

# San Antonio Public Library Construction Update October 2024

## Bond Projects

### Central Library 2022 Bond

**Project Budget:** \$6M (2022 Bond); **Location/District:** 600 Soledad St / CD1

**CoSA Project Manager:** Evelyn Gamez Public Works Department (PWD); **Project Consultant:** Marmon Mok

**Procurement Method:** TBD; **Construction Contract:** TBD

**Project Scope:** The project will complete the scope of the Texana Resource Center project on the 6<sup>th</sup> floor as well as elements of scope for the 1<sup>st</sup> and 3<sup>rd</sup> 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 Schedule:**

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

### Central Library Texana Resource Center 2017 Bond Renovations, Improvements & Space Reconfiguration

**Project Budget:** \$700K (2017 Bond) \$845,718 (private donations) \$3.4M (2022 Bond); **Total Project Budget:** \$4.95M

**Location/District:** 600 Soledad St / CD1; **CoSA Project Manager:** Evelyn Gamez PWD; **Project Consultant:** Marmon Mok

**Procurement Method:** JOC; **Construction Contract:** Belt Built Construction

**Project Scope:**

*Replace:*

Service points for more convenient access Main service desk  
Shelving establishing engaging areas for collections

*Create:*

A 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)

*Improvements:*

To Building systems

Refresh finishes, furniture and equipment

Space reconfigurations

Flexible Classroom (funded through a \$100,000 naming gift by the Kelleher 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)

**Project Status:** Construction ongoing

Fundraising efforts by the Library Foundation - ongoing

Materials and equipment moved out of Texana space into secure and protected off-site storage

Estimated Percentage Construction Complete as of October 2024: 40%

**Project Schedule:**

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 construction contract for Belt Built
- 5/17/24 – Pre-construction meeting scheduled to review schedule, timelines, and expectations
- 5/28/24 – Construction begins with assorted demo work
- 7/13/24 – Public naming meeting held at Central Library for Texana Gallery Naming

**Carver Branch Library 2022 Bond**

**Project Budget:** \$12.5M (2022 Bond); **Location/District:** 3350 E. Commerce / CD 2  
**CoSA Project Manager:** Evelyn Gamez PWD; **Project Consultant:** Alta Architects  
**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:** The Carver Branch Library project will be implemented in a two phased approach. Desired project scope includes design for phase 1 and phase 2, an expansion and complete renovation of existing facility.  
**Project Status:** Building programming complete, schematic design complete; design development on-going  
**Project Schedule:**  
 11/8/23 – Community input meeting held at 2<sup>nd</sup> 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 – Project meeting scheduled with design team, CMAR, PWD & SAPL  
 10/9 – Schematic design plan presented to Facilities Committee for recommendation to Library Board  
 10/24 – Public Information Meeting scheduled at 2<sup>nd</sup> Baptist Church Community Center  
 11/20 – Schematic design plan to be presented to Library Board of approval  
 TBD – Estimating with CMAR  
 TBD – Schematic Design development and approval  
 TBD – Community Engagement opportunities

**Las Palmas Branch Library 2017 & 2022 Bond Renovation**

**Project Budget:** \$5.45M (2017 & 2022 Bond) \$230K (private donations) \$164K (Sustainability Office & BESD) \$250K (HEB donation) \$135K (Federal Grant) \$200K (General Fund); **Total Project Budget:** \$6.4M  
**Location/District:** 515 Castroville Rd / CD5; **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 Scope:**  
*Improvements to:*  
 Expand the building at the current plaza location (2,000 square feet)  
 Restroom renovation in shared lobby  
 2,000 square feet building expansion  
 Service points for customer service.  
 New digital monument sign  
 Children’s area  
 LED lighting retrofit  
 Teen Area  
 Parking lot re-surfacing  
 Building systems  
 New roof  
 Shared meeting room  
 Additional Technology  
 Staff workroom  
 Self-service laptop kiosks  
 Enhancements to lobby  
**Project Status:** Phase 1 Construction on-going; Phase 2 Design complete. Phase 2 construction schedule pending  
 Phase 2 construction will be completed as part of this closure period

Estimated Percentage Construction Complete as of October 2024: 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 assessment

Project deficit has been resolved, so final construction pricing is underway. The Facilities Committee and Library Board approved the design changes in the March Library Board Meeting.

