

**San Antonio Public Library
Construction Update
April 2025**

City-Wide Projects

Central Library Texana Resource Center 2017 and 2022 Bond

Location/District: 600 Soledad St / City-wide

CoSA Project Manager:	Evelyn Gamez (PWD)	Project Consultant:	Marmon Mok
Procurement Method:	Job Order Contract	Construction Contract:	Belt Built
Project Budget: \$700K (2017 Bond) \$845,718 (Private donations) \$3.4M (2022 Bond) \$235,340 (Insurance)			
Total Project Budget \$5,191,058			

Project Scope:

Replace:

Service points for more convenient access for patrons
Shelving establishing engaging areas for collections

Create:

More functional and inviting consultation and research spaces for professional service delivery to customers
A secure and appropriate Archival and Special Collection Area in a climate-controlled environment

Add:

A donor wall
A Gallery and Exhibit space (funded through a \$200,000 naming gift by SAPL Foundation)
Listening Station (funded through a \$25,000 naming gift by the Frost Foundation)
Family History Area (funded through a \$50,000 naming gift by V. H. McNutt Memorial Foundation)

Improvements:

To Building systems
Renovation of the vault used to house rare, significant and valuable historical and cultural materials in a climate-controlled environment
Assess repairs to the atrium skylight from damage caused by the May 2021 Hailstorm event
The scope will also include dismantling the Chihuly Fiesta Tower sculpture and securely storing it for the construction period
This art scope will be done with an authorized resource associated with the Chihuly Studio and in coordination with the Department of Art and Culture
Refresh finishes, furniture and equipment
Space reconfigurations
Flexible Classroom (funded through a \$100,000 naming gift by the Kelleher Foundation)

Project Status: Construction phase

Estimated Percentage Construction Complete as of April 2025: 60%

Planning for the removal of and storage of the Chihuly art piece is underway in preparation for the skylight replacement portion of the construction project. Due to construction costs, the skylight replacement will be considered as part of the FY2026 Budget Development to fill funding gap.

Improvements will be made to the 16,000sf of 6th floor space at Central Library used for the Texana Resource Center. Master plan improvements include a world class Research and Genealogy area, new advance storage vault, flexible classroom for programming space, advance computer connect space and new reading and research spaces.

Project Milestones:

7/24/19 – Schematic design approved by Library Board of Trustees
2/12/20 – Donor Wall Conceptual Design endorsed by Library Facilities Committee
5/25/22 – Final design plan approved by Library Board of Trustees
6/16/22 – City Council approves Phase I construction contract
4/1/23 – Start of construction closure; Interim service provided at Centralito space in Central Library. Hours are Tuesday 12pm-8pm, Wednesday – Saturday 10am-6pm
5/2/24 – City Council approves Phase 2 construction contract for Belt Built
5/17/24 – Pre-construction meeting scheduled to review schedule, timelines, and expectations
7/13/24 – Public naming meeting held at Central Library for Texana Gallery
10/23/24 – Naming of Texana Gallery approved by Library Board of Trustees “Library Foundation Gallery at Texana”

2/3/25 – Delivery of High-Density shelving (for vault storage)
 2/13/25 – Delivery of Roof Top Air Conditioning equipment
 4/9/25 – Texana bi-weekly Post Construction meetings begin
 Fall/Winter 2025 – Scheduled end of construction activities
 Winter/Spring 2025/2026 – Library post-construction move-in begins (duration TBD)
 TBD - Public Re-opening

Central Library Skylight Repair Project

Location/District: 600 Soledad St / City-wide

CoSA Project Manager:	Mark Loiselle	Project Consultant:	TBD
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: Currently funded at \$235,340 (Public Works funds) which is not adequate to scope. Additional funding is being actively pursued. Project cannot proceed until funding gap is addressed.			

Project Scope: The project will repair the atrium skylight from damage caused by the May 2021 Hailstorm event. The scope will also include dismantling the Chihuly Fiesta Tower sculpture and securely storing it for the construction period. This art scope will be done with an authorized resource associated with the Chihuly Studio and in coordination with the Department of Art and Culture.

Project Status: Pre-Design phase

Estimated Percentage Construction Complete as of April 2025: N/A

Assessment of scope has determined damage to both skylights and surrounding wall surface

Contractor will be engaged to provide a cost estimate for the interior wall repair

Once full costs are determined, a timeline and budget will be established, and work will be coordinated with current Texana project to avoid issues upon re-opening of Texana

Project Milestones:

Winter/Summer 2024 – Assessment of skylight damage and surrounding wall surface

Summer 2025 – Review work scope

Summer 2025 – Review of construction estimates for replacement

Fall 2025 – Additional financial resources being sought to complete project

Central Library Freight Elevator Replacement

Location/District: 600 Soledad St / City-wide

CoSA Project Manager:	Eveyln Gamez (PWD)	Project Consultant:	Marmon Mok Architecture
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: \$976,750 (Capital Improvement Project)			

Project Scope: Freight elevator design and replacement of existing freight elevator.

Freight elevator shutdown will be coordinated with Central Facilities to minimize impact to services.

Project Status: Procurement & Negotiation phase

Estimated Percentage Construction Complete as of April 2025: N/A

Freight elevator is original to the building and has exceeded its useful life.

This project will enhance the efficiency and safety of the freight elevator.

No building closure is expected as part of this project.

Project Milestones:

2/4/25 – On-site meeting with design team and Lerch-Bates, elevator consultant, to review existing conditions

3/12/25 – Assessment and specifications completed for review

4/1/25 – Contractor site visit for pricing purposes

District 1 Projects

Landa Branch Library HVAC improvements

Location/District: 233 Bushnell / CD 1

CoSA Project Manager:	Alicia Gomez (PWD)	Project Consultant:	Cleary/Zimmerman
Procurement Method:	Job Order Contract	Construction Contract:	Con-Cor Construction
Project Budget: \$396,800 (2024 Capital Improvement Project)			

Project Scope: Assess and repair existing HVAC equipment as indicated by assessment; make building improvements as necessary. Remediation of prior wall and trim damage. Upgrades will improve building occupant comfortability, add remote monitoring and temperature control capabilities, and improve air quality throughout the entire building.

Project Status: Construction phase

Estimated percentage construction complete as of April 2025: 20%

Phase 1 construction repairs complete; assessing current conditions with design team

A communications plan has been deployed to keep stakeholders informed of progress

This project may require a brief closure period; consideration of delegation of closure dates presented to Library Board during February 2025 meeting; the Facilities Committee and Library Board will be updated as closure dates are approved

Project Milestones:

2/22/24 – Initial project meeting to begin scoping process

5/15/24 – Initial site visit with Cleary/Zimmerman Consultants to develop scope of work

6/11/24 – Preliminary assessment conducted by Cleary/Zimmerman under review

7/17/24 – Preliminary assessment site visit conducted by HVAC Contractor

7/30/24 – Con-Cor assigned as Job Order Contractor (JOC)

10/15/24 – Pre-construction meeting held to discuss work scheduling and accommodations. No closure is needed for this phase of work

1/6/25 – Construction began on selected units (so as not to disrupt branch operations). Work will be done on Mondays & Tuesdays to minimize impact to public service. Space heaters on site to supplement heat during winter weather days

2/11/25 – Final deployment of Phase 1 repairs completed

2/12/25 – Recommendation by Facilities Committee for Director discretion in closure date selection

2/19/25 – Review of phase 1 underway, working with design team for effectiveness of repairs

2/26/25 – Approval by Library Board for Director discretion in closure date selection

Interim service model under consideration

3/18/25 – Pricing to complete remediation received

TBD – Closure planning meeting

TBD – Project team recommends closure schedule for Director consideration

TBD – Library staff will initiate closure checklist procedures once closure date is approved

Landa Branch Library Garage Assessment

Location/District: 233 Bushnell / CD 1

CoSA Project Manager:	Mark Loiselle	Project Consultant:	TBD
Procurement Method:	Job Order Contract	Construction Contract:	Con-Cor
Project Budget: \$14,860 (Monte Vista Historical Association fund (MVHA))			

Project Scope: Assessment of the interior damaged brickwork. Design consultant to assess the integrity of existing brickwork and provide remediation to damaged areas. Review assessment for construction repairs.

