

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

Central Library 2012 Bond Project

Description: Renovations, repairs, HVAC upgrades, space reconfigurations

Funds: \$4M (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:** FY2017

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 (\$75K ea. chiller)-Remaining fund balance to fund 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: The HVAC Controls Upgrade project for the Central Library is complete. Staff training is ongoing. The City's Department of Transportation and Capital Improvements (TCI) is coordinating the Bond project closeout.

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: \$490K (\$300K - SAPLF; \$190K 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:** 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 San Antonio Public Library Foundation privately raised 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
- ✓ 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: The grand opening of the new Latino Collection and Resource Center was held on Tuesday, September 19, 2017. Invited guest speakers included Mayor Ron Nirenberg and U.S. Rep. Lloyd Doggett before a delighted audience of 200 approx.

Landa Branch Library Historical Facility Restoration/Renovation

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

Funds: \$250K Deferred Maint (Maverick roof reprogrammed cost savings), \$370K Deferred Maint, \$195K Capital Outlay

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:** 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 art painting stabilization, 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 6/5 – 9/20/17
- ✓ 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 remained open for use
- ✓ June 28 - Interior finish selections approved by the Library Board of Trustees

Current Status: The exterior building restoration and interior improvements at the Landa Branch Library have been completed. The Library reopened on September 21 in time for the Library Foundation’s 7th Annual fall fundraiser event. The renovation improvements were highlighted during the 70th Anniversary celebration held on October 14, 2017.

Security Camera and Card Access installations

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

Funds: \$320K Capital Outlay / **Location/District:** Seven branch locations in Districts 1, 3, 5, 8, and 10 (list below)

City Project Manager/Dept: Information and Technology Services Department (ITSD) / **Estimated Completion:** FY2017

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	

Current Status: Installation of security camera and card access systems at listed locations complete. Project close-out is underway.

Las Palmas and Central Library Furniture improvements

Description: Furniture improvements / **Funds:** \$80K (\$40k each) Capital Outlay

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

Project Scope: Install new computer furniture & upgrades at Las Palmas and Central / **Estimated Completion:** FY2017

Current Status: Furniture improvements at Las Palmas and the Central Library are complete. Las Palmas received several new computer tables; Central received new auditorium tables and additional improvements to the first floor training room and ‘Connect’ area.

Potranco Branch Library Courtyard Enhancements

Description: Courtyard and interior enhancements / **Funds:** \$50K (Semmes Foundation Donation)

Location/District: Potranco Branch Library, 8765 TX 151 Access Road, District 6

Project Scope: Install benches with power accessibility, tables and chairs, strategic placement of power towers throughout courtyard, improvements to interior lighting and acoustics in quiet room, shade options over courtyard.

Estimated Completion: FY2017-18

Current Status: Design services contract with Marmon Mok has been finalized and being shared with YMCA, per the lease agreement. Project design phase for the courtyard enhancements started during week of August 21.



The City’s \$850M General Obligation Bond Program, approved by voters on May 6, 2017, includes \$12.1M for the following Library facilities improvement projects to be completed within FY2017-22.

Central Library 2017 Bond Project – First and Third Floors Renovations

Description: Renovations and Improvements / **Funds:** \$3M (2017 Bond) / **Location/District:** 600 Soledad / District 1

City Project Manager: Stacy Gonzales / **Project Architect:** Beaty Palmer Architects (door modifications)

Design Enhancement: N/A / **Construction Contract:** JOC / **Estimated Completion:** FY2017-22

Project Scope: Redesign of entrance/exit for improved accessibility, creation of customer friendly media space, main service desk redesign, refresh of finishes, security improvements, improved wayfinding, building system improvements. Third floor Children’s area improvements to include transformation of story room, creation of Family Technology Center, and renovation of family restrooms.

Central Library 2017-22 Bond Entry Door Modifications

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)

Project Milestones:

- ✓ June 12 – Met with Beaty/Palmer Architects to begin project scoping
- ✓ August 9 – Briefed Facilities Committee on progress of project
- ✓ August 10 – Met with Beaty/Palmer for Design Kick-Off meeting
- ✓ September 27 – Administrative Certificate of Appropriateness issued by Office of Historic Preservation
- ✓ September 29 – Final drawings submitted for review and pricing
- ✓ October 11 – Present design plan to Facilities Committee
- ✓ October 25 – Present design plan to Library Board of Trustees
- ✓ October 26 – Upon approval of design plan, JOC pricing process will begin
- ✓ Winter 2017-18 – Estimated Completion

Current Status: Design plans were accepted by the Facilities Committee on October 11 for Library Board of Trustees approval on October 25.