Public meeting to discuss the naming of the plaza area & the public art input process was held on Monday, July 22, 2024 at the Memorial Branch Library

**Project Schedule:**

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.

Interim service provided at Our Lady of the Lake University, 411 SW 24<sup>th</sup> St, 78207. Hours will be Monday and Tuesday 12pm-8pm, Wednesday – Friday 10am-5pm, Saturday 11am-5pm

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 – Meeting held for public comment about the naming of plaza area. Proposed name “H-E-B Plaza at Las Palmas Branch Library”

8/8/24 – Phase two construction contract approved by City Council

9/25 – Construction began on Phase 2 work; contractor fencing w/ security camera in place

**Las Palmas Branch Library Municipal On-Site Solar Project**

**Project Budget:** \$500,000 (2024 Sustainability Program); **Location/District:** 515 Castroville Rd. / CD 5

**COSA Project Manager:** TBD; **Project Consultant:** Big Sun Solar

**Procurement Method:** City Contract; **Construction Contract:** Big Sun Solar

**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:** Design under development

Final scope will determine if closure is necessary

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 Schedule:**

TBD

**World Heritage Center 2017 Bond Project**

**Project Budget:** 2022 Bond; **Location/District:** 3134 Roosevelt Ave / CD 3; **Managing Department:** World Heritage Office (WHO); **CoSA Project Manager:** Keith Fey PWD/ World Heritage Office project adjacent to Mission Branch Library

**Project Consultant:** Dunaway Architects & Alta Architects

**Procurement Method:** Competitive Sealed Proposal (CSP); **Construction Contract:** Sabinal Group LLC

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

**Project Status:** Construction is ongoing

Estimated Percentage Construction Complete as of October 2024: 85%

Additional scope will require more work at library driveway; coordination on-going to keep access to library open

Mission Library will not close because of this project

Communications plan are deployed to keep stakeholders informed as needed

**Project Schedule:**

Winter/Spring 2024 – Coordination of on-going driveway work to keep access open to library parking lot at all times

8/11/24 – Substantial construction completion

12/24 – Public Grand Opening

## **District 1 Projects**

### **Central Library Skylight Repair Project**

**Project Budget:** \$235,340 (Public Works); **Location/District:** 600 Soledad St / CD 1

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** TBD

**Procurement Method:** TBD; **Construction Contract:** TBD

**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:** 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. Work will be coordinated with current Texana project to avoid issues upon re-opening of Texana

**Project Schedule:**

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

Summer/Fall 2024 – Review work scope and cost estimates

### **Central Library Freight Elevator Replacement**

**Project Budget:** \$976,750 (FY25 Capital Improvement Project); **Location/District:** 600 Soledad St / CD 1

**CoSA Project Manager:** Eveyln Gamez (PWD); **Project Consultant:** Marmon Mok Architecture

**Procurement Method:** TBD; **Construction Contract:** TBD

**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:** Under consultant review

**Project Schedule:** TBD

### **Landa Branch Library HVAC improvements**

**Project Budget:** \$396,800 (2024 Capital Improvement Project); **Location/District:** 233 Bushnell / CD 1

**CoSA Project Manager:** Alicia Gomez (PWD); **Project Consultant:** Cleary/Zimmerman

**Procurement Method:** JOC; **Construction Contract:** Con-Cor Construction

**Project Scope:** Assess and repair existing HVAC equipment as indicated by assessment; make building envelope improvements as necessary

**Project Status:** Construction review complete; Contractor negotiations ongoing

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

This project may require a brief closure period; dates will be brought to the Facilities Committee and Library Board at the appropriate time.