Project Status: Design Development phase

Estimated Percentage Construction Complete as of April 2025: N/A

Contractor has completed clean-out of garage space

A communication plan has been deployed to keep stakeholders informed of progress

Procurement of structural engineer services for full structural assessment and repair plan completed and assessment from consultant expected in March/April

Project Milestones:

10/25/23 – Initial project meeting held

January/February 2024 – Contractor clean-out of garage space

4/29/24 – Met with structural engineer to begin evaluation process

10/23/24 - Met with contractor to continue evaluation process

2/3/25 – Purchase order issued to contractor for assessment services, pending scheduling of site review

3/4/25 – Engineer site visit to begin assessment process, structural evaluation and remediation design ongoing

4/12/25 – Structural assessment and drawings received and are under review

TBD – Site meeting to review recommended improvements

Westfall Branch Library Roof Replacement

Location/District: 6111 Rosedale / CD 1

CoSA Project Manager:	Santiago Gonzales (BESD)	Project Consultant:	N/A
Procurement Method:	Job Order Contract	Construction Contract:	Con-Cor Construction
Project Budget: \$125,000 (Deferred Maintenance Project)			

Project Scope: Replace existing single-ply roof system; this work will not require branch closure. Duration is estimated to be two weeks.

Project Status: Project close-out phase

Estimated Percentage Construction Complete as of April 2025: 100%

Roof replacement complete; ceiling tile replacement pending

No closure necessary for this project

Project Milestones:

1/6/25 – Staging for the project

1/7/25 – Roof replacement started and is expected to take (2) weeks to complete

1/13/25 – Roof replacement completed

1/29/25 – Proposal received and approved to replace damaged ceiling tiles and repaint wall damage.

2/11/25 – PO received for interior ceiling/wall repair; schedule to complete work pending

2/18/25 – Pre-construction meeting held for ceiling tile replacements

4/8/25 – Ceiling tile replacement completed

District 2 Projects**Carver Branch Library 2022 Bond**

Location/District: 3350 E. Commerce / CD2

CoSA Project Manager:	Evelyn Gamez (PWD)	Project Consultant:	Alta Architects
Procurement Method:	Construction Manager at Risk	Construction Contract:	Byrne Construction Services
Project Budget: \$12.5 M (2022 Bond) \$300k (Public Art) Total Project Budget: \$12.8M			

Construction Contract: Construction Manager-at-Risk (CMAR): Agreement between City of San Antonio and a construction manager to deliver a project within a Guaranteed Maximum Price (GMP); price based on construction documents and specifications at the time of the GMP

Project Scope:

Design aspirational, forward-thinking spaces and an iconic exterior with meaning to the community	Addition of All User restrooms
Expand the building approx. 2,000sf (Phase 1)	New exterior digital monument sign
Improved Children's area	Re-alignment of collection and expansion of materials focused on the African American Resource Center
Improved Teen area	Improved customer experience through renovation of service points
LEARN PLUS Center with expanded services and technologies	Laptop check-out kiosk, charging lockers
Improvements to community meeting, exhibit, and event spaces	New lobby
Connect Technology Center Improvements	Full refresh of furniture and fixtures
Addition of a first in the library system Tween area (ages 9-12)	On-Site Solar parking lot canopies
Building systems improvements / upgrades to infrastructure	Provide public art for the Carver Branch Library
Staff workroom improvements	
New spaces such as quiet study rooms, podcasting/technology studios and collaborative spaces	

Project Status: Design Development Phase

Estimated Percentage Construction Complete as of April 2025: N/A

Building programming complete, schematic design approved by Library Board January 22, 2025. Work has begun on a capital campaign for fundraising, based on the approved schematic design, in partnership with the San Antonio Public Library Foundation.

Phase 1 of this project will transform the existing Carver Branch Library and will include a 2,200 square foot addition for meeting and gathering spaces.

Phase 2, if funded, would add a further expansion of approximately 7,750 square feet making the Carver Branch Library the largest in the Library System.

Project Milestones:

11/8/23 – Community input meeting held at Second Baptist Church Community Center Building
 1/23/24 – Open House held to present results of community input process
 8/8/24 – Contract for Construction Manager at Risk (CMAR) approved by City Council
 10/1/24 – Project meeting scheduled with design team, CMAR, PWD & SAPL
 10/9/24 – Schematic design plan presented to Facilities Committee for recommendation to Library Board
 10/24/24 – Public Information Meeting held at Second Baptist Church Community Center
 12/5/24 – Stakeholder Meeting regarding Schematic Design held at Carver Branch Library
 1/8/25 – Updated Facilities Committee on stakeholder briefings
 1/22/25 – Schematic design plan approved by Library Board of Trustees & Design team working on Design Development documents
 4/18/25 – Design Development pricing due from Byrne
 TBD – Review final design plan with Library Director
 TBD – Review final design plan with District 2 Trustee (if needed)
 6/11/25 – Scheduled Facilities Committee review of final Phase 1 design plan and consideration of closure date
 6/25/25 – Scheduled Board approval of final Phase 1 design plan and approval of closure dates
 TBD – Branch closure begins for construction project

Schaefer Branch Library Roof Repair Project

Location/District: 6322 US Hwy 87 East/CD 2

CoSA Project Manager:	Mark Loiselle	Project Consultant:	N/A
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Procurement Method:	TIPS Contract/JOC	Construction Contract:	Horizon Roofing
Project Budget: \$100,720 (Public Works)			

Project Scope: The project will repair roof damage caused by the May 2021 Hailstorm event.

Project Status: Project close-out phase

Estimated Percentage Construction Complete as of April 2025: 95%

Power wash of single-ply roofing materials completed; additional scope to include replacement of damaged ceiling tiles and gutter repair completed; reviewing building conditions for any additional upgrades

Project Milestones:

12/2023 – Assessment of roof conditions; determination of need for roof & gutter cleaning
2/21/24 – Purchase order issued for roof cleaning
4/05/24 – Roof cleaning completed
4/22/24 – On-site meeting to review interior repairs needed to replace ceiling tiles and site roof drainage
12/19/24 – On-site meeting with contractor to review needed repairs to ceiling and gutter system
1/7/25 – Proposal received from Alpha Building, waiting for PO to be issued to schedule work
3/3/25 – Site walk to review final staging plan
4/12/25 – Project work completed around public hours to avoid service disruptions
TBD – Final punch list items being addressed

District 3 Projects

No current capital projects

District 4 Projects

Cortez Branch Library Renovation

Location/District: 2803 Hunter Blvd / CD 4

CoSA Project Manager:	Mark Loiselle	Project Consultant:	TBD
Procurement Method:	CoSA Contract	Construction Contract:	TBD
Project Budget: \$1,045,500 (2025 Capital Improvement Project)			

Project Scope: Interior/Exterior painting, new interior flooring, finishes and ceiling upgrades. Install new service driveway with property fence, parking lot re-striping, exterior stucco repairs, restroom renovations.

