

**San Antonio Public Library
Construction Update
November 2024**

Bond Projects

Central Library Texana Resource Center 2017 and 2022 Bond

Location/District: 600 Soledad St / CD1

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 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)
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
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 ongoing

Estimated Percentage Construction Complete as of November 2024: 40%

Planning for the removal of and storage of the Chihuly art piece is underway in preparation for the construction project.

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 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
10/23/24 – Naming of Texana Gallery approved by Library Board of Trustees “Library Foundation Gallery at Texana”

Carver Branch Library 2022 Bond

Location/District: 3350 E. Commerce / CD 2

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:

Improvements to:

Design an iconic exterior with meaning to the community
Expand the building approx. 2,000sf (Phase 1)
Expanded Children's area and Teen area
Connect Technology Center
LEARN PLUS Center with expanded services and technologies

Create:

Aspirational, forward-thinking spaces
Innovative library spaces with embedded technology
New Tween area (ages 9-12)
Building systems improvements / upgrades to infrastructure
New interior digital signage
Staff workroom improvements
New spaces such as study rooms, podcasting/technology studios and collaborative spaces

New and/or additional public restrooms with accessibility and inclusion improvements
New exterior digital monument sign
Re-alignment of collection and expansion of materials focused on the African American experience
Improved customer experience through renovation of service points
Laptop check-out kiosk, charging lockers, smart shelves, automated book drop and holds lockers
Self-service lobby to access materials for check out and Wi-Fi
Landscape refresh/site improvements for public gatherings
Provide public art for the Carver Branch Library

Project Status: Building programming complete, schematic design approval pending Library Board approval (1/22/2025)

Project Milestones:

11/8/23 – Community input meeting held at 2nd 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 2nd Baptist Church Community Center
December – Stakeholder Meeting regarding Schematic Design to be scheduled
1/8/25 – Update Facilities Committee on stakeholder briefings
1/22/25 – Schematic design plan to be presented to Library Board of Trustees for approval

Las Palmas Branch Library 2017 & 2022 Bond Renovation

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 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
Service points for customer service.	2,000 square feet building expansion
Children's area	New digital monument sign
Teen Area	LED lighting retrofit
Building systems	Parking lot re-surfacing
Shared meeting room	New roof
Staff workroom	Additional Technology
Enhancements to lobby	Self-service laptop kiosks

Project Status: Phase 1 Construction on-going; Phase 2 Design complete. Phase 2 construction on-going

Estimated Percentage Construction Complete as of November 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 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.

Interim service provided at Our Lady of the Lake University, 411 SW 24th 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 – Public meeting held for comment about the naming of plaza area. Proposed name “H-E-B Plaza at Las Palmas Branch Library”. Meeting held at Memorial Branch Library

7/22/24 – Public meeting held for comment about the Public Art input process. Meeting held at Memorial Branch Library

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

Las Palmas Branch Library Municipal On-Site Solar Project

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 Budget: \$500,000 (2024 Sustainability Program)			

Project Scope: Assess Building and site conditions for on-site solar option to include 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 Milestones:

TBD - Library Board of Trustees action to authorize design and placement for parking lot canopy

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 ongoing

Estimated Percentage Construction Complete as of November 2024: 85%

Coordination on-going to ensure access to library remains unrestricted

Mission Library will not close because of this project

A communication plan is deployed to keep stakeholders informed

Project Milestones:

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

1/25 – WHO Operations begin on site (soft opening)

2/25 – Public Grand Opening of facility

3/25 – TIRZ Public Improvement completion

4/25 – Drum Circle completion

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 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 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

Landa Branch Library Garage Repairs

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: \$4,220 (Monte Vista Historical Association fund (MVHA))			

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: Contractor has completed clean-out of garage space

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

Procurement of structural engineer services for full structural assessment and repair plan

Project Milestones:

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.