**Project Schedule:**

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

**Landa Branch Library Garage Repairs**

**Project Budget:** \$4,220 (Monte Vista Historical Association fund (MVHA)); **Location/District:** 233 Bushnell / CD 1

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** TBD

**Procurement Method:** Job Order Contractor; **Construction Contract:** Con-Cor

**Project Scope:** Assessment and repair of the interior damaged brickwork. Design consultant to assess the integrity of existing brickwork and provide remediation to damaged areas

**Project Status:** Procurement of structural engineer services for full structural assessment and repair plan

Preliminary Project meeting held October 25, 2023

Contractor has completed clean-out of garage space

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

**Project Schedule:**

10/25/23 – Initial project meeting held

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

Spring 2024 – Structural assessment of garage

4/29/24 – Met with Structural Engineer to begin evaluation process.

**Westfall Branch Library Roof Replacement**

**Project Budget** \$125,000 (FY25 Deferred Maintenance Project); **Location/District:** 6111 Rosedale / CD 1

**CoSA Project Manager:** Santiago Gonzales (BESD); **Project Consultant:** TBD

**Procurement Method:** TBD; **Construction Contract:** TBD

**Project Scope:** Replace existing single-ply roof system

**Project Status:** In Procurement phase. Proposal has been received and submitted. Pending approval of PO. Construction contract may require city council approval.

**Project Schedule:** TBD

## **District 2 Projects**

**Schaefer Branch Library Roof Repair Project**

**Project Budget:** \$100,720 (Public Works); **Location/District:** 6322 US Hwy 87 East / CD 2

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** TBD

**Procurement Method:** TIPS Contract; **Construction Contract:** Horizon Roofing

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

**Project Status:** Power wash of single-ply roofing materials completed; additional scope to include replacement of damaged ceiling tiles and gutter repair

**Project Schedule:**

- 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

## **District 3 Projects**

### **Pan American Branch Library HVAC improvements**

**Project Budget:** \$500K (2021 & 2023 Capital Improvement Project); **Location/District:** 1122 W. Pyron / CD 3

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** H2MG Consultants

**Procurement Method:** Job Order Contract; **Construction Contract:** Amstar Construction

**Project Scope:** Replacement of HVAC equipment

**Project Status:** Project start date August 5, 2024

Estimated Percentage Construction Complete as of October 2024: 90%

Communication plan has been deployed

**Interim Service:** Curb-side service will be available during the Branch closure with the following hours:

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

**Project Schedule:**

- 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 all new systems
- TBD – Branch re-opening

## **District 4 Projects**

### **Johnston Branch Library HVAC improvements**

**Project Budget:** \$500K (2021 & 2023 Capital Improvement Project); **Location/District:** 6307 Sun Valley / CD 4

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** Encotech Consultants

**Procurement Method:** Job Order Contractor; **Construction Contract:** Amstar Construction

**Project Scope:** Replacement of HVAC equipment

**Project Status:** Construction is ongoing

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 1 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 October 2024: 70%

**Project Schedule:**

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  
TBD – Branch Re-opening

**Johnston Branch Library Renovation**

**Project Budget:** \$375,000 (2024 Deferred Maintenance Project); **Location/District:** 6307 Sun Valley Dr / CD 4

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** Alta Architects

**Procurement Method:** Job Order Contractor; **Construction Contract:** HJD Capital

**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 October 2024: 100%

Construction work to be complete by September 30, 2024

**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 Schedule:**

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  
10/15/25 – Punch list items completed