Project Status: Design Development phase

Estimated Percentage Construction Complete as of April 2025: N/A

Internal scope review underway; design contract procurement on-going

Project Milestones:

2/6/25 – Project kick-off meeting held
2/19/25 – Meeting with design team to review exterior project scope
2/20/25 – Meeting #1 to discuss flooring/interior paint selections
3/6/25 – Meeting #2 to discuss flooring/interior paint selections
3/20/25 - Meeting #3 to discuss flooring/interior paint selections
4/14/25 – Proposal received and approved for architectural services
TBD – Issuance of Purchase Order

Cortez Branch Library HVAC Improvements

Location/District: 2803 Hunter Blvd / CD 4

CoSA Project Manager:	Nicholas Lara (BES)	Project Consultant:	N/A
Procurement Method:	On-Call CoSA Contract	Construction Contract:	Premier Comfort Air
Project Budget: \$50,000 (2025 Deferred Maintenance Project)			

Project Scope: Replace one (1) rooftop HVAC unit, no branch closure required.

Project Status: Procurement phase

Estimated Percentage Construction Complete as of April 2025: 95%

(1) HVAC unit installed, controls programming under review

Project Milestone:

12/13/24 – Purchase order issued, and installation scheduled

1/16/25 – Pre-construction meeting held to review project installation

1/28/25 – Installation of new RTU completed

2/17/25 – Meeting held to review option for HVAC controls programming

4/30/25 – Final budget review

TBD – Install controls programming

Johnston Branch Library HVAC Replacement

Location/District: 2803 Hunter Blvd / CD 4

CoSA Project Manager:	Nicholas Lara (BES)	Project Consultant:	N/A
Procurement Method:	On-Call CoSA Contract	Construction Contract:	Premier Comfort Air
Project Budget: \$63,100 (2025 Deferred Maintenance Project)			

Project Scope: Replace one (1) rooftop HVAC unit, no branch closure required.

Project Status: Procurement phase

Estimated Percentage Construction Complete as of April 2025: 95%

(1) HVAC unit installed, controls programming under review

Project Milestone:

12/9/24 – Updated Contractor pricing received

1/14/25 – Purchase order issued, and installation scheduled

2/11/25 – Pre-construction meeting held to review project installation

2/25/25 – Installation of new Roof Top Unit

3/11/25 – Meeting to review options for HVAC controls programming

4/30/25 – Final budget review

TBD – Install controls programming

Johnston Branch Library Restroom and Sidewalk Repairs

Location/District: 2803 Hunter Blvd / CD 4

CoSA Project Manager:	Mark Loiselle	Project Consultant:	Alta Architects
Procurement Method:	Job Order Contract	Construction Contract:	HJD Capital
Project Budget: \$378,000 (2025 Capital Improvement Project)			

Project Scope: Sidewalk and foundation repairs on North side of building. Restroom renovation with ADA upgrades.

Project Status: Design Development phase

Estimated Percentage Construction Complete as of April 2025: N/A
Waiting issuance of Purchase Orders for design and sidewalk improvement projects

Project Milestone:

1/8/25 - Preliminary design meeting held with Alta Architects for rest room design
1/16/25 – Receive proposal for two options for rest room re-design: under review and Contractor to provide preliminary pricing for rest room options
1/29/25 – Meeting with JOC to review scope of sidewalk replacement/retainer block repairs; waiting for proposal
3/4/25 – Proposal for design services submitted to PrimeLink for processing
3/20/25 - Proposal received and approved for sidewalk repairs, submitted to PrimeLink for processing
TBD – Issuance of purchase orders

District 5 Projects

Las Palmas Branch Library 2017 & 2022 Bond Renovation

Location/District: 515 Castroville Rd / D5

CoSA Project Manager:	Evelyn Gamez (PWD)	Project Consultant:	Seventh Generation Design
Procurement Method:	Job Order Contract (JOC)/ Buy Board	Construction Contract:	Jamail & Smith Construction LP
Project Budget: \$5.45M (2017 & 2022 Bond) \$230K (private donations) \$164K (Sustainability Office & BESD) \$250K (HEB donation) \$135K (Federal Grant) \$200K (General Fund) \$300K (Public Art) Total Project Budget: \$6.7M			

Project Scope:

Improvements to:

Expand the building at the current plaza location (2,000 square feet)	Restroom renovation in shared lobby
New service points for customer service.	New digital monument sign
Enhanced Children's area	LED lighting retrofit
Improved Teen area	Parking lot re-surfacing
Building systems upgrades	New roof
Collaborative meeting room with embedded technology	Landscape re-fresh
Staff workroom improvements	Self-service laptop kiosks
Enhancements to lobby	New Learn at SAPL
	On-Site Solar rooftop panels
	Refresh of finishes

Project Status: Construction Phase

Estimated Percentage Construction Complete as of April 2025: 65%

The Las Palmas insurance appraisal/adjustment reroofing project has been completed during current closure. This reroofing project is part of the May 2021 Hailstorm event damage.

The Las Palmas Branch Library Bond Project will provide comprehensive improvements to the existing branch and an expansion to the branch with an addition of 2,000 square feet at the front plaza.

Project Milestones:

2/16/19 - Community Input Meeting held
3/3/22 - City Council approval of Phase 1 construction contract
3/7/22 - Post Design Public Community Meeting
3/23/22 - Library Board of Trustees Phase 1 Design Plan approval
2/22/23 - Closure date of March 20, 2023, approved by Library Board
3/2/23 - Community Input Meeting
3/20/23 – Las Palmas Library closes, to begin Phase 1 construction.
3/20/23 - Interim service begins (Our Lady of the Lake University
4/26/23 - Library Board of Trustees Phase 2 Design Plan approval
11/8/23 – Community input

2/12/24 – Community update meeting held at Memorial Branch Library
 3/13/24 – Library Facilities Committee recommended design changes for Board consideration
 3/27/24 – Library Board of Trustees approve the design changes
 5/15/24 – Community update meeting held at Memorial Branch Library
 7/22/24 – Public meeting held for comment about the naming of plaza area.
 7/22/24 – Public meeting held for comment about the Public Art input process.
 8/8/24 – Phase two construction contract approved by city council
 9/25/24 – Construction began on Phase 2 work: contractor fencing w/ security camera in place
 2/12/25 – Library Facilities Committee recommends design of Las Palmas rooftop on-site solar project through City partnership with the Office of Sustainability be presented to Library Board for consideration
 2/26/25 – Library Board of Trustees approves design for Las Palmas rooftop on-site solar project through City partnership with the Office of Sustainability
 3/12/25 – Las Palmas Monument Sign installed in parking lot; power is currently disconnected
 3/20/25 – Public Art panel discussion for artist selection held at Memorial Branch Library
 3/26/25 – Library Board of Trustees consider naming proposal of new meeting room, “H-E-B Community Room” at the March Library Board of Trustees Meeting held at Tobin Branch Library at Oakwell
 4/3/25 – Las Palmas bi-weekly post-construction meeting begins
 Aug./Sept. 2025 – Scheduled end of construction activities
 Sept./Oct. 2025 – Library post-construction move-in begins (2-4 months)
 Oct.-Nov. 2025 – New digital sign will be used to advertise the branch re-opening to the public
 Nov./Dec. 2025 – Anticipated Public Reopening
 TBD – Implementation of On-Site Solar
 TBD – Public Art installation

Bazan Branch Library HVAC improvements

Location/District: 2200 W. Commerce / CD 5

CoSA Project Manager:	Mark Loiselle	Project Consultant:	Cleary/Zimmerman
Procurement Method:	Job Order Contract	Construction Contract:	Con-Cor Construction
Project Budget: \$1,067,590 (2024 Capital Improvement Project)			

Project Scope: Assess and replace existing HVAC equipment; install new building automation control system.

