

**San Antonio Public Library
Construction Update
August 2017**

Central Library 2012 Bond Project

Description: Renovations, repairs, HVAC upgrades, space reconfiguration

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, HVAC upgrades and space reconfigurations

Project Milestones: Improvements for the Central Library were divided into smaller projects to minimize disruption of public services. Completed renovations and major upgrades include:

- ✓ September 17, 2013 - Planning Design Kick-off
- ✓ May 2014 - 1st Floor Public Restroom Renovation
- ✓ October 2014 - Carpet Replacement on Floors 2nd, 5th, and 6th
- ✓ May 2014 - Exterior Building Signage
- ✓ December 2014 - Public Elevator Replacements
- ✓ May 2015 - Teen Center Renovation
- ✓ June 2015 - Library Board Design Approval of the Latino Collection & Resource Center
- ✓ May 2016 – HVAC Chiller Replacements at a cost of \$599,400 completed
- ✓ \$150,000 CPS Energy Rebate Received (\$75,000 each chiller) - Remaining project fund balance to fund the HVAC Controls Upgrade.
- ✓ June 16, 2016 - City Council Approval of the HVAC Controls Replacement Contract
- ✓ July 18, 2016 - HVAC Controls Upgrade Project Kickoff

Current Status: Work to replace existing controls is complete. Test and balance work completed. Staff training on new HVAC control system is pending. Bond project closeout will be coordinated by Department of Transportation and Capital Improvements (TCI).

Latino Collection and Resource Center (LCRC)

Description: Space renovation of approx. 6,000 sq. ft. of space on the first floor of the Central Library to relocate the Latino Collection from the sixth floor. The new space will allow engaging programming to be provided through expanded partnerships with schools, colleges, universities, and other non-profit organizations.

Funds: \$490,000 (\$300,000 - SAPLF; \$190,000 COSA)

Location/District: 600 Soledad / District 1

City Project Manager: Stacy Gonzales

Project Architect: Marmon Mok

Design Enhancement: N/A

Construction Contract: JOC Alpha Building Corporation

Estimated Completion Date: FY2017

Project Scope: The renovated area will include: writer's workshop and conference room, lecture and programming space, research and study area, enclosed study rooms, and gallery/resource center with a visible and inviting entrance..

Background: The Central Library Latino Collection was originally designed as part of the 2012 Central Library Bond Project. Due to higher than anticipated construction costs, the Library Department turned to the San Antonio Public Library Foundation to privately raise the funds needed to cover construction costs and secured additional funding to make the project whole.

Project Milestones:

- ✓ October 2014 – Design Input Session
- ✓ February 11, 2015 - Library Facilities Conceptual Design Approval
- ✓ June 2015 – IT and Security Requirements Review
- ✓ June 24, 2015 – Library Board Final Design Approval
- ✓ August 2015 – FF&E requirements review
- ✓ September 2015 – Review of furniture fabric and finish selections
- ✓ December 13, 2016 - Funding Sources for Construction Expenses In Place
- ✓ January 2, 2017 - "Future Improvements" Signage Installed
- ✓ February 23, 2017 - Construction contract approved by City Council
- ✓ July 2017 - The main reference 'Connect' information desk was relocated to align with the entrance of the LCRC

Current Status: Construction project is progressing with minimal disruption to public service. Completion of Phase 2, that includes the entrance archway and training room upgrade, is in progress. Library staff is working on securing project furniture, fixtures, and equipment (FF&E). Construction work is projected for completion by August/September 2017. Post-construction activities will continue thru September.

Landa Branch Library Historical Facility Restoration/Renovation

Description: Interior/Exterior Restoration and painting, electrical system upgrades, restroom renovations, roof system replacement, ceiling fresco restoration, space reconfiguration improvements, and professional design services for historic restoration work.

Funds: \$250,000 Deferred Maintenance (Maverick roof reprogrammed cost savings), \$370,000 Deferred Maintenance, and \$195,000 Capital Outlay FY2017 funds

Location/District: 233 Bushnell Ave. / District 1

City Project Manager:

Project Architect: Seventh Generation Design / CNG Engineering

Design Enhancement: N/A

Construction Contract: F.A. Nunnelly (JOC Contractor)

Estimated Completion Date: FY2017

Project Scope: Exterior restoration and painting of doors & windows, stucco surfaces, cornices, and balconies, electrical system upgrades, water supply line replacement, interior painting, rest room renovations, roof system replacement, ceiling fresco repairs, new carpet, service desk replacement, and meeting room conversion to flex space.