**Cortez Branch Library Renovation**

**Project Budget:** \$1,045,500 (2025 Capital Improvement Project); **Location/District:** 2803 Hunter Blvd / CD 4

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** TBD

**Procurement Method:** TBD; **Construction Contract:** TBD

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

**Project Status:** Internal scope review underway

**Project Schedule:** TBD

#### **Cortez Branch Library HVAC Improvements**

**Project Budget:** \$50,000 (2025 Deferred Maintenance Project); **Location/District:** 2803 Hunter Blvd / CD 4

**CoSA Project Manager:** Nicholas Lara (BES); **Project Consultant:** TBD

**Procurement Method:** TBD; **Construction Contract:** TBD

**Project Scope:** Replace 1 rooftop HVAC unit

**Project Status:** In negotiation phase

**Project Schedule:** TBD

#### **Johnston Branch Library HVAC Replacement**

**Project Budget:** \$63,100 (2025 Deferred Maintenance Project); **Location/District:** 2803 Hunter Blvd / CD 4

**CoSA Project Manager:** Nicholas Lara (BES); **Project Consultant:** TBD

**Procurement Method:** TBD; **Construction Contract:** TBD

**Project Scope:** Replace one roof-top HVAC unit.

**Project Status:** In negotiation phase

**Project Schedule:** TBD

#### **Johnston Branch Library Restroom and Sidewalk Repairs**

**Project Budget:** \$378,000 (2025 Capital Improvement Project); **Location/District:** 2803 Hunter Blvd / CD 4

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** Alta Architects

**Procurement Method:** JOC; **Construction Contract:** HJD Capital

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

**Project Status:** Negotiations on-going with design and construction teams

**Project Schedule:** TBD

### **District 5 Projects**

#### **Bazan Branch Library HVAC improvements**

**Project Budget:** \$1,067,590 (2024 Capital Improvement Project); **Location/District:** 2200 W. Commerce / CD 5

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** Cleary/Zimmerman

**Procurement Method:** Job Order Contract; **Construction Contract:** Con-Cor Construction

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

**Project Status:** HVAC design complete; contractor negotiations complete and 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; dates will be brought to the Facilities Committee and Library Board at the appropriate time.

**Project Schedule:**

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  
TBD – Request for Council Action to approve construction contract  
Upon completion of construction drawings, contracting and procurement with the contractor will follow city procurement process and Council approval (Request for Council Action); Once construction purchase order is issued, and timeline for installation will be deployed.

### **Collins Garden Branch Library HVAC improvements**

**Project Budget:** \$432,120 (2024 Capital Improvement Project); **Location/District:** 200 N. Park Blvd / CD 5

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** Cleary/Zimmerman

**Procurement Method:** Job Order Contractor; **Construction Contract:** LMC Construction

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

**Project Status:** 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; dates will be brought to the Facilities Committee and Library Board at the appropriate time.

Library administration will coordinate project activities with CD 5 office

An additional funding request is part of FY 2025 Budget development process (\$250,000) to complete additional equipment replacement that was assessed to be at end of life.

#### **Project Schedule:**

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

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 6 Projects**

No current Capital Projects on-going

### **District 7 Projects**

#### **Maverick Branch Library HVAC improvements**

**Project Budget:** \$986,567 (2024 Capital Improvement Project); **Location/District:** 8700 Mystic Park / CD 7

**SAPL Project Manager:** Mark Loiselle ; **Project Consultant:** Cleary/Zimmerman

**Procurement Method:** Job Order Contractor; **Construction Contract:** LMC Construction

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

**Project Status:** 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; dates will be brought to the Facilities Committee and Library Board at the appropriate time.

**Project Schedule:**

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 – Request For Council Action for City Council approval of construction contract

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

## **District 8 Projects**

### **Igo Branch Library HVAC replacement**

**Project Budget:** \$500K (2023 Deferred Maintenance Project); **Location/District:** 13330 Kyle Seale Parkway / CD 8

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** Alta Architects – Cleary/Zimmerman

**Procurement Method:** City Contract; **Construction Contract:** Premier Comfort Air

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

**Project Status:** Branch closed August 5, 2024 for construction work

Estimated Percentage Construction Complete as of October 2024: 75%

**Interim Service:** Curb-side service will be available during the Branch closure with the following hours:

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

**Project Schedule:**

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  
10/28/2024 – Branch re-opening