Project Status: Submittal phase

Estimated Percentage Construction Complete as of April 2025: N/A

HVAC design complete; contractor negotiations complete and submittal phase on-going

A communication plan will be deployed to keep stakeholders informed of progress

Due to long lead times for HVAC equipment, construction schedule to be determined once equipment arrives

This project may require a brief closure period; consideration of delegation of closure dates presented to Library Board during February 2025 meeting; the Facilities Committee and Library Board will be updated as closure dates are approved

Project Milestones:

1/26/24 – Purchase Order issued to HVAC Project Consultant

2/13/24 – Design kick-off meeting

3/1/24 – Design narrative complete for review

4/5/24 – 40% construction drawings due; Job Order Contractor will be assigned at this time for contracting purposes

5/7/24 – 40% design review meeting held with project team and selected JOC contractor (Con-Cor)

5/17/24 – 95% construction drawings received

6/27/24 – 95% review meeting held with project team

8/5/24 – 100% construction drawings issued for pricing

9/11/24 – Review preliminary pricing with contractor

10/1/24 – Submit final pricing into PrimeLink for Purchase Order

12/5/24 – City Council approves construction contract for Con-Cor Construction
 1/6/25 – Purchase order issued to contractor; submittal process to begin for approval of final equipment order
 2/12/25 – Recommendation by Facilities Committee for Director discretion in closure date selection
 2/26/25 – Approval by Library Board for Director discretion in closure date selection
 TBD – Equipment delivery; closure timing is contingent on equipment delivery
 Once equipment is ordered, a preliminary timeline for delivery will be developed
 Interim service model under development

Collins Garden Branch Library HVAC improvements

Location/District: 200 N. Park Blvd / CD 5

CoSA Project Manager:	Mark Loiselle	Project Consultant:	Cleary/Zimmerman
Procurement Method:	Job Order Contract	Construction Contract:	LMC Construction
Project Budget: \$682,120 (2024 & 2025 Capital Improvement Project)			

Project Scope: Assess and replace existing HVAC equipment as indicated by assessment.

Project Status: Contract negotiation phase

Estimated Percentage Construction Complete as of April 2025: N/A

HVAC design complete; contractor negotiations on-going

A communication plan will be deployed to keep stakeholders informed of progress

Due to long lead times for HVAC equipment, construction schedule to be determined once equipment arrives

This project will require a closure period; consideration of delegation of closure dates presented to Library Board during February 2025 meeting; the Facilities Committee and Library Board will be updated as closure dates are approved

Library Administration will coordinate project activities with the City Council District 5 Field Office co-located at the Collins Garden Branch Library

Additional funding allocated as part of (FY2025) Budget development process (\$250,000) to complete additional equipment replacement that was assessed to be at end of life. Electrical upgrades will require an additional \$200K to complete upgrades, FY2026 budget development process underway

Project Milestones:

1/26/24 – Purchase Order issued to HVAC Project Consultant

3/1/24 – Design kick-off meeting

3/15/24 – Design narrative complete for review

4/12/24 – 40% construction drawings received

5/16/24 – 40% review meeting held with project team and selected JOC contractor (LMC Construction)

6/25/24 – 95% construction drawings received

7/12/24 – 95% review meeting held with project team

8/16/24 – 100% construction drawings issued for construction

9/6/24 – Review preliminary pricing with contractor

10/1/24 – Additional funding of \$250,000 approved by City Council for this project

12/17/24 – Meeting held to discuss pricing that continues to be over budget; contractor is re-evaluating scope and price, using different vendors for pricing

2/3/25 – Revised proposal received and under review by staff. Project still over-budget \$150,000

2/12/25 – Recommendation by Facilities Committee for Director discretion in closure date selection

2/26/25 – Approval of Library Board for Director discretion in closure date selection

3/11/25 – Site visit from contractor to assess site conditions

Upon completion of final contracting, procurement with the contractor will follow City procurement process (RFCA); Once construction purchase order is issued, and timeline for installation will be deployed

District 6 Projects

No current capital projects

District 7 Projects

Maverick Branch Library HVAC improvements

Location/District: 8700 Mystic Park / CD 7

CoSA Project Manager:	Mark Loiselle	Project Consultant:	Cleary/Zimmerman
Procurement Method:	Job Order Contract	Construction Contract:	LMC Construction
Project Budget: \$986,567 (2024 Capital Improvement Project)			

Project Scope: Assess and replace existing HVAC equipment; install new building automation control system.

Project Status: Ordering phase

Estimated Percentage Construction Complete as of April 2025: N/A

HVAC design complete; contractor negotiations complete; procurement phase on-going

A communication plan will be deployed to keep stakeholders informed of progress

Due to long lead times for HVAC equipment, construction schedule to be determined once equipment arrives

This project will require a closure period; consideration of delegation of closure dates presented to Library Board during February 2025 meeting; the Facilities Committee and Library Board will be updated as closure dates are approved

Project Milestones:

1/26/24 – Purchase Order issued to HVAC Project Consultant

3/8/24 – Design kick-off meeting

3/22/24 – Design narrative complete for review

4/19/24 – 40% construction drawings (CD's) received

5/23/24 – 40% CD review meeting with contractor

6/19/24 – 95% CD's received

6/27/24 – 95% CD review meeting with contractor

7/31/24 – 100% CD's issued for pricing

9/6/24 – Review preliminary pricing with contractor

9/9/24 – Submit final pricing for Purchase Order

10/31/24 – City Council approves construction contract with Lee Construction and Maintenance Company (dba LMC Corporation)

12/17/25 – Equipment ordered; timeline for delivery is (15) weeks; timeline for installation and development of interim service in development

1/3/25 – Purchase Order issued to contractor

2/12/25 – Recommendation by Facilities Committee for Director discretion in closure date selection

2/26/25 – Approval by Library Board for Director discretion in closure date selection

4/4/25 – Preliminary closure checklist meeting help with library project team to discuss logistics of closure

TBD – Verify delivery of HVAC equipment

5/6/25 – Pre-construction meeting with contractor and library staff

TBD – Conduct branch closure checklist meetings once equipment has arrived

Interim service model under development

TBD – Branch closure begins

District 8 Projects

Igo Branch Library Foundation & Windmill improvements

Location/District: 13330 Kyle Seale Pkwy / CD 8

CoSA Project Manager:	Mark Loiselle	Project Consultant:	Alta Architects
Procurement Method:	City On-Call contract	Construction Contract:	TCL Construction Services

Project Budget: \$411,600 (2024 Capital Improvement Project)

Project Scope: Assess existing foundation/site conditions and make improvements; Assess the public art piece ‘*Elements*’ (windmill) for upgrades to function and reliability.

