parking lot work is underway. Feb/Mar 2016: Contractor completed installation of floor beams, and will install steel next. Curb work has been completed for parking area. Mar/Apr 2016: Installation of steel columns and roof beams underway. Apr/May 2016: Monument signage was approved by the Library Board on April 27, 2016. Steel columns erected begin to define the building structure. Floor topping slab has been completed and installation of roof sheathing is underway. May/June 2016: Most all steel has been constructed; metal studs are being installed. Roof sheathing installation continues and HVAC rough in has begun. Jun/Jul 2016: Work continues with framing metal studs on exterior and interior walls and with electrical conduit rough-in. Construction schedule slipped due to rain delays pushing library opening to late winter 2016 – 2017.

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### **D6 Potranco Branch Library**

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

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

**Location/District:** 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 Kopplow 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, 2015, and approved as final on August 26, 2015, as the Potranco Branch Library. A funding agreement between the City and the YMCA received approval by City Council on April 30,

2015. Jun/Jul 2015: The Final Design of the library space and the Naming Opportunity Fundraising Campaign package, for the Potranco Branch Library, presented to the Library Facilities Committee on July 8 and to the Library Board of Trustees on July 22, 2015 for full approval granted. Jul/Aug 2015: Final construction documents completed and prepared for open bid process in coordination with YMCA. Wall breaking ceremony held on November 2, 2015. Demolishing of interior space initiated. 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 2016: Contractor has begun installation of interior walls for the library area. Mar/Apr 2016: 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 now October 2016. Apr/May 2016: Work on interior walls continues. Monument signage approved by the Library Board on April 27, 2016. Project cost savings of \$75,000 from the Guerra Branch Library approved to be re-programmed to help fund technology needs at the Potranco Branch Library. May/June 2016: Drywall installation in the library space is underway. Jun/Jul 2016: Potranco Library signage location moved from top of the building to right under the awning of the outdoor courtyard to be more prominent from parking lot. The project underwent a slight schedule shift in the area of substantial completion, but should not affect public opening date.

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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 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:** Improvements for the Library were divided into smaller projects to minimize public service interruptions. The following project renovations and major upgrades were completed: 1st Floor Public Restroom Renovation - May 2014, Carpet Replacement on Floors 2nd, 5th, and 6th - October 2014, Exterior Building Signage - May 2014, Public Elevator Replacements - December 2014, Teen Center Renovation - May 2015, and Chiller Replacements – May 2016. HVAC Chiller replacement classified as higher priority for the system to run effectively; package design projected to be complete by September 2015. Sept/Oct 2015: Chiller replacement package out for open bid, and scheduled to go for City Council approval in December 2015. Oct/Nov 2015. Chiller package bids received and selected low bid contract scheduled for City Council approval in December 2015. Dec/Jan 2016: Replacement of two chillers is underway at a cost of \$599,400. Jan/Feb 2016: EZ Mechanical expects the chiller equipment to arrive mid-late March, installation to follow. Feb/Mar 2016: Chiller installation ongoing, project scheduled to be complete by May. Mar/Apr: Replacement of chiller # 2 is complete with new chiller operating at 100%. Project is eligible for \$75,000 CPS energy rebate for each chiller. Remaining project fund balance will be used to cover the HVAC controls upgrade. Apr/May 2016: Chiller #1 has been installed and operating at full capacity since May 5. Contractor is finalizing punch list items for the Chiller replacement and project completion is expected by end of May 2016. The HVAC Controls Replacement contract is scheduled to go before City Council on June 16, 2016. May/June 2016: All work on the Chiller replacement project is complete. City Council approved the HVAC Controls Replacement contract on June 16. Next step is to schedule a pre-construction meeting. Jun/Jul 2016: Replacement chillers project is complete. HVAC controls upgrade project kick off scheduled for week of July 18. Project completion projected by end of December 2016.

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**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) coordinating with Job Order Contractor to complete the work. Jan/Feb 2016: Roof repair in planning phase. Feb/Mar 2016: 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 28. Mar/April 2016: Work continues on the installation of the roof coating. Apr/May 2016: Substantial completion of the roof coating projected for May 31; however, construction delay possible due to excessive rainfall. Library staff recommended an alternate roofing technique that produced a project cost savings of \$250,000. Cost savings approved to be re-programmed to help fund exterior improvements at the Landa Branch Library. May/June 2016: Most of the roof work has been completed; project closeout procedures to follow. Jun/Jul 2016: Maverick roof coating project is complete. This roof improvement carries a 15-year warranty and will provide continuing savings on utilities. All exterior windows will be caulked and sealed.

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**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:** May/June 2016: Project is in final planning phase; pending project approvals to initiate work in the space. Jun/Jul 2016: Staff meetings conducted with Council representatives to review floor plan, furniture, and finishes. Council staff is supportive of the plan and interested in making sure the dedicated space for the digital council office is enhanced and accessible to the public. Materials have been ordered, construction ready to start and complete by September 2016.

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**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

**Current Status:** BESD (Building Equipment Services Department) is coordinating with Plumbing Contractor and Engineering firm to complete the work. Feb/Mar 2016: Library staff and BESD are currently reviewing plans and specifications and waiting for revised drawings. Apr/May: Project scope currently under further evaluation. May/June 2016: A construction contract is being finalized, and work will begin soon after. June/Jul 2016: Contractor has been engaged and work is scheduled to start week of July 18.

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**Landa Branch Library**

**Description:** Exterior Restoration Improvements

**Funds:** \$250,000 Deferred Maintenance (re-programmed cost savings from Maverick Roof Project)

**Location/District:** 233 Bushnell Ave. / District 1

**Project Scope:** Restoration and painting of exterior doors, windows, stucco surfaces, cornices, and balconies. Building upgrades related to electrical and domestic water supply.

**Current Status:** Apr/May 2016: City Manager approved the Library's request to reprogram cost savings from the Maverick roofing project. Project completion projected by April 2017. May/June 2016: Planning for this project is underway, with stakeholders being identified. Jun/Jul 2016: Meetings with Office of Historic Preservation and Monte Vista Historical Association conducted. Council contract approval anticipated between November – December 2016. Work will be complete by May 2017, weather permitting.