#### **Igo Branch Library Foundation & Windmill improvements**

**Project Budget:** \$411,600 (2024 Capital Improvement Project); **Location/District:** 13330 Kyle Seale Pkwy / CD 8

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** Alta Architects

**Procurement Method:** City On-Call contract; **Construction Contract:** Marc3 Landscape services

**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:** Building assessment on-going; windmill assessment on-going

No closure will be required for this project

Estimated Percentage Construction Complete as of October 2024: 20%

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

Schedules will be updated as more information is available

#### **Project Schedule:**

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

TBD – 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

Fall 2024 – Finalize site design improvements for irrigation and soil erosion protection

#### **Igo Branch Library Municipal On-Site Solar Project**

**Project Budget:** \$400,000 (2024 Sustainability Program); **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 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:** Design under development

Final scope will determine if closure is necessary

Estimated Percentage Construction Complete as of September 2024: 0%

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

#### **Project Schedule:**

10/09 – Recommended approved by Facilities Committee

10/23 – Consideration by the Library Board of Trustees

TBD (After November Election cycle) – Project to commence

#### **Cody Branch Library HVAC improvements**

**Project Budget:** \$865,320 (2024 Capital Improvement Project); **Location/District:** 11441 Vance Jackson Rd / CD 8

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** Cleary/Zimmerman

**Procurement Method:** Job Order Contract; **Construction Contract:** Con-Cor Construction

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

**Project Status:** HVAC design complete; contractor negotiations on-going

A communication plan will be developed 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; dates will be brought to the Facilities Committee and Library Board at the appropriate time.

**Project Schedule:**

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

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 Parking Lot Expansion**

**Project Budget:** \$792K (2023 Capital Improvement Project); **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 Scope:** Expansion of parking lot to include vacant field adjacent to existing library

**Project Status:** Construction began June 3, 2024; Construction is anticipated to be completed Fall 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 October 2024: 90%

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

**Project Schedule:**

10/1/22 – Design plan begins for parking lot expansion

6/28/23 – Library Board of Trustees Design Plan approval

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 will be opened to the public

### **Brook Hollow Branch Library HVAC Replacement**

**Project Budget:** \$250,000 (2025 Deferred Maintenance Project); **Location/District:** 530 Heimer / CD 9

**CoSA Project Manager:** Santiago Gonzales (BESD) **Project Consultant:** TBD

**Procurement Method:** TBD; **Construction Contract:** TBD

**Project Scope:** Complete design and replacement of two HVAC units

**Project Status:** In negotiation phase

**Project Schedule:** TBD

## **District 10 Projects**

### **Semmes Branch Library Renovation**

**Project Budget:** \$436,000 (2024 Deferred Maintenance Project); **Location/District:** 15060 Judson Rd / CD 10

**SAPL Project Manager:** Mark Loiselle ; **Project Consultant:** TBD

**Procurement Method:** Job Order Contract; **Construction Contract:** HJD Capital

**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 will be deployed to keep stakeholders informed of progress

This project will require a closure period; revised closure dates will be brought to the Facilities Committee and Library Board at the appropriate time.

**Project Schedule:**

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 site visits 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 – Job walks 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

11/18/24 – Branch closure

**Semmes Branch Library Patio Foundation improvements**

**Project Budget:** \$720,360 (2024 Capital Improvement Project); **Location/District:** 15060 Judson Rd / CD 10

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** Halff & Associates

**Procurement Method:** Job Order Contract; **Construction Contract:** HJD Capital

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

**Project Status:** Design of patio remediation work on-going.

Patio Settlement Investigation completed March 2023

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 Schedule:**

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 to be completed for final pricing

TBD – Demo work will likely be scheduled to occur during renovation closure, to minimize disruptions to patrons and staff

**Tobin Library at Oakwell Branch Library Monument Sign improvements**

**Project Budget:** \$50,000 (TBD); **Location/District:** 4134 Harry Wurzbach / CD 10

**SAPL Project Manager:** Mark Loiselle; **Project Consultant:** TBD

**Procurement Method:** TBD; **Construction Contract:** TBD

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

**Project Status:** SAPL to provide updated estimate for work, and continue to pursue funding opportunities

**Project Schedule:**

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 – Pursue alternate funding options