Project Status: Construction phase

Estimated Percentage Construction Complete as of April 2025: 35%

Building and windmill assessments complete; foundation repairs are on-going,

landscape design in progress

No closure will be required for this project

A communication plan has been deployed to keep stakeholders informed of progress, schedules will be updated as more information is available

Project Milestones:

12/19/23 – Design kick-off meeting

1/18/24 – Design review meeting

1/25/24 – Geotech boring for mechanical yard remediation

3/7/24 – Verify arrival of HVAC equipment at contractor yard

3/14/24 – Preliminary kick-off meeting with ‘*Elements*’ artist

3/18/24 – Preliminary meeting with Job Order Contractor (HJDCapital) to review project scope

10/24 – Phase one of the ‘*Elements*’ Sculpture assessment and report due by James Hetherington

10/16/24 – Finalize scope and pricing with contractor for foundation work around building perimeter

1/7/25 – SAPL notified that contracted vendor for this project, Mark 3, has pulled out of contract and a new vendor is being pursued

3/12/25 – Meeting with new vendor for foundation block repairs

3/25/25 – Pricing for remaining foundation repairs received and approved

4/10/24 – Site review for landscape design options with Alta Architects

TBD – Purchase Order issued to TCL Construction

TBD – Staff meeting to review landscape design options

Additional resources to proceed with windmill repair needed (\$450K)

Cody Branch Library HVAC improvements

Location/District: 11441 Vance Jackson Rd / CD 8

CoSA Project Manager:	Mark Loiselle	Project Consultant:	Cleary/Zimmerman
Procurement Method:	Job Order Contract	Construction Contract:	Con-Cor Construction
Project Budget: \$865,320 (2024 Capital Improvement Project)			

Project Scope: Assess and replace existing HVAC equipment; install new building automation control system.

Project Status: Contract negotiation phase

Estimated Percentage Construction Complete as of April 2025: N/A

HVAC design complete; contractor negotiations on-going

A communication plan will be deployed to keep stakeholders informed of progress

Due to long lead times for HVAC equipment, construction schedule to be determined once equipment arrives

This project will require a closure period; consideration of delegation of closure dates presented to Library Board during February 2025 meeting; the Facilities Committee and Library Board will be updated as closure dates are approved

Project Milestones:

1/26/24 – Purchase Order issued to HVAC Project Consultant

3/18/24 – Design kick-off meeting

4/11/24 – Design narrative complete for review

4/26/24 – 40% Construction Drawings (CD’s) received

5/30/24 – 40% CD’s review meeting held with contractors
 6/14/24 – 95% CD’s received for review
 7/1/24 – 95% CD’s review meeting held with contractors
 8/3/24 – 100% construction drawings issued for pricing
 9/11/24 – Review preliminary pricing with contractor
 Initial pricing over budget, under review by project consultants (\$200,000)
 Consideration being given for staging of project to complete major phase in 2025
 2/12/25 –Recommendation by Facilities Committee for Director discretion in closure date selection
 2/26/25 – Approval by Library Board for Director discretion in closure date selection
 Interim service model under development
 4/11/25 – Alternate pricing package provided by contractor to allow a phased approach.
 TBD – Submit final pricing for Purchase Order
 Upon completion of construction drawings, contracting and procurement with the contractor will follow City procurement process (RFCA); Once construction purchase order is issued, and timeline for installation will be deployed

District 9 Projects

Brook Hollow Branch Library HVAC Replacement

Location/District: 530 Heimer / CD 9

CoSA Project Manager:	Santiago Gonzales (BES)	Project Consultant:	Cleary/Zimmerman
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: \$250,000 (2025 Deferred Maintenance Project)			

Project Scope: Complete design and replacement of two (2) HVAC units.

Project Status: Design Development phase

Estimated Percentage Construction Complete as of April 2025: N/A

Replace AHU/CU units # 2 & 4 (meeting room and juvenile area) that were not replaced during recent HVAC project.

This will complete full HVAC equipment replacement at this location (2022)

Project Milestones:

3/10/25 - Project Kick-Off meeting held

3/25/25 – Design PO issued

4/11/25 – Received 90% design drawings from consultant; drawings under review

TBD – Provide drawings to contractor for pricing

9/30/25 – All work scheduled to be complete

District 10 Projects

Semmes Branch Library Patio Foundation Improvements

Location/District: 15060 Judson Rd / CD 10

CoSA Project Manager:	Mark Loiselle	Project Consultant:	Halff & Associates
Procurement Method:	Job Order Contract	Construction Contract:	HJD Capital
Project Budget: \$720,360 (2024 Capital Improvement Project)			

Project Scope: Remove and replace damaged patio hardscape/landscape, improve drainage and irrigation.

Project Status: Construction phase

Estimated Percentage Construction Complete as of April 2025: 25%

Design of patio remediation work complete, construction on-going

A communication plan has been deployed to keep stakeholders informed of progress
This project will not require a closure, schedules will be updated as more information is available

Project Milestones:

Spring 2023 – Project scope developed to address sinking concrete issues
Fall 2023 – Halff & Assoc. begin design work on repairs/improvements to patio area
Summer 2024 – Finalize design and obtain pricing for work
Summer 2024 – Job walks with contractor and subs to finalize scope and pricing
10/18/24 – Final drawings completed for pricing by contractor
10/29/24 – Site walk to finalize project scope and pricing
1/13/25 – Demo work began on patio area; Demo work scheduled to minimize disruptions to patrons and staff
1/24/25 – On-Site meeting held to review existing conditions and possible resolution to changed conditions
3/21/25 – Final irrigation drawings issued; contract pricing on-going

Tobin Library at Oakwell Branch Library Monument Sign Improvements

Location/District: 4134 Harry Wurzbach / CD 10

CoSA Project Manager:	Mark Loiselle	Project Consultant:	TBD
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: \$50,000 (TBD)			

Project Scope: Repairs to damaged monument sign, provide new wrap for sign; install protective bollards.

Project Status: Pre-design phase

SAPL to provide updated estimate for work, and continue to pursue funding opportunities

Project Milestones:

Winter 2023 – Damaged monument sign at Tobin in need of repair
Spring/Summer 2024 – Obtain accurate quotes for repairs/improvements; pursue funding opportunities
Summer 2024 – Continue to pursue alternate funding options
On-going - Continue to pursue alternate funding options

Public Art (In partnership with City's Department of Art & Culture)

Public Art Project at Carver Branch Library

Location/District: 3350 E. Commerce / CD 2

CoSA Project Manager:	Jordyn Patrias (DAC)	Project Consultant:	TBD
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: \$300K (2022 Bond)			

Project Scope: Provide public art for the Carver Branch Library.

Project Status: Project Initiation phase

Estimated Percentage Construction Complete as of April 2025: N/A

Project Milestones:

TBD – Project Initiation
TBD – Artwork theme & inspiration
TBD – Artist selection (District 2 Library Trustee will be invited to join artist selection panel)
TBD – Design
TBD – Fabricate & install

Public Art Project at Las Palmas Branch Library

Location/District: 515 Castroville Rd. / CD 5

CoSA Project Manager:	Jordyn Patrias (DAC)	Project Consultant:	TBD
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: \$300K (2022 Bond)			

Project Scope: Provide public art for the Las Palmas Branch Library.

Project Status: Artist selection phase

Estimated Percentage Construction Complete as of April 2025: N/A

Project Milestones:

On-going – Project Initiation

5/8/24 – Library Facilities Committee recommends location for artwork

5/22/24 – Library Board consideration for approval of location for artwork

7/22/24 – Public meeting held for Las Palmas Public Art Input process

3/20/25 – Public artist selection panel; District 5 Library Trustee is a member of the artist selection panel

TBD – Design

TBD – Fabricate & install

TBD – Dedication

Public Art Project at Cody Branch Library

Location/District: 11441 Vance Jackson / CD 8

CoSA Project Manager:	Jordyn Patrias (DAC)	Project Consultant:	TBD
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: \$250K (2022 Bond)			

Project Scope: Provide public art for the Cody Branch Library.