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

Central Library Freight Elevator Replacement

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 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: Under consultant review

Project Milestones: TBD

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

Project Status: In Procurement phase. Final proposal being developed by contractor

Project Milestones:

TBD – Submit contractor proposal into PrimeLink for processing
No closure will be necessary for this work

District 2 Projects

Schaefer Branch Library Roof Repair Project

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

CoSA Project Manager:	Mark Loiselle	Project Consultant:	N/A
Procurement Method:	TIPS Contract	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: Power wash of single-ply roofing materials completed; additional scope to include replacement of damaged ceiling tiles and gutter repair

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
November 2024 – Site meeting to be scheduled with contractor to review needed repairs

District 3 Projects

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: \$500K (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: 95%

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

District 4 Projects

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: \$500K (2021 & 2023 Capital Improvement Project)			

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 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 November 2024: 85%

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

TBD – 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

Cortez Branch Library Renovation

Location/District: 2803 Hunter Blvd / CD 4

CoSA Project Manager:	Mark Loiselle	Project Consultant:	TBD
Procurement Method:	TBD	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-stripping, exterior stucco repairs, restroom renovations.

Project Status: Internal scope review underway

Project Milestones: Project Kick-Off meeting to be scheduled in November

Cortez Branch Library HVAC Improvements

Location/District: 2803 Hunter Blvd / CD 4

CoSA Project Manager:	Nicholas Lara (BES)	Project Consultant:	TBD
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: \$50,000 (2025 Deferred Maintenance Project)			

Project Scope: Replace one (1) rooftop HVAC unit

Project Status: In negotiation phase

Project Milestone: Project Kick-Off meeting to be scheduled in November

Johnston Branch Library HVAC Replacement

Location/District: 2803 Hunter Blvd / CD 4

CoSA Project Manager:	Nicholas Lara (BES)	Project Consultant:	TBD
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: \$63,100 (FY25 DMP)			

Project Scope: Replace one (1) rooftop HVAC unit

Project Status: In negotiation phase

Project Milestone: Project Kick-Off meeting to be scheduled in November

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:	TBD	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: Negotiations on-going with design and construction teams

Project Milestone: Project Kick-Off meeting to be scheduled in November

District 5 Projects

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: 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 for consideration.

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 – Request for Council Action to approve construction contract scheduled
 Upon completion of construction drawings, contracting and procurement with the contractor will follow city procurement process and City 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

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: \$432,120 (2024 Capital Improvement Project)			

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 for consideration.

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

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 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

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

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: 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 for consideration.

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 approved task order to a Job Order Contract with Lee Construction and Maintenance Company (dba LMC Corporation)

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

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: \$500K (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: 95%

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

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:	Marc3 Landscape 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: Building assessment on-going; windmill assessment on-going

No closure will be required for this project

Estimated Percentage Construction Complete as of November 2024: 20%

A communication plan will be 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
 10/2024 – 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

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 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: 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 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

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: 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 for consideration.

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

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

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: \$792K (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: 95%

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

Brook Hollow Branch Library HVAC Replacement

Location/District: 530 Heimer / CD 9

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

Project Scope: Complete design and replacement of two HVAC units

Project Status: In negotiation phase

Project Milestones: Project Kick-Off meeting to be scheduled in November

District 10 Projects

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.

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 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

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

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

January 2025 – Projected re-opening date

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

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: 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 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

11/18/24 – Branch will close for renovation project

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

January 2025 - Projected re-opening date for library; construction in patio area will continue

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: 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 – 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 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

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: 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

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 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

1/08/25 – Present location to Facilities Committee for recommendation to Library Board

1/22/25 – Present location to Library Board for consideration and approval

TBD – Artwork theme & inspiration

TBD – Artist selection (D8 Board member will be on Artist Selection Panel)

TBD – Design

TBD – Fabricate & install

TBD – Dedication

Projects included with other current projects:

Central Library Skylight Repair Project

Location/District: 600 Soledad St / CD 1

CoSA Project Manager:	Mark Loiselle	Project Consultant:	TBD
Procurement Method:	TBD	Construction Contract:	TBD
Project Budget: \$235,340 (Public Works)			

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

FY2024 Completed Projects

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

Location/District: 600 Soledad St / CD 1

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)			

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 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

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 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

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 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

Central Library 2022 Bond

Location/District: 600 Soledad St / CD1

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 Schedule:

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