



City Council A-Session

**Item #14 Amendment (Professional Services Agreement)
& Contract Award (Construction Manager At-Risk):
Carver Branch Library Renovation**

August 8, 2024

Razi Hosseini, P.E., R.P.L.S., Director/City Engineer, Public Works Department

Background



- In May 2022 voters approved the 2022 Bond Program, which authorized \$12.5 Million for improvements to the Carver Branch Library
- Norcell D. Haywood, the first licensed African American architect in San Antonio, originally designed the library.
- Facility was constructed in 1973 and renovated in 1994 and 2006.
- In 2012, a parking lot expansion and outdoor playscapes were completed.

Location:

District 2

Funding:

2022 Bond





Scope



Design Amendment

Alta Architects, Inc.

For additional architectural and engineering services associated with the design, bid, construction phase, and other related services.



Construction Manager at Risk

Thos S. Byrne, Inc.

For renovation and expansion of Carver Branch Library.

Schedule



Construction Early Packages

- Summer 2025
- The Carver Branch Library will be closed during construction and services will be temporarily provided elsewhere.



Recommendations

Design Amendment

- Approval of a professional design services agreement amendment with Alta Architects, Inc., in the increased amount of \$473,981 for additional architectural and engineering design services associated with the design, bid, construction phase, and other related services required.

Construction Contract

- Awarding a Construction Manager at Risk (CMAR) contract to Thos S. Byrne, Inc. in the amount not to exceed \$9,000,000 for pre-construction and construction phase services for the Carver Branch Library Renovation Project.

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PUBLIC WORKS

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