Project Status: Project Initiation phase

Estimated Percentage Construction Complete as of April 2025: N/A

Project discussion/initiation phase scheduled to begin in August 2024. Work will be coordinated with 2022 Bond Project along Vance Jackson Rd

Project Milestones:

August 2024 – Project Discussion/Initiation

TBD – Present location to District 8 Library Trustee

1/08/25 – Location presented to Facilities Committee and approved for recommendation to Library Board

1/22/25 – Present location to Library Board for consideration and approval; Library Board approved amended locations

TBD – Artwork theme & inspiration

TBD – Artist selection (D8 Library Trustee will be invited to join artist selection panel)

TBD – Design

TBD – Fabricate & install

TBD – Dedication

Sustainability (In partnership with City's Office of Sustainability)

Brook Hollow Branch Library Municipal On-Site Solar Project

Location/District: 530 Heimer Rd. / CD 9

CoSA Project Manager:	Ashley Williams	Project Consultant:	Big Sun Solar
Procurement Method:	City Contract	Construction Contract:	Big Sun Solar
Project Budget: \$500,000 (2024 Office of Sustainability Program)			

Project Scope: Assess Building and site conditions for on-site solar option to include parking lot canopy over new parking lot.

Project Status: Design Development phase

Estimated Percentage Construction Complete as of April 2025: N/A

No closure will be necessary for this project

Design plan has moved from existing parking lot to new parking lot installation

A communication plan will be deployed to keep stakeholders informed of progress

Schedules will be updated as more information is available

Project Milestones:

2/12/25 – Library Facilities Committee recommend Brook Hollow On-Site Solar design for parking lot canopy installation move forward to the Library Board of Trustees for consideration

2/26/25 – Library Board of Trustees approve design for Brook Hollow On-Site Solar parking lot canopy installation

TBD – Implementation of on-site parking lot canopy solar installation

Las Palmas Branch Library Municipal On-Site Solar Project

Location/District: 515 Castroville Rd. / CD 5

CoSA Project Manager:	Ashley Williams	Project Consultant:	Big Sun Solar
Procurement Method:	City Contract	Construction Contract:	Big Sun Solar
Project Budget: \$500,000 (2024 Office of Sustainability Program)			

Project Scope: Assess building and site conditions for on-site solar option to include roof-top solar panels.

Project Status: Design Development phase

Estimated Percentage Construction Complete as of April 2025: N/A

No closure will be necessary for this project

Library has requested the project not proceed until the bond project is completed

A communication plan will be deployed to keep stakeholders informed of progress

Schedules will be updated as more information is available

Project Milestones:

2/12/25 – Library Facilities Committee recommended Las Palmas On-Site Solar design for roof-top installation to move forward to the Library Board of Trustees for consideration

2/26/25 – Las Palmas approved as a new rooftop on-site solar project through City partnership with the Office of Sustainability at the February Library Board of Trustees Meeting

Winter/Spring 2025/2026 – Implementation of onsite rooftop solar after completion of Bond project

Guerra Branch Library Lighting Retrofit

Location/District: 7978 W Military Dr / CD 6

CoSA Project Manager:	Andrea Nava-Garcia (OS)	Project Consultant:	TBD
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: \$150,000 (2025 Energy Efficient Fund) Office of Sustainability			

Project Scope: Replace existing fluorescent light fixtures with new LED light fixtures.

Project Status: Design phase

Estimated Percentage Construction Complete as of April 2025: N/A

Pending update from Office of Sustainability

A communication plan will be deployed to keep stakeholders informed of progress

This project will not require a closure

Schedules will be updated as more information is available

Project Milestones:

3/7/25 – Kick-Off meeting held with project consultant; assessment will begin once purchase order is issued

4/8/25 – Site assessment conducted by engineering team

TBD – Receive design plan for review and consideration

Maverick Branch Library Lighting Retrofit

Location/District: 8700 Mystic Park / CD 7

CoSA Project Manager:	Andrea Nava-Garcia (OS)	Project Consultant:	TBD
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: \$140,000 (2025 Energy Efficient Fund) Office of Sustainability			

Project Scope: Replace existing fluorescent light fixtures with new LED light fixtures.

Project Status: Design phase

Estimated Percentage Construction Complete as of April 2025: N/A

Pending update from Office of Sustainability

A communication plan will be deployed to keep stakeholders informed of progress

This project will not require a closure

Schedules will be updated as more information is available

Project Milestones:

3/7/25 – Kick-Off meeting held with project consultant; assessment will begin once purchase order is issued

4/8/25 – Site assessment conducted by engineering team

TBD – Receive design plan for review and consideration

Semmes Branch Library Interior Lighting Retrofit

Location/District: 15060 Judson Rd / CD 10

CoSA Project Manager:	Andrea Nava-Garcia	Project Consultant:	TBD
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: \$140,000 (2025 Energy Efficiency Fund) Office of Sustainability			

Project Scope: Replace existing fluorescent light fixtures with new LED light fixtures and assess current lighting control system.

Project Status: Design phase

Estimated Percentage Construction Complete as of April 2025: N/A

Pending update from Office of Sustainability

A communication plan will be deployed to keep stakeholders informed of progress

This project will not require a closure, and schedules will be updated as more information is available

Project Milestones:

3/7/25 – Kick-Off meeting held with project consultant; assessment will begin once purchase order is issued

4/8/25 – Site assessment conducted by engineering team
TBD – Receive design plan for review and consideration

Projects Completed in FY 2024

Central Library 1st & 3rd Floors 2017 & 2022 Bond Renovations & Improvements

Location/District: 600 Soledad St / City-wide

CoSA Project Manager:	Evelyn Gamez PWD	Project Consultant:	Marmon Mok
Procurement Method:	Job Order Contract	Construction Contract:	Belt Built Construction
Project Budget: \$3M (2017 Bond) \$340K (private donations) \$930k (2022 Bond) Total Budget: \$4.27M			

Project Scope:

Redesign:

Entrance/exit for safety, security, and accessibility
Main service desk

Create:

Customer-friendly media space on 1st floor
A flexible programming space in children's area
A convenient access for patrons to service points on 1st & 3rd floors
A state-of-the-art Connect Family
A Technology Center for children and their caregivers

Add:

A lactation area in children's area
A family restroom in 3rd floor
An inclusive restroom on 1st floor

Improvements:

At garage entry
In Basement dock area
To Building system
Security improvements
Replace shelving establishing engaging areas for collections
Provide service and catalog access points to improve customer service
Transformation of the Story Room on 3rd floor
Better wayfinding for customers with improved sight lines
Refresh finishes, furniture, and equipment
Renovate Children's area restrooms for functionality, comfort, safety, and accessibility for all

Project Status: Completion of remaining punch list item, PA System installation/training by Spring 2024
Estimated Percentage Construction Complete as of May 2024: 100%

Project Milestones:

4/1/23 – Central Library Re-opens to the public
7/24 – Confirmation that all project scope has been completed

Bazan Branch Library Reroofing Project

Location/District: 2200 W. Commerce / CD 5

CoSA Project Manager:	Kenneth Heinzman	Project Consultant:	Chesney Morales Partners
Procurement Method:	Job Order Contract	Construction Contract:	AmStar Construction
Project Budget: \$217,429 (Insurance Appraisal/Adjustment)			

Project Scope: The project will replace the entire standing seam metal roof required by COSA Insurance due to the May 2021 Hailstorm event.

Project Status: Construction completed

Percentage Construction Complete as of May 2024: 100%

The Library Board of Trustees approved closure date of February 19, 2024, at the December 6, 2023, meeting
The project experienced a delay, and the Public Works Department resolved the issue, and the project is now ready to proceed

A new closure date of April 29 was presented to the Library Board during their March 27, 2024,

meeting and was approved

During the closure, patrons will be directed to the next (4) closest Library locations

Central Library located 2.2 miles away; San Pedro Branch Library located 2.5 miles away

Collins Garden Branch Library located 2.8 miles away, and Memorial Located 4.1 miles away

Project Milestones:

12/6/23 – Library Board approves initial closure date of 2/19/24

January 24 – Library notified of delay; new closure date to be identified

3/13/24 – Library Facilities Committee recommends 4/29/24 as closure date

3/27/24 – Library Board approves 4/29/24 as new closure date

4/29/24 – Library closure date

May/June 2024 – Work continues despite some rain delays

6/10/24 – Library re-opens after a 6-week closure; All construction work completed

Collins Garden Branch Library Reroofing Project

Location/District: 200 N. Park Blvd / CD 5

CoSA Project Manager:	Kenneth Heinzman	Project Consultant:	Chesney Morales Partners
Procurement Method:	Job Order Contract	Construction Contract:	AmStar
Project Budget: \$158,119 (Public Works Department)			

Project Scope: The project will replace the entire standing seam metal roof required by COSA Insurance due to the May 2021 Hailstorm event Library will remain open during this project.

Project Status: Project is substantially complete; punch list items (back ordered siding panels) delivery expected late April/May. Installation will not interrupt public service.

Percentage Construction Complete as of July 2024: 100%

Administration and staff have closely monitored noise levels in the building

Coordination is on-going with Council District 5 Field Office

A communication plan has been deployed to keep stakeholders informed of progress

Project Milestones:

1/8/24 – Contractor begins re-roofing project; No closure required

February 2024 – Completion of main area of roof; some materials are back-ordered

April/May/June 2024 – Completion of remaining items

July 2024 – Full scope of project completed

Central Library 2022 Bond

Location/District: 600 Soledad St / City-wide

CoSA Project Manager:	Evelyn Gamez (PWD)	Project Consultant:	Marmon Mok
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: \$6 Million (2022 Bond)			

Project Scope: The project will complete the scope of the Texana Resource Center project on the 6th floor as well as elements of scope for the 1st and 3rd floor renovations. The project will improve Central Library building systems, including roof system repairs.

Project Status: Building Programming and cost estimation under way

Cost impacts: (\$930K 2017 Central Bond Project); (\$3.4M 2017 Texana Bond Project)

Project Milestones:

Summer/Fall 2024 – Develop refined cost estimates on high priority building improvements

Pan American Branch Library HVAC improvements

Location/District: 1122 W. Pyron / CD 3

CoSA Project Manager:	Mark Loiselle	Project Consultant:	H2MG Consultants
Procurement Method:	Job Order Contract	Construction Contract:	Amstar Construction
Project Budget: \$500,000 (2021 & 2023 Capital Improvement Project)			

Project Scope: Replacement of HVAC equipment.

Project Status: Branch reopened October 28, 2024

Estimated Percentage Construction Complete as of November 2024: 100%

Communication plan has been deployed

Interim Service: Curb-side service was available during the Branch closure as follows:

Mon 4 – 8pm, Tue – Thru 10am – 4pm, Fri – Sat 10am – 2pm, Sun Closed

Project Milestones:

10/3/21 – Design process begins for HVAC replacement project

4/26/23 – Library Board delegates closure date selection to Library Director

3/16/23 – City Council approves construction contract

10/1/23 – Additional funding approved for HVAC replacement project

3/27/24 – Library Board of Trustees approves delegation of closure date to Interim Library Director

6/6/24 – Confirmation from contractor that all HVAC equipment has arrived and is ready for installation.

7/16/24 – Preconstruction meeting held onsite

8/5/24 – Branch closure begins; Interim service at branch to include curb-side pick-up

10/14/24 – Complete start-up of new HVAC systems

10/28/24 – Branch re-opening

Johnston Branch Library Renovation

Location/District: 6307 Sun Valley / CD 4

CoSA Project Manager:	Mark Loiselle	Project Consultant:	Alta Architects
Procurement Method:	Job Order Contract	Construction Contract:	HJD Capital
Project Budget: \$375,000 Deferred Maintenance Project			

Project Scope: Flooring upgrades, interior/exterior painting, power wash masonry.

Project Status: Construction began August 5 for interior/exterior painting

Facilities Committee and Library Board will be updated on project progress

A communication plan has been deployed to keep stakeholders informed of progress

This project will be completed in coordination with the HVAC project, so only one closure period will be necessary

Estimated Percentage Construction Complete as of November 2024: 100%

Interim service: Provided at Miller's Pond Community Center, 6175 Old Pearsall Rd, San Antonio, TX 78242. Service hours are Monday & Tuesday 2pm – 8pm; Wednesday through Friday 2pm – 5pm; Saturday 10am – 4pm

Project Milestones:

Winter/Spring 2024 – Carpet selection process

3/27/24 – Library Board of Trustees approves delegation of closure date to Interim Library Director

5/20/24 – Branch closure date as approved by Interim Library Director to begin HVAC replacement

April/June 2024 – Finalize scope and cost estimates for renovation work

6/12/24 – Contractor provides pricing for interior work; proposal is placed on PrimeLink for processing
 7/12/24 – PO issued for construction contract
 7/22/24 – Pre-construction meeting held
 8/5/24 – Construction began with interior/exterior painting
 9/30/24 – Construction work complete
 10/1/24 – Final walk punch of work area for punch list
 10/15/24 – Punch list items completed

Johnston Branch Library HVAC improvements

Location/District: 6307 Sun Valley / CD 4

CoSA Project Manager:	Mark Loiselle	Project Consultant:	Encotech Consultants
Procurement Method:	Job Order Contract	Construction Contract:	Amstar Construction
Project Budget: \$500,000 (2021 & 2023 Capital Improvement Project)			

Project Scope: Replacement of HVAC equipment.

Project Status: Construction is complete

A brief closure will be required for this project. The Library Board approved delegation of closure dates to Library Director at the April 26, 2023 meeting; however, because this project will be combined with the 2024 Deferred Maintenance Project (DMP) project scope (to maintain one closure period). At the March 27, 2024 Board meeting, the Board delegated this new closure date to the Interim Library Director for designation. The new closure date was May 20, 2024, with an anticipated closure period of 16-18 weeks.

Interim service: Provided at Miller's Pond Community Center, 6175 Old Pearsall Rd, San Antonio, TX 78242. Service hours are Monday & Tuesday 2pm – 8pm; Wednesday through Friday 2pm – 5pm; Saturday 10am – 4pm

Estimated Percentage Construction Complete as of January 2025: 100%

Project Milestones:

10/3/21 – Design process begins for HVAC replacement project
 4/20/23 – City Council approves construction contract
 10/1/23 – Additional funding approved for HVAC replacement project
 3/27/24 – Library Board of Trustees approves delegation of closure date to Interim Library Director

 5/20/24 – Branch library closes to begin HVAC work
 6/11/24 – Project meeting held on site to review RFI's and questions
 7/9/24 – Project meeting held to discuss change orders and project timeline
 10/14/24 – Meeting room/staff area HVAC unit start-up; CPS shut-down being scheduled for main unit
 10/18/24 – Meeting room will be available for early voting set-up
 10/21 – 11/5 – Early and day of voting; No construction activities will take place during this period
 11/7 – CPS Energy power shutdown for HVAC power connection conversion
 12/2/24 – Branch Re-opened

Igo Branch Library HVAC replacement

Location/District: 13330 Kyle Seale Parkway / CD 8

CoSA Project Manager:	Mark Loiselle	Project Consultant:	Alta Architects & Cleary/Zimmerman
Procurement Method:	City Contract	Construction Contract:	Premier Comfort Air
Project Budget: \$500,000 (2023 Deferred Maintenance Project)			

Project Scope: Assessment of aging HVAC system; determination of priority upgrades/replacements; inclusion of BAS HVAC controls system.