Texana Genealogy Collection Resource Center

Description: Renovations, improvements and space reconfiguration

Funds: \$700K (2017 Bond) / Reserve Funding \$300K (Leveraged private funding from Library Foundation)

Location/District: 600 Soledad, 6th floor, District 1

City Project Manager: Stacy Gonzales / **Project Architect:** TBD

Design Enhancement: N/A / **Construction Contract:** TBD / **Estimated Completion:** FY2018-22

Project Scope: Design, service point and shelving improvements, new technology equipment, space reconfigurations

Project Milestones:

Current Status:

McCreless Branch Library Renovation 2017 Bond Project

Description: Renovations, improvements and space reconfiguration

Funds: \$2.5M (2017 Bond) / **Location/District:** 1023 Ada St., District 3

City Project Manager: Stacy Gonzales / **Project Architect:** TBD

Design Enhancement: N/A / **Construction Contract:** TBD

Estimated Completion: FY2018

Project Scope: Renovations, repairs, HVAC upgrades and space reconfigurations

Project Milestones:

Current Status:

Memorial Branch Library Renovation 2017 Bond Project

Description: Renovations, improvements and space reconfiguration

Funds: \$3.3M (2017 Bond) / **Location/District:** 3222 Culebra, District 5

City Project Manager: Stacy Gonzales / **Project Architect:** TBD

Design Enhancement: N/A / **Construction Contract:** TBD

Estimated Completion: FY2018

Project Scope: Renovations, repairs, HVAC upgrades and space reconfigurations

Project Milestones:

Current Status:

Las Palmas Branch Library Renovation 2017 Bond Project

Description: Renovations, improvements and space reconfiguration

Funds: \$1.7M (2017 Bond) / **Location/District:** 515 Castroville Rd., District 5

City Project Manager: Stacy Gonzales / **Project Architect:** TBD

Design Enhancement: N/A / **Construction Contract:** TBD

Estimated Completion: FY2018

Project Scope: Renovations, repairs, HVAC upgrades and space reconfigurations

Project Milestones:

Current Status:

Forest Hills Branch Library Renovation 2017 Bond Project

Description: Renovations, improvements and space reconfiguration

Funds: \$900K (2017 Bond) / **Location/District:** 5245 Ingram Rd., District 7

City Project Manager: Stacy Gonzales / **Project Architect:** TBD

Design Enhancement: N/A / **Construction Contract:** TBD

Estimated Completion: FY2018

Project Scope: Renovations, repairs, HVAC upgrades and space reconfigurations

Project Milestones:

Current Status:

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The City of San Antonio Council adopted the annual budget for FY2018 on September 14, 2017 which included a total of \$1,552,500M for the following library capital improvement projects. Updates will be provided as project scope development and planning is completed for each project.

Landa Branch Library 2018 Capital Improvement Project

Description: Foundation repairs and HVAC system upgrades (may require temporary branch closure)

Funds: \$600K CIP / **Location/District:** 233 Bushnell, District 1

City Project Manager: Stacy Gonzales / **Project Architect:** NA / **Design Enhancement:** N/A

Construction Contract: IDIQ for assessments and plans; JOC or bid

Estimated Completion: timeline extension beyond FY2018 / **Project Milestones:**

Current Status:

Tobin Branch Library 2018 Capital Improvement Project

Description: HVAC system upgrades

Funds: \$200K CIP / **Location/District:** 4134 Harry Wurzbach Rd., District 10

City Project Manager: Stacy Gonzales / **Project Architect:** N/A / **Design Enhancement:** N/A

Construction Contract: IDIQ for assessments and plans; JOC or On-Call

Estimated Completion: June 2018

Project Milestones:

Current Status:

Semmes Branch Library 2018 Capital Improvement Project

Description: HVAC system upgrades

Funds: \$200K CIP / **Location/District:** 15060 Judson Rd., District 10

City Project Manager: Stacy Gonzales / **Project Architect:** N/A / **Design Enhancement:** N/A

Construction Contract: IDIQ for assessments and plans; JOC or On-Call

Estimated Completion: August 2018

Project Milestones:

Current Status:

Bazan Branch Library 2018 Capital Improvement Project

Description: Roof replacement

Funds: \$100K CIP / **Location/District:** 2200 W. Commerce, District 5

City Project Manager: Stacy Gonzales / **Project Architect:** N/A / **Design Enhancement:** N/A

Construction Contract: JOC

Estimated Completion: June 2018

Project Milestones:

Current Status:

Forest Hills 2018 Deferred Maintenance Project

Description: Parking lot repairs

Funds: \$100,000 Deferred Maintenance

City Project Manager: Stacy Gonzales / **Project Architect:** N/A / **Design Enhancement:** N/A

Construction Contract: JOC or On-call contractor

Estimated Completion: June 2018

Project Milestones:

Current Status:

2018 Capital Outlay Projects

Cody Branch Library Furniture and Carpet Replacement

Scope: Replace computer furniture, replace reading tables and lounge furniture, replace carpet throughout building

Funds: \$100K Capital Outlay / **Location/District:** 11441 Vance Jackson Rd., District 8

Estimated Completion: September 2018

Project Milestones:

Current Status:

Pan American Branch Library Space Modifications and Furniture Replacement

Scope: Replace service desk and computer furniture; replace reading tables, quiet study furniture and meeting room furniture; make improvements to staff work area, teen area, and children's area.

Funds: \$150K Capital Outlay / **Location/District:** 1122 W. Pyron Ave., District 3

Estimated Completion: September 2018

Project Milestones:

Current Status:

Thousand Oaks Branch Library Space Modifications and Furniture Replacement

Scope: Replace service desk, provide for powered reading tables and meeting A/V technology, staff work area and teen area improvements.

Funds: \$112,500K Capital Outlay / **Location/District:** 4618 Thousand Oaks Dr., District 10

Estimated Completion: September 2018

Project Milestones:

Current Status: