

# AUSTIN PUBLIC LIBRARY



## Director's Report

August 2021

# TABLE OF CONTENTS

Highlights	3
Facilities Services	5
FY2018 Bond Program Summary	5
FY2012 Bond Program Summary	7
Cepeda Branch / Hampton Branch (Site/Civil) Report	13
Faulk Building / Austin History Center Monthly Report	15
Interior Renovations Monthly Report	17
Roof Replacements & Systems Upgrades Monthly Report	25
Austin History Center	29
Library Priorities	30
Literacy Advancement	30
Digital Inclusion & STEM	30
Equity, Diversity & Inclusion	30
Civic and Community Engagement	30
Staff Development	31
Workforce and Economic Development	31
APL By the Numbers	32
Collections Usage July	32

# HIGHLIGHTS

## Service Changes for August

Express services hours remain as they are currently.

- Austin Public Library opened additional locations on August 2, 2021:
  - **Southeast & Little Walnut (modified hours due to serving as vaccine clinics):**
    - Monday 12 - 8 PM
    - Tuesday 10 AM - 2 PM
    - Wednesday & Thursday 10 AM - 6 PM
    - Friday 10 AM - 2 PM
  - **Recycled Reads:**
    - Friday, Saturday and Sunday 12-6 PM
- Curbside continues at Manchaca Road, Central and North Village. Drive-thru window services continue at Spicewood Springs.
- There will be no indoor programming, but APL is coming up with ideas on how to do outdoor programming. Our first Drive-in Storytime is planned for the Willie Mae Kirk Branch, September 15.
- We will not allow public use of meeting rooms in the branches.
- Wearing facemasks for customers is required.
- Capacity levels remain at 50%

## Library Software Update August 23 - 25

To better serve our customers, APL is modernizing our data to run smoothly behind the scenes.

While our system is down August 23 - 25:

- You must have your Library Card or Library Card Number to check out material.
- New holds on material are not available.
- New Library Cards are not available.
- Overdrive, Hoopla and Infobase Learning Cloud will be available. The rest of the Virtual Library resources will not be available.
- The catalog should be searchable, but the information for items may not be current and users will not be able to log into their accounts.
- No access to fines or fine payments (fines will not accrue August 20 - 30).
- Items due dates will be extended if your due date falls between August 20 - 30.

Note: As of August 26, the Library Software Update is substantially complete.

## Staffing Update



Austin Public Library is pleased to announce that Carmaleta McKinnis-Williams has been selected to be our Equity & Inclusion Program Manager.

Ms. McKinnis-Williams hails from the Motor City/"Motown" and is a proud native Detroiter! She is a 21st Century J.E.D.I. (Social Justice, Equity, Diversity, & Inclusion) Advocate/Consultant; Community Organizer and Activist. Carmaleta earned her BA and MBA degrees, and a Diversity, Equity, Inclusion Workplace Certification. Carmaleta brings to the Equity, Inclusion Program Manager position the following professional background but not limited to:

- Founder, President Proverbs 31 Consulting
- Strategic Business Planning Consultant, General Motors
- Founder, President General Motors South-Central Region Women Network
- African American Leadership Institute-Austin Fellow, Inaugural Cohort
- Leadership Austin Alum
- Co-Chair Diversity, Equity, Inclusion Committee, Impact Austin Women's Philanthropy Organization
- DEI Trainer, Impact Austin Grant Review Committees
- DEI Trainer, Mentor, Advisory Board, Solar Austin, Pathways to Clean Energy Careers

Austin Public Library is committed to provide an inclusive experience for "all". Using motivating and equitable steps as a 21st century leading institution will improve and update the history of the public library system.

# FACILITIES SERVICES

## FY2018 Bond Program Summary

### Description

The 2018 Bond Program for the Library Department consists of fifteen improvement projects located across the Library's facilities portfolio. The program is structured with a focus on project controls to ensure that overall objectives are met. July Program Summaries are as follows:



**2018 BOND**  
OUR COMMUNITY. OUR FUTURE.

- CLMP180 2016 Site/Civil: Hampton at Oak Hill Parking Lot Expansion & Cepeda Branch Trail:
  - Cepeda Branch Trail will include permeable pavers incorporated into the design, at the request of the Library. The preliminary drainage analysis indicates a need for an on-site detention facility. The Consultant has submitted an acceptable proposal which will complete the procurement phase for the design services necessary to undertake the construction phase services.

Hampton at Oak Hill Parking Lot Expansion requires a Preliminary Phase is going to consist of detailed calculations, grading alternatives, evaluation of new electrical component requirements, and coordinating with Watershed Protection, among other agencies. The Preliminary Phase would estimate the parking lot expansion future costs through construction phase services including the probable construction costs of the pond and irrigation work.
- CLMP282 Archival Repository Faulk Building & History Center Renovation:
  - Current Phase: Schematic Design. Scope redirection has still been this past month's focus. The design build team is close to finalizing a new schedule that will align with design development and construction.
  - CMAR Spawglass has updated and sent new pricing to PW PM based on the updated scope document. The new pricing will be submitted to APL for review, comment, and approval. The JHF infrastructure scope includes but is not limited to camera - scoping all existing wastewater and domestic plumbing, smoke testing all existing vents as well as investigating water infiltration into the electrical feeder area.
- CLMP286 Interior Renovation Projects - Old Quarry Branch Renovation; Little Walnut Creek Branch Renovation; Willie Mae Kirk Branch Renovation; Manchaca Road Branch Roof Replacement & Renovation; St. John Branch Renovation

- The final ADPN for the five branch renovation projects with itemized budgets were submitted and are under review. The Architect's SD Construction Estimate totals \$4,154,031. The CD Construction Estimate is within budget and final ADPN acceptance is recommended. Acceptance will move the Interior Renovation Package into the Schematic Design Phase.

Note: The ADPN revealed roofing systems at Little Walnut, Old Quarry, Willie Mae Kirk, and Manchaca Road Branches that are beyond useful life. Funding will have to be identified or the work categorized and prioritized as deferred maintenance.

- CLMP287 Roof Replacement & System Upgrades - Carver Branch; Howson Branch; Yarborough Branch
  - Consultant's final Preliminary Engineering Report (PER) with total project cost was submitted July 20, 2021. There are +/- gaps in PER cost and the project budget estimates but the overall numbers are very close to budget allocations. The PER project cost and budget are being reviewed by APL with the PM and Project Consultant. Next steps include recommendations for acceptance to move the projects in the Schematic Design Phase.
  - Proposals from the City's Roofing Contractor are in-hand for University Hills and Ruiz. University Hills roof replacement is being delayed due to availability of building materials. Ruiz roof proposal is under review for completeness and a project start date. Spicewood Springs roof work is awaiting a proposal submittal from the Roofing Contractor.

## Schedule

The FY18 Bond design and construction deliverables are scheduled for 36 months. All timelines are estimates and subject to change without notice. Program Construction starts will be staggered to minimize impacts to existing levels of customer service.

***The 2018 Bond Program for the Library Department consists of fifteen improvement projects located across the City of Austin.***

## FY2012 Bond Program

### Summary

#### Description

- Proposition 18: Library, Museums and Cultural Facilities \$13.4 Million

#### Cepeda Branch Library Renovation



Artful Cistern Wrap @ Twin Oaks

#### Scope of Work

The project consists of interior and exterior improvements to the Cepeda Branch Library. The work consists of selective demolition and upgrades to the facility interior, interior and exterior painting, exterior stucco repair, new furniture and equipment. The exterior work shall include landscape improvements and sustainability has been established as a goal of the project.

#### Status

Construction is proceeding, with OAC Construction Progress meetings held on July 9 and 23 (with the 9<sup>th</sup> held virtually, online and the 23<sup>rd</sup> held on-site, in person). Demolition is proceeding, and site work is beginning.

#### Budget / Cost

Appropriation \$1,240,839; Obligated \$1,130,286.91; Balance \$110,552.09

#### Schedule

The construction phase is scheduled for a 180-day duration. Substantial completion is anticipated October 15, 2021. Final completion is anticipated November 15, 2021.

#### Impacts

The City of Austin site development review team is now saying that either a Site Exemption or Site Correction should have been achieved (after Development Services staff emailed the project engineer their opinion that neither was necessary over two years ago), and this has delayed initial Environmental Review site meetings. The resulting schedule slippage, when determined, will likely be unrecoverable.

## Zaragosa Technical Support Warehouse

### Scope of Work

In order to meet current building, fire and life safety codes, this project will retrofit the facility's 35-year-old fire suppression sprinkler system at the 20,000 SF Zaragosa Technical Support Warehouse. The fire system upgrade will protect the Library Department's only storage facility.

### Status

Construction is proceeding. OAC Progress Meetings were held on July 9 and 23 (with the 9<sup>th</sup> virtual, online and the 23<sup>rd</sup> on-site, in person). The new sprinkler system piping is being installed, after Austin fire Department approval of the submitted design shop drawings.

### Budget / Cost

Appropriation \$1,115.965; Obligated \$1,056,610.40; Balance \$59,354.60



Construction @ Zaragosa Warehouse Mezzanine

### Schedule

The construction phase is scheduled for a 180-day duration. Due to the inspection issue with Austin Fire Department substantial completion is now anticipated September 30, 2021.

### Impacts

The inspection issue with the Austin Fire Department has been cleared up (including removal of their initial requirement of the installation of a new Fire Department Connection on the side of the Warehouse - and their acceptance of the existing Connection at the curb of N Pleasant Valley); with the inspection of the new 4-inch water fire supply line to be done by Development Services' plumbing inspector. The contractor can claim both time and costs due to the delay (that were beyond their control); but the time delay can likely be made up for in the current schedule.

## University Hills Branch Parking Lot Expansion



AUH Site Work Drone Shot QA Construction Services Inc.

installation of parking lot signage, installation of fencing and stub out for EV stations.

### Scope of Work

The work comprises of constructing a new asphalt 25 parking space expansion at the existing University Hills Branch Library. Work is to include the demolition of existing structures and pavement, installation of erosion/sedimentation control and tree protection fencing, construction of asphalt/concrete parking area, construction of a concrete water quality pond, construction of associated walkways, installation of landscaping and lighting,

### Status

Construction continues. OAC Progress Meetings were held, on-site and in person, on July 7 and 21. Grading for the parking lot sub-base continues, and the water detention concrete structure formwork is being constructed.

### Budget / Cost

Appropriation \$1,532,458.00; Obligated \$1,228,394.34; Balance \$304,063.66

### Schedule

The construction phase is scheduled for a 180-day duration. Substantial completion is anticipated November 2021.

### Impacts

None for the month of July

## Pleasant Hill PHASE II

### Scope of Work

Phase II began in July 2020 with the retaining of an R/L Project Architect to design interior finish upgrades to the facility. The design package included new library-friendly hard surface flooring, new interior / exterior painting, parking lot restriping, LEED night sky compliant exterior LED lighting, power washing of the building and fencing / screening of the roof access and power panels.

**Status**

Phase II progress continues however, the project lost approximately 3 weeks due to two (2) defective HVAC compressors. As a result, no one could work in the building due to extreme heat.

The replacement compressor that was installed on July 22 was also defective and a 2nd compressor had to be ordered, installed, and tested.

The 2nd compressor was received and installed on August 6 became operational August 10. In addition to the HVAC system, suspected asbestos in the ceiling tile required retesting with the City's Consultant ALMMG. The Contractor is expected back on site. The flooring should be completed within 10 days.

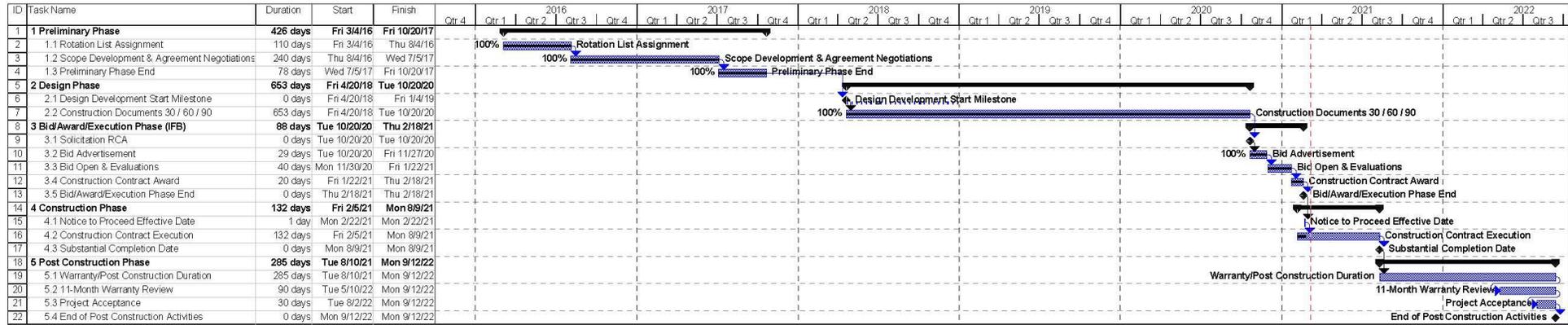
**Budget / Cost**

Appropriation \$1,207,307; Obligated \$1,200,576.94; Balance \$6,730.06

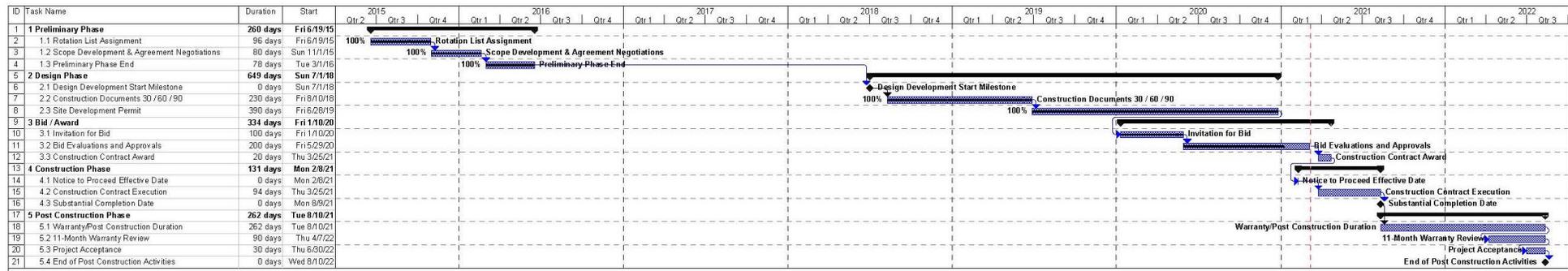
**Schedule**

Construction activities are anticipated to wrap up by the end of August with launch team activities to follow.

# Zaragosa Warehouse



# University Hills Branch



# Cepeda Branch / Hampton Branch (Site/Civil) Report

## Project Description

The Cepeda Branch Library Trail Project was initiated to provide a safe, well-lighted pedestrian pathway from



the Cepeda Branch Library property at 651 N Pleasant Valley Road through to Gonzalez Street under the adjacent East Seventh Street overpass.

The Will Hampton Branch Library at 5125 Convict Hill Road has experienced heavy use by the community since the facility first opened its doors in 1997. The

Annotated Map Cepeda Branch Trail

community facility is public-facing and adjacent to the equally popular Dick Nichols District Park. The project consists of adding 22 parking spaces to the existing parking lot.

## Status

Cepeda Branch Trail will include permeable pavers incorporate into the design, at the request of the Library. The preliminary drainage analysis indicates a need for an on-site detention facility. The Consultant has submitted an acceptable proposal which will complete the procurement phase for the design services necessary to undertake the construction phase services.

Hampton at Oak Hill Parking Lot Expansion requires a Preliminary Phase is going to consist of detailed calculations, grading alternatives, evaluation of new electrical component requirements, and coordinating with Watershed Protection, among other agencies. The Preliminary Phase would estimate the parking lot expansion future costs through construction phase services including the probable construction costs of the pond and irrigation work.

## Schedule

Funding requirements may drive the schedule for the Cepeda Trail. Funding requirements for the Hampton Parking Lot expansion may add additional time.

## Budget

- Hampton Parking Lot Expansion: Appropriation \$751,000; Obligated \$104,082.72; Balance \$646,917.28
- Cepeda Branch Trail: Appropriation \$307,000; Obligated \$58,489.56; Balance \$248,510.44

## Other Issues

Hampton at Oak Hill parking lot expansion is in the Edward Aquifer Watershed and may be subjected to more stringent environmental requirements which in turn may drive additional cost. Fiscal impacts on the budget are being evaluated for project feasibility.

# Faulk Building / Austin History Center Monthly Report

## Facility Improvements & Archival Repository Expansion

### Project Description



Photo Credit: Wikimedia Commons

The Faulk Library and Austin History Center are grouped together to meet the growth demands of the City's burgeoning population by adding much needed archival storage space, security for collections, and upgrading environmental controls. The campus will be reinforced as a single destination that will facilitate seamless interchanges between the Faulk Building, the Austin History Center, adjacent Wooldridge Square and many nearby historical sites.

### Status

Current Phase: Schematic Design. Scope redirection has still been this past month's focus. The design build team is close to finalizing a new schedule that will align with design development and construction.

CMAR Spawglass has updated and sent new pricing based on the updated scope document. The new pricing will be submitted for review and approval. It predominantly involves scoping all existing wastewater and domestic plumbing as well as a flooding electrical feeder area.

### Impacts

It is still unknown what the updated scope will do to the schedule. The 36-42 month project start to finish goal continues to be in reach. However, the design build team anticipates adding at least 4-6 weeks to the schedule for paperwork alone.

### Schedule

The project is currently in Schematic Design. (See Gantt Chart)

### Budget Estimates

Appropriation \$19,382,247; Obligated \$1,222,335.10; Balance \$18,159,911.90



# Interior Renovations Monthly Report

## Project Description

The Interior Renovations Program combines five library branch projects with similar modernization and refurbishment scopes of work. The work requires project designs that are reflective of the emerging architectural styles of our region and sympathetic to the City of Austin initiatives including citizen participation in the design processes, Art in Public Places, and project team participation by minority and women-owned businesses.

The ADPN's were completed by MWM DesignGroup, Civil Engineering, Architecture & Landscape Architecture, Encotech Engineering Consultants Mechanical, Electrical, Plumbing, Jose I. Guerra, Inc. Consulting Engineers Structural Altura Solutions ADA. Design and bid summaries and SD cost estimates for the five branches are as follows.

### Willie Mae Kirk

The proposed improvements to the Willie Mae Kirk Branch will constitute "municipal building renovations", as addressed by Council Resolution 20071129-045. The scope of work is expected to include work in all the major categories of LEED and thus full compliance with the LEED Silver certification requirements is expected. The minimum budget threshold for LEED rating is listed as \$300,000 for "municipal building renovations" Based on the assessment of the Willie Mae Kirk Branch Library, the design team recommends the following improvements.

#### Base of Design (BOD) & Base Bid:

- New egress door from main library space to exterior and from meeting room to exterior (required egress)
- ADA Improvements (per evaluations by Altura)
- New family restroom (required to meet plumbing fixture count)
- LED lighting (required for LEED)



Employee work area

- HVAC: Add outside air to meet code and repair/replace existing exhaust fans only (required by code)
- New flooring ("library-friendly" type, not carpet)
- New interior painting
- New ceilings
- Modify existing circulation desk so that staff can exit on two sides.
- Additional electrical outlets
- Additional data outlets (6)
- Furr-out columns for new electrical and data outlets and to conceal existing conduit.
- Reseal glass at existing windows.
- Provide vision glazing from Children's area of the reading room into youth computer lab (Safety and

Supervision concern)

- Provide vision glazing from Vestibule to Meeting Room (Safety and Supervision concern)

#### **Alternate**

- Roof system TPO Overlay: \$123,996
- Re-Seal Exterior Windows: \$50,007

#### **Construction Cost Estimate**

- The SD Estimate for BOD & Base Bid: \$953,837

The roof of the Willie Mae Kirk Branch is a modified bitumen roof over insulation and supported by a concrete roof deck. Historical imagery indicates the roof could be 20-30 years old. Modified Bitumen roofing typically lasts 20 years with proper maintenance. Recommend removing and replacing existing roof with new modified bitumen or membrane roofing.

The exterior facades of the building are in sound condition other than the failing of sealant joints at windows. Given the age of the windows it is recommended that the windows, at a minimum, be re-sealed.

## **Status**

The consultant submitted a final architectural design program narrative July 3, 2021. A meeting was held with APL and the PW project manager July 21, 2021 to discuss strategies to keep the project within budget; decisions from this meeting were conveyed to the Consultant and he is revising the fee proposal accordingly.

### **Little Walnut Creek Branch**



The proposed improvements to the Little Walnut Creek Branch will constitute “municipal building renovations”, as addressed by Council Resolution 20071129-045. The scope of work is expected to include work in all the major categories of LEED and thus full compliance with the LEED Silver certification requirements is expected. The minimum budget threshold for LEED rating is listed as \$300,000 for “municipal building renovations”.

On the basis of the assessment, the design team recommends the following improvements.

Improvements listed here must be prioritized and coordinated with the budget overall for all five branch libraries.

Further description follows:

#### **Base of Design (BOD) & Base Bid**

- New Entrance: Rebuild exterior stair and ramp with ADA compliant slopes and landing.
- ADA Improvements (per evaluations by Altura)
- LED lighting required for LEED rating (required for LEED)

- Replace rusted standing seam metal roof
- New flooring (“library-friendly” type, not carpet)
- New interior painting (might be able to use FFE budget)
- New ceilings
- Additional electrical outlets
- Additional data outlets (6)
- Repair sidewalk to eliminate trip hazard
- Remediate sewage back-up; install backcheck valve.
- Replace AHU Units 1 through 4 only.
- Modify existing circulation desk so that staff can exit on two sides.

#### **Alternates**

- Family Bathroom: \$36,336
- Meeting Room & Children’s Area divider: \$43,830
- Roof System TPO Overlay: \$143,073

#### **Construction Cost Estimate**

- The SD Estimate for BOD & Base Bid is \$1,451,684

The existing roofing at the ALW Branch is a combination of built-up, flat roof and standing seam metal roof. The standing seam metal roof portion is the original 1977 roof and is well beyond the end of its useful life and visibly rusted. The built-up, flat roof is a modified bitumen roof last replaced in 1994. The ADPN recommends the removal and replacement of the existing standing seam metal roof. Install new built-up roof insulation and roofing membrane on top of existing roof.

ALW is frequently visited by many families with children. The children’s area of the library is located in the center of the building and is surrounded on all sides by the adult areas. To assist in helping keeping adults out of the children’s area, library staff recommended that the children’s area be more separated and in close proximity to both the circulation desk and computer carrels. Recommendation: Relocate Children’s area to desired location of library staff. Add low walls and millwork to better define the children’s area and separate it from the adult areas.

The restrooms at this building have the original 1979 layout and have not been upgraded since their original construction to comply with either the 1994 adoption of Texas Accessibility Standards (TAS) nor the adoption of the 2012 Texas Accessibility Standards which were a revision to the 1994 standards. Staff at the building also request a family restroom. Recommendation: The budget for this project requires that the restrooms be renovated to comply with accessibility standards. Refer to the attached ADA evaluation by Altura for details of the non-compliance issues at the restrooms.

Staff at the library also request a Family Restroom. Due to ADA renovations already required, adding a family restroom would be feasible and perhaps desirable to maintain plumbing fixture counts at this building. See attached floor plan exhibit for proposed ADA restroom renovation. In addition to the restroom work, make additional corrections noted in ADA report by Altura and as noted in architectural exhibits. These primary

function elements must be brought into compliance and would not be considered cost prohibitive to the overall project.

## Status

The consultant submitted a final architectural design program narrative July 3, 2021. A meeting was held with APL and the PW project manager July 21, 2021 to discuss strategies to keep the project within budget; decisions from this meeting were conveyed to the Consultant and he is revising the fee proposal accordingly.

## Old Quarry Branch

The proposed improvements to the Old Quarry Branch will constitute “municipal building renovations”, as



addressed by Council Resolution 20071129-045. However, the scope of work is not expected to include work in all the major categories of LEED, including “Energy and Atmosphere”, and thus compliance with the LEED Silver requirements is not expected to be required.

On the basis of the assessment of the Old Quarry Branch Library, the design team recommends the following improvements.

Improvements listed here must be prioritized and coordinated with the budget overall for all five branch libraries:

### Base of Design (BOD) & Base Bid

- ADA Improvements (per evaluations by Altura)
- New flooring (“library-friendly” type, not carpet)
- New interior painting

### Wood Exterior Trellis and Vine

- New acoustical ceiling tile (to replace “popcorn” finish. Keep all suspended wood trellis and cloud structures).
- New acoustical ceiling tile (where missing) at Meeting Room perimeter
- Remove wallpaper at Meeting Room and retexture walls.
- Additional electrical outlets
- Additional data outlets (6)
- Secure loose Telecom wiring (visible on exterior at several locations).
- Modify existing circulation desk so that staff can exit on two sides.
- Removal of trellis and vine
- Remove and replace failed insulated glass at Reading Room windows (where seal is broken, and glass is filled with debris). Window frames shall be kept.
- Repair detached and rotted wood fascia and trim (Life Safety)

### Alternatives

- New LED lighting: \$143,395
- Remove and replace windows: \$151,400

- Roof system TPO Overlay: \$120,590

### Construction Cost Estimate

- The SD Estimate for BOD and Base Bid is \$734,543

The ADPN revealed that the roofing system at Old Quarry was installed in 1991 and had a 10 year warranty that expired in 2001. It is unknown if the roof was ever replaced since that time; however, visual inspection indicates that, aside from a large repair in one area, the majority of the roof may be 30 years old and well beyond the end of its useful life. The roof is in need of replacement and is not included in the BOD.

The insulated glass at existing steel windows has failed at several locations. Large amounts of condensation, dust and debris are visible between the layers of glass indicating that the failure may not be recent. The ADPN recommends the removal and replacement of insulated glass, maintaining steel frames themselves, and reseal around windows.

The existing lighting consists mostly of 2x4 recessed fluorescent lighting that are original to the building. There are also incandescent downlights in the meeting room that are original to the building. Controls area mix of manual switches with a bank of manual light switches and occupancy sensors. New LED light fixtures should be installed throughout the renovated space with automated controls to meet current building energy and conservation codes.

## Status

The consultant submitted a final architectural design program narrative July 3, 2021. A meeting was held with APL and the PW project manager July 21, 2021 to discuss strategies to keep the project within budget; decisions from this meeting were conveyed to the Consultant and he is revising the fee proposal accordingly.

### Manchaca Road Branch

The proposed improvements to the Manchaca Road Branch will constitute “municipal building renovations” as addressed by Council Resolution 20071129-045. However, the scope of work is not expected to include work in all the major categories of LEED, including “Energy and Atmosphere” and “Water Efficiency”, and thus compliance with the LEED Silver certification requirements is not expected to be required. On the basis of the assessment of the branch, the design team recommends the following improvements. Improvements listed here must be prioritized and coordinated with the budget overall for all five branch libraries.

#### Base of Design (BOD) & Base Bid

- ADA Improvements (per evaluations by Altura)
- New flooring (“library-friendly” type, not carpet)
- New interior painting



- Line interior storm drains within columns with epoxy lining (to address leakage)
- Additional data outlets (6)
- Additional electrical outlets only. No other electrical improvements, except to meet ADA requirements, code and where required for other scope.
- Meeting Room Acoustical and Storage Improvements (acoustical clouds, additional storage cabinets and chair rail).
- Acoustical improvements at youth computer lab: Add additional ACT ceiling where open to structure.
- Modify existing circulation desk so that staff can exit on two sides.

#### **Alternates**

- HVAC Replace Internally Lined Ductwork: \$204,390
- LED lighting: \$214,004
- Roof System TPO Overlay: \$197,577

#### **Construction Cost Estimate**

- The SD Estimate for BOD & Base Bid is \$760,670

Existing lighting consists mostly of 4x4 fluorescent lensed fixtures, surface-mounted to the structure and linear recessed fluorescent fixtures that are original to the building. Controls are a mix of manual switches and occupancy sensors. New interior and exterior LED light fixtures should be installed throughout the renovated space with automated controls to meet current building energy and conservation codes.

The existing duct system, installed in 1975, includes a 1" duct liner. Pungent smell from the duct system was observed during the Consultants site visit, it is expected the antimicrobial coating on the liner is eroded away and moisture from the humidifier has resulted in mildew in the duct system. It is strongly recommended the interior of the ductwork be checked for mildew and deterioration.

Based on information the Consultant observed on site, it is understood that the existing roof of the library building (other than a small area at the entrance vestibule) is a modified bitumen roof that was installed in 1990 and carried a 10-year warranty from Siplast, making it approximately 31 years old. Modified bitumen roofing typically lasts 20 years with proper maintenance. During the visual inspection, there was one water infiltration issue associated with a roof drain within a concrete column that would need to be repaired.

Repair and fortify all drain leaders within columns with new lining, reference MEP narrative. Remove and replace roof drains as required to fortify drain leaders. In addition, due to the age of the roof, it is recommended that this roof be replaced as either an alternate or base bid of the project.

#### **St. John Branch**



The proposed improvements to the S. John Branch will constitute "municipal building renovations" as addressed by Council Resolution 20071129-045. However, the scope of work is not expected to include work in all the major categories of LEED, including "Energy and Atmosphere" and "Water Efficiency", and thus compliance with the LEED Silver certification requirements is not expected to be required.

On the basis of the assessment of the design team recommends the following improvements. Improvements listed here must be prioritized and coordinated with the budget overall for all five branch libraries:

#### **Base of Design (BOD) & Base Bid**

- ADA Improvements (per evaluations by Altura)
- New interior painting (might be able to use FFE budget)
- Additional electrical outlets
- Additional data outlets (6)
- Add automatic door operator to existing entrance doors.
- Provide new computer desks (FFE budget)
- Add four new computers (FFE budget)
- Provide reduced height bookshelves for visibility to back of library from circulation desk (from FFE budget)
- Replace permanent wall signage with flexible signage

#### **Alternates**

- Flooring Replacement: \$80,545
- LED lighting: \$123,239

#### **Construction Cost Estimate**

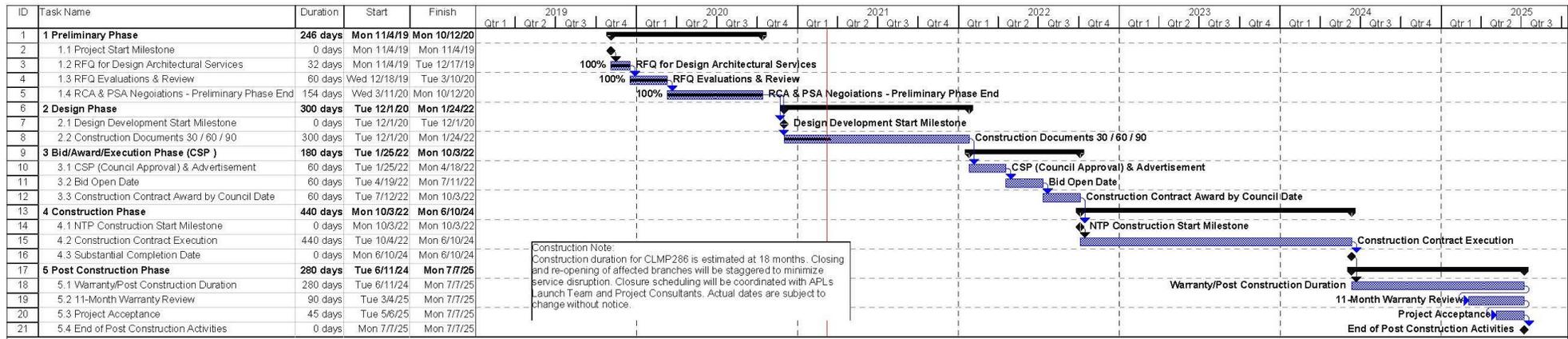
- The SD Estimate for BOD & Base Bid is \$253,296

Existing lighting consists mostly of 2x4 fluorescent parabolic lay-in fixtures and linear suspended fluorescent fixtures that are original to the building. Controls are a mix of manual switches and occupancy sensors. New LED light fixtures are recommended throughout the renovated space with automated controls to meet current building energy and conservation codes.

## **Status**

The consultant submitted a final architectural design program narrative 22 Jun 21; The consultant submitted a fee proposal 29 Jun 21 for design, bid and construction phase services. Because the proposal is considerably higher than the project's budgeted amount, the consultant is revising.

## Interior Renovations Schedule



# Roof Replacements & Systems Upgrades Monthly Report

## Project Description

The Roof Replacements & Systems Upgrades, combines six library branch projects with similar scopes of work for roofing system rehabilitation to extend the life cycle and or HVAC Systems and controls upgrades.



The final Preliminary Engineering Reports (PER) dated 20 July and cost are summarized as follows.

### Carver

The Carver Branch Library has various systems at the end of their useful lifespan. The project team has performed various assessment and testing protocols following generally accepted code requirements to arrive at project scopes for the systems comprising this contract.

These systems need to be repaired, renovated, or replaced. Various cost models were used in cost/benefit analysis to arrive at the recommended best value selections. In addition to the systems considered in this engagement, the Baer team was asked also to provide an estimate of cost to repair the building envelope. All systems considered are as follows:

1. Building envelope vertical surfaces systems including storefront glass, masonry, and plaster stucco.  
PER subproject costs are estimated at \$223,000.
2. Building envelope roofing including photovoltaic array, roof system detailing in support of vertical surfaces renovation, and HVAC renovations.  
PER subproject costs are estimated at \$725,000.
3. HVAC and power systems.  
PER subproject costs are estimated at \$510,000.

The PER total project costs to address these elements at Carver Branch Library are estimated at \$1,458,000. The PW PM Construction cost estimates \$1,050,000. A follow up meeting with the PM and Consultant is scheduled to review cost and to close the gaps in PER and PM Construction Cost Estimates.

### Howson

The Howson Branch Library has mechanical and electrical systems that need updating or replacement. The project team has performed various assessment and testing protocols following generally accepted code requirements to arrive at project scopes for the systems comprising this contract. These systems need to be repaired, renovated, or replaced. Various cost models were used in the cost/benefit analysis to arrive at the recommended best value selections.

Systems considered in this engagement include HVAC and electrical systems. The cost for this work is estimated to be: \$137,206. The PER total project cost appear to be within the construction budget of \$785,726. A follow up meeting with the PM and Consultant will be scheduled to review cost and to confirm the PER total project costs and construction budget.

## Yarborough



The Yarborough Branch Library has various systems at the end of their useful lifespan. The Baer team has performed various assessment and testing protocols following generally accepted code requirements to arrive at project scopes for the systems comprising this contract.

These systems need to be repaired, renovated, or replaced. Various cost models were used in cost/benefit analysis to arrive at the recommended best value selections. Systems considered in this engagement include:

1. Building envelope vertical surfaces systems including replacement of clerestory devices.

PER subproject costs are estimated at \$284,000

2. Building envelope roofing including support of HVAC renovations.

PER subproject costs are estimated at \$453,000.

3. HVAC and power systems.

PER subproject costs are estimated at \$421,985.

4. Children's area architectural panels.

PER subproject cost is estimated at \$88,400.

5. Pendant

PER subproject cost is estimated at \$11,560.

The PER total project costs to address these elements at Yarborough Branch Library are estimated at \$1,258,945. The PW PM construction cost Estimates \$808,000. The PER total project cost exceeds the construction budget of \$909,619 but is close. A follow up meeting with the PM and Consultant will be scheduled to review cost and to close the gaps in PER and PM Construction Cost Estimates.

## APL MANAGED ROOFING PROJECTS

The following three CIP roofing projects are being managed in-house by APL Project Coordinator. The SOW was developed with information pulled from the Consultant PER reports. Cost proposals from the City's Roofing Contractor Project cost are being evaluated against the SOW requirements. The in-house roofing system list as follows. The following three CIP roofing projects are under review to be managed in-house by APL staff:

SPID #12701.001 University Hills Branch

SPID #1291.004 Spicewood Springs Branch

SPID #1289.002 Ruiz Branch

## Schedule

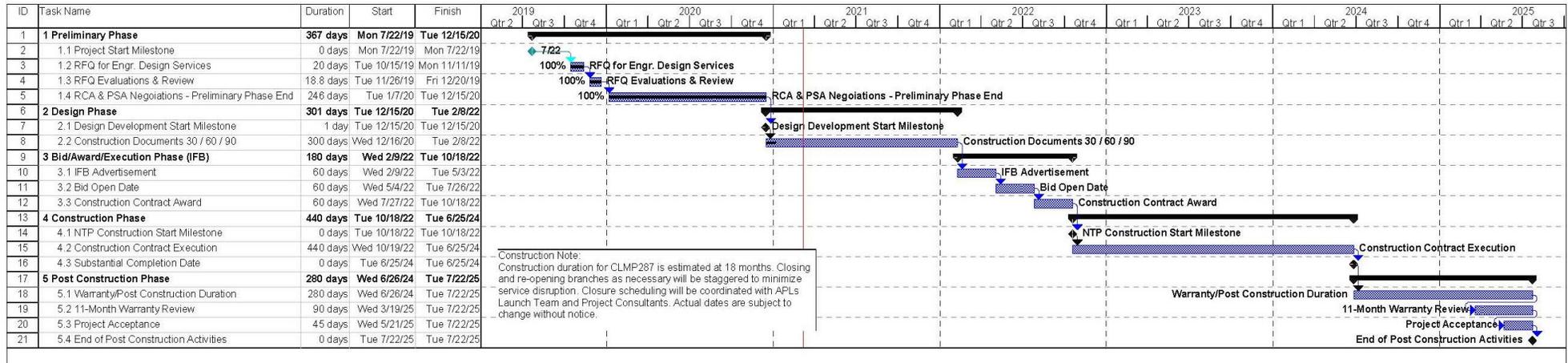
The design and construction program's deliverables for CLMP 287 Roof Replacement and System Upgrades is programmed for a 36-month timeline. All timelines are estimates and subject to change without notice. Program Construction starts will be staggered to minimize impacts to existing levels of branch services. (See Gantt Chart)

## Impacts

The Association of General Contractors of America recently warned about substantial increases in building materials costs and other supply chain challenges, with their chief economist Ken Simonson saying, "Fast-rising materials costs, lengthening or uncertain delivery times, and rationing of key inputs threaten to drive up the cost and completion time for many vital projects and [could] potentially set back the recovery in construction employment

Austin's construction market condition has impacted the ability of the City's Roofing Contractor to obtain roofing materials for the roof replacement work schedule for University Hills. University Hill was impacted by the Feb 21 freeze, roof leaks and mold remediation. The facility been elevated as a priority one project however due to market impacts the construction start for the TPO replacement of the roofing system is estimated Sept. - Oct. 2021.

# Roof Replacements & Systems Upgrades Schedule



# AUSTIN HISTORY CENTER

## Programming & Outreach

- Nancy Toombs gave a presentation at Westminster senior living facility about the Moonlight Towers, July 14
- Ayshea Khan presented about Asian American Pacific Islander family archiving to an intro to Asian American history virtual class, July 23
- Marina Islas was interviewed for the Antiques Roadshow's Detours Podcast (WGBH/PRX) on July 23 regarding AHC's ongoing collection of COVID-19 files. The podcast will air in the Fall.

## Collections

- Madeline Moya is working with the Austin American-Statesman/Gannett on a substantial donation of negatives. This addition will mean that the Austin History Center will have all of the AAS morgue from 1958 through 2006 when the newspaper began using digital images.

## Reference

- Staff worked with Arcadia Publishers on an upcoming book on Austin Airports by Kathleen Shafer.

## Exhibits

- *Above and Beyond the fold: Finding Community in the Austin American-Statesman* is a photo exhibit featuring a selection of photographs which uplift narratives of pride, laughter, and building intergenerational community within Austin's communities of color. Funded by a Texas State Library TexTreasures Grant.

## Publications

- The Neill-Cochran House Museum has included 13 images from the AHC photo collection in *Reckoning with the Past: Slavery, Segregation, and Gentrification in Austin*, published 2021

# LIBRARY PRIORITIES

## Literacy Advancement

We're at the point in summer where many families want help finding the next "just right" book for their readers. To offer 24-7 access to great reads, librarians created book lists for the APL website.

The Southeast Branch youth librarian worked with the Dove Springs Recreation Center's summer camps. She visited their site eight times during July encourage campers to participate in APL's summer learning program and distribute books.



## Digital Inclusion & STEM

Due to current COVID risks, the APL digital inclusion team members are currently unable to visit HACA's North Loop residents to provide computer assistance in person. Without this option we have worked with HACA to develop video chat and phone-based assistance.

## Equity, Diversity & Inclusion

The Ruiz Branch manager virtually hosted a teen intern in partnership with the Upward Bound Program through Southwest Key. Something that made this teen Latina intern unique is that she has already expressed an interest in pursuing Library Science as a future career.

The St. David's Foundation began operating a Mobile Dental Clinic in the St. John Branch parking lot. They serve AISD students by appointment from 8 AM - 4 PM, Monday - Friday and are operating with state of the art equipment.

## Civic and Community Engagement

The Teen Central Team had great success this summer with virtual teen workshops such as Workshops in Co-Design, Networking for Change, and Youth Participatory Action Research. The workshops were held in partnership with the Youth Forest Council and the UT Gear Up! Program at Del Valle High School. Teens came away from the workshops reporting that they had a newfound confidence in their research abilities and a new understanding of how research was relevant to them personally.

## Staff Development

APL staff are being encouraged to complete Language Access Training. This training reminds staff how to use the phone and video interpretation services offered through Voiance. Voiance is a service that APL staff can call to connect patrons in the library with language interpreters in hundreds of languages.

## Workforce and Economic Development

The Milwood Branch manager has noticed that more customers are coming into the library to use the computers and use the WiFi. Many are applying for jobs and need to print. The Twin Oaks Branch manager notes that more and more people are using the branch as a teleworking site / alternative office.

# APL BY THE NUMBERS

## Collections Circulation July

- Digital materials 216,777
- Physical materials 330,033

## New Cards Issued

- Adult resident 2213
- Adult non-resident 36
- Youth resident 332
- Youth non-resident 3
- eCards resident 44
- eCards non-resident 58
- Total 2734

## Website Page Views

- Library website 1,742,098

## WiFi Use

- Connections 20,947

## Revenue Year to Date

- Parking \$61,392
- Event Space Rentals \$104,756
- Central Gift Shop \$46,372
- Passport Service \$7,993
- Total \$220,513



Roosevelt Weeks  
Director of Libraries