## **FY2024 Completed Projects**

### **Central Library 1<sup>st</sup> & 3<sup>rd</sup> Floors 2017 & 2022 Bond Renovations & Improvements**

**Project Budget:** \$3M (2017 Bond) \$340K (private donations) \$930k (2022 Bond); **Total Project Budget:** \$4.27M

**Location/District:** 600 Soledad St / CD 1; **CoSA Project Manager:** Evelyn Gamez PWD; **Project Consultant:** Marmon Mok; **Procurement Method:** Job Order Contracting (JOC); **Construction Contract:** Belt Built Construction

#### **Project Scope:**

##### *Redesign:*

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

##### *Create:*

Customer-friendly media space on 1<sup>st</sup> floor  
A flexible programming space in children's area  
A convenient access for patrons to service points on 1<sup>st</sup> & 3<sup>rd</sup> 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 3<sup>rd</sup> floor  
An inclusive restroom on 1<sup>st</sup> 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 3<sup>rd</sup> 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 Schedule:**

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**

**Project Budget:** \$217,429 (Insurance Appraisal/Adjustment); **Location/District:** 2200 W. Commerce / CD 5

**CoSA Project Manager:** Kenneth Heinzman PWD; **Project Consultant:** Chesney Morales Partners

**Procurement Method:** Job Order Contract; **Construction Contract:** AmStar Construction

**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 Schedule:**

12/6/23 – Library Board approves initial closure date of 2/19/24  
January 2024 – 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 April 29, 2024 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**

**Project Budget:** \$158,119 (Public Works); **Location/District:** 200 N. Park Blvd / CD 5

**CoSA Project Manager:** Kenneth Heinzman PWD; **Project Consultant:** Chesney Morales Partners

**Procurement Method:** Job Order Contract; **Construction Contract:** AmStar

**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 Schedule:**

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

7/24 – Full scope of project completed

### **Public Art** (In partnership with City's Department of Art and Culture)

#### **Public Art Project at Carver Branch Library**

**Project Budget:** \$300K (2022 Bond); **Location/District:** 3350 E. Commerce St. / CD 2

**CoSA Project Manager:** Jordyn Patrias (Department of Arts and Culture); **Project Consultant:** TBD

**Procurement Method:** TBD; **Construction Contract:** TBD

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

**Project Status:** Project initiation phase has yet to begin

#### **Project Schedule:**

TBD – Project Initiation

TBD – Artwork theme & inspiration

TBD – Artist selection (D2 Board member will be on artist selection panel)

TBD – Design

TBD – Fabricate & install

TBD - Dedication

#### **Public Art Project at Las Palmas Branch Library**

**Project Budget:** \$300K (2022 Bond); **Location/District:** 515 Castroville Rd. / CD 5;

**CoSA Project Manager:** Jordyn Patrias (DAC); **Project Consultant:** TBD;

**Procurement Method:** TBD; **Construction Contract:** TBD

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

**Project Status:** Project initiation phase

Public meeting was held July 22, 2024 to discuss public input process

#### **Project Schedule:**

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 – Meeting held for Las Palmas Public Art Input process

TBD – Artwork theme & inspiration

TBD – Artist selection (D5 Library Trustee will be on artist selection panel)

TBD – Design

TBD – Fabricate & install

TBD - Dedication

**Public Art Project at Cody Branch Library**

**Project Budget:** \$250K (2022 Bond); **Location/District:** 11441 Vance Jackson Rd. / CD 8

**CoSA Project Manager:** Jordyn Patrias (DAC); **Project Consultant:** TBD

**Procurement Method:** TBD; **Construction Contract:** TBD

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

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

**Project Schedule:**

August 2024 – Project Discussion/Initiation

TBD – Present location to D-8 Board Representative

Fall 2024 – Present location to Facilities Committee for recommendation to Library Board

Fall 2024 – Present location to Library Board for approval

TBD – Artwork theme & inspiration

TBD – Artist selection (D8 Library Trustee will be on artist selection panel)

TBD – Design

TBD – Fabricate & install

TBD - Dedication