Project Status: Branch re-opened October 28, 2024

Estimated Percentage Construction Complete as of November 2024: 100%

Interim Service: Curb-side service was available during the Branch closure as follows:

Mon 4 – 8pm, Tue – Thu 10am – 4pm, Fri – Sat 10am – 2pm, Sun Closed

Project Milestones:

10/3/22 – Initial design kick-off meeting with Alta Architects to develop project scope and pricing
1/30/23 – Initial design drawings presented for pricing
4/26/23 - Library Board approved delegation of closure dates to Library Director
5/18/23 – After initial pricing came in high, and additional funding was not secured, project to go through BESD bidding and contracting procurement (using an On-Call contractor)
8/17/23 – RFCA approved for Premier Air for project; submittal process to begin for final equipment selection
9/15/23 – PO issued; equipment order placed
11/3/23 – Mechanical yard equipment pads have shifted over time, and will no longer support the new equipment
11/13/23 – Design kick-off meeting for structural slab
1/18/24 – Structural design review meeting
1/25/24 – Geotech boring for mechanical yard remediation
3/7/24 – Verify arrival of HVAC equipment at contractor yard
3/11/24 – Premier Air to begin replacement of HVAC equipment in Igo meeting rooms
3/27/24 – Library Board of Trustees approves delegation of closure date to Interim Library Director
May/June 2024 – Contracting underway for slab replacement for HVAC equipment
6/11/24 – Received proposal from Marc3 construction for slab work; proposal accepted
6/12/24 – PO issued to Marc3 for slab construction
6/13/24 – Project meeting held to discuss scope and schedule
7/26/24 – Scheduled preconstruction meeting
8/5/24 – Branch closure for (10–12) weeks
10/14/24 – Start-up of HVAC systems begins
10/21/24 – Install of controls system begins
10/28/24 – Branch re-opened

Brook Hollow Branch Library Parking Lot Expansion

Location/District: 530 Heimer / CD 9

CoSA Project Manager:	TBD	Project Consultant:	Halff & Associates
Procurement Method:	On-Call city contract	Construction Contract:	E-Z Bel Construction
Project Budget: \$792,000 (2023 Capital Improvement Project)			

Project Scope: Expansion of parking lot to include vacant field adjacent to existing library.

Project Status: Construction was completed on October 19, 2024

No closure is expected as part of this project

A communication plan has been deployed to keep stakeholders informed of progress

Estimated Percentage Construction Complete as November 2024: 100%

Brook Hollow is also targeted as an on-site solar parking canopy and EV charging location. This work will occur in future project from separate funding and after Library Board approval

Project Milestones:

10/1/22 – Design plan begins for parking lot expansion
6/28/23 – Library Board of Trustees approval of design plan
2/2024 – Construction contract negotiations completed
5/15/24 – Pre-construction meeting held

6/3/24 – Construction start date

6/7/24 – Bi-weekly project meeting held

7/15/24 – Pre-placement meeting held on site to review upcoming asphalt installation, scheduled for September

10/3/24 – Parking lot asphalt installed

10/15/24 – Irrigation walk-through with Library landscape vendor

10/19/24 – Parking lot open to the public

Projects Completed in FY 2025

Semmes Branch Library Renovation

Location/District: 15060 Judson Rd / CD 10

CoSA Project Manager:	Mark Loiselle	Project Consultant:	TBD
Procurement Method:	Job Order Contract	Construction Contract:	HJD Capital
Project Budget: \$436,000 (2024 Deferred Maintenance Project)			

Project Scope: Restroom renovation, interior/exterior painting, power wash masonry, emergency/security lighting improvements.

Project Status: Procurement of construction contract ongoing

Facilities Committee and Library Board will be updated on project progress

A communication plan has been deployed to keep stakeholders informed of progress

At the March 27, 2024 Board meeting, the Board delegated this closure date to the Interim Library Director for designation.

Estimated Percentage Construction Complete as of January 2025: 100%

Interim Service: Curb-side service was available during the Branch closure as follows:

Mon 4 – 8pm, Tue – Thu 10am – 4pm, Fri – Sat 10am – 2pm, Sun Closed

Project Milestones

10/2023 – Internal project scope review. Work to be coordinated with FY2024 Capital Improvement Project patio foundation repair project

11/2023 – Consultant and Job Order Contractor (JOC) site visit for pricing exercises

12/2023 – Library Facilities Department coordinate with BESD on replacement of drinking fountains

3/27/24 – Library Board of Trustees approves delegation of closure date to Interim Library Director

Spring 2024 – On-Site meeting with contractor and subs to finalize scope and pricing

7/16/24 – Contracting issue delays project closure for an undetermined time

9/15/24 – Purchase Order issued for construction work

10/16/24 – Interim Director approval of branch closure date

11/18/24 – Branch closure and Interim service begins

1/13/25 – Branch reopened

World Heritage Center 2017 Bond Project

Location/District: 3134 Roosevelt Ave / CD 3

CoSA Project Manager:	Keith Fey (PWD)	Project Consultant:	Dunaway Architects & Alta Architects
Procurement Method:	Competitive Sealed Proposal	Construction Contract:	Sabinal Group LLC
Project Budget: 2022 (Bond)			

Project Scope: Create a visual anchor furthering connections between Mission Library, Parks, YMCA, etc.

Project Status: Construction is complete

Estimated Percentage Construction Complete as of February 2025: 100%

Mission Library did not close because of this project
A communication plan was deployed to keep stakeholders informed

Project Milestones:

Winter/Spring 2024 – Coordination of on-going driveway work to continue open access to library parking lot
8/11/24 – Substantial construction completion
1/25/25 – World Heritage Office (WHO) operations begin on-site (soft opening)
2/7/25 –Public Grand Opening of facility

Igo Branch Library Municipal On-Site Solar Project

Location/District: 13330 Kyle Seale Pkwy / CD 8

CoSA Project Manager:	TBD	Project Consultant:	Big Sun Solar
Procurement Method:	City Contract	Construction Contract:	Big Sun Solar
Project Budget: \$400,000 (2024 Office of Sustainability Program)			

Project Scope: Assess Building and site conditions for on-site solar options to include rooftop solar panels and parking lot canopy over existing parking lot.

Project Status: Project complete

No closure necessary for this project

Estimated Percentage Construction Complete as of February 2025: 100%

A communication was deployed to keep stakeholders informed of progress

Project Milestones:

10/9 – Proposed design recommended by Facilities Committee for Board consideration
10/23 – Library Board approval of design plan for roof top solar panels and parking lot canopy
11/6/24 – Schedule update to be provided to Facilities Committee
12/2 – Start date for construction
1/13/25 – Scheduled CPS Energy power shutdown (6am-12pm)
2/7/25 – Commissioning of system