Project Milestones:

- ✓ May 2016 - Reprogramming of cost savings from the Maverick roofing project approved by City Manager.
- ✓ May/June 2016 – Project planning and stakeholders identified.
- ✓ Jun/Jul 2016 – Initial scoping meetings with stakeholders conducted.
- ✓ September 2016 – FY2017 Deferred Maintenance \$370,000 Funding Approval
- ✓ November 11, 2016 - Architectural Contract Finalized/Executed.
- ✓ Dec/Jan 2017 - Monthly meetings ongoing through exterior design phase.
- ✓ Project scope for interior work (including design services) draft completed.
- ✓ February 23, 2017 - HDRC administrative project approval granted
- ✓ March 8, 2017 – Proposed exterior improvements presented to the Library Facilities Committee
- ✓ April 26, 2017 - Library Board of Trustees approves exterior plan and closure schedule effective June 5 through Sept 20.
- ✓ May 24, 2017 – Space re-alignment plan presented to Facilities Committee for review
- ✓ June 1 - City Council approves construction contract
- ✓ June 5 – Landa Branch Library closes to public. Book Drop and Playground to remain open for use
- ✓ June 28 - Interior finish selections approved by the Library Board of Trustees

Current Status: Bi-weekly project meetings held as contractor work progresses. Exterior painting completed, reinstallation of doors and screens underway. Replacement of damaged HVAC ducts in progress. Project completion projected by September 20, 2017. Plans for re-opening event are underway.

Security Camera and Card Access installations

Description: Installation of security & card access systems at seven branch library locations

Funds: \$320,000 Capital Outlay

Location/District: seven branch locations in Districts 1, 3, 5, 8, and 10 (list below)

Project Scope: Security and/or card access system installation as follows:

<u>Cameras & Card Access</u>	<u>Card Access Only</u>	<u>Cameras Only</u>
Landa, District 1	San Pedro, District 1	McCreless, District 3
Pan American, District 3	Bazan, District 5	
Cody, District 8	Semmes, District 10	

City Project Manager/Department: Information and Technology Services Department (ITSD)

Project Architect: N/A

Design Enhancement: N/A

Construction Contract: N/A

Estimated Completion Date: September 2017

Current Status: Project assessments and staff coordination meetings have been completed for each location. Project scope proposals have been approved and installation at various sites is ongoing.

Las Palmas and Central Library Furniture improvements

Description: Furniture improvements

Funds: \$80,000 (\$40k each) Capital Outlay

Location/District: Las Palmas, 515 Castroville, District 5; Central, 600 Soledad, District 1

Project Scope: Install new computer furniture at Las Palmas & furniture upgrades at Central

Estimated Completion Date: September 2017

Current Status: Several new computer tables were installed on March 22 at Las Palmas Branch Library. An additional table has been installed and wired for service ahead of the September 30 project deadline. Furniture upgrades at Central included new auditorium tables, increased wall height for the first floor training room, and additional improvements to the first floor 'Connect' area. Project completion to be completed before September 30.

Central Door Entry Door Modification

Description: Central Library Entry Door Modification

Funds: 2017 – 22 Bond \$TBD

Location/District: Central Library, 600 Soledad, District 1

City Project Manager: Stacy Gonzales

Project Architect: Beaty Palmer Architects

Construction Contract: JOC

Project Scope: Door assessment and design services to address malfunction, safety and security issues, and to implement wayfinding and accessibility improvements.

Estimated Completion Date: 2018

Current Status: All five sets of main entry and exit doors at the Central Library are over 20 years old. Many replacement parts are no longer available, or take weeks to produce leaving doors out of service for extended periods. The City's Department of Transportation and Capital Improvements (TCI) initiated a contract with Beaty Palmer Architects to provide design services for the project. Beaty Palmer will assist with project reviews and approvals by the Office of Historic Preservation and Historic Design Review Commission (HDRC). Alternate design options are under consideration.