

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

**Bond 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 April 2024: 99%

**Project Schedule:**

4/1/23 – Central Library Re-opens to the public  
April/May 2024 – Completion of remaining items

**Central Library 2022 Bond**

**Project Budget:** \$6M (2022 Bond)

**Location/District:** 600 Soledad St / CD 1

**CoSA Project Manager:** Evelyn Gamez 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. The project will improve Central Library building systems. It is desired that the project also redesign the storefront of Central to a new purpose.

**Project Status:** Building Programming and cost estimation under way.

**Project Schedule:**

Spring/Summer 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 / CD 1

**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

*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 contract scheduled for city council approval in April

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 April 2024: 5%

**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

6/16/2022 – 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

### **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 CoSA 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 would create a library to serve a larger area and population in Council District 2 with enhanced services. Desired project scope includes an expansion.

**Project Status:** Building programming underway; CMAR selection process on-going

Project to include Public Art Funding (\$300K) via the 2022 Bond project; Public Art Process ongoing, this process will include community engagement and Art Selection Panel

**Project Schedule:**

11/8/23 – Community input meeting held at 2<sup>nd</sup> Baptist Church Community Center Building

**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 (DAC)

**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

**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 / CD 5

**CoSA Project Manager:** Evelyn Gamez PWD

**Project Consultant:** Seventh Generation Design

**Procurement Method:** 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)

Service points for customer service.

Children's area

Teen Area

Building systems

Shared meeting room

Staff workroom

Enhancements to lobby

Restroom renovation in shared lobby

2,000 square feet building expansion

New digital monument sign

LED lighting retrofit

Parking lot re-surfacing

New roof

Additional Technology

Self-service laptop kiosks

**Project Status:** Phase 1 Construction on-going; Phase 2 Design complete, and Phase 2 construction contract procurement underway

Phase 2 construction will be completed as part of this closure period

Estimated Percentage Construction Complete as of April 2024: 65%

Public Reopening planned for early 2025

Project to include Public Art Funding (\$300K) via the 2022 Bond project; Public Art Process ongoing, this process will include community engagement and Art Selection Panel

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.

**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

**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

**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  
TBD – Artwork theme & inspiration  
TBD – Artist selection (D5 Board member will be on artist selection panel)  
TBD – Design  
TBD – Fabricate & install  
TBD - Dedication

**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 April 2024: 65%

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

A communication plan is deployed to keep stakeholders informed

**Project Schedule:**

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

**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 initiation phase has yet to begin

**Project Schedule:**

TBD – Project Initiation

TBD – Artwork theme & inspiration

TBD – Artist selection (D8 Board member will be on artist selection panel)

TBD – Design

TBD – Fabricate & install

TBD - Dedication

**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.

**Project Schedule:**

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

Spring/Summer 2024 – Review work scope and cost estimates

**Landa Branch Library HVAC improvements**

**Project Budget:** \$396,800 (2024 Capital Improvement Project)

**Location/District:** 233 Bushnell / CD 1

**CoSA Project Manager:** Priscilla Bernal PWD

**Project Consultant:** TBD

**Procurement Method:** TBD

**Construction Contract:** TBD

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

**Project Status:** Managed and scheduled by PWD; schedule pending

A communication plan will be developed 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.

Schedules will be updated as more information is available

**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

**Landa Branch Library Garage Repairs**

**Project Budget:** \$4,220 (MVHA fund)

**Location/District:** 233 Bushnell / CD 1

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** TBD

**Procurement Method:** JOC

**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 developed 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; waiting for proposal for services.

## **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/USA 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 underdevelopment

**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:** JOC

**Construction Contract:** Amstar Construction

**Project Scope:** Replacement of HVAC equipment

**Project Status:** HVAC design complete; Equipment delivery pending

A brief closure will be required for this project

Estimated Percentage Construction Complete as of April 2024: 8%

Schedules will be updated as more information is available

**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

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

## **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:** JOC

**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, but as this project will be combined with the 2024 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. New closure date is May 20, 2024, with an anticipated closure period of 16-18 weeks, and interim service will be 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 April 2024: 10%

Schedules will be updated as more information is available

**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 closure date as approved by Interim Library Director to begin HVAC replacement project

### **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:** JOC

**Construction Contract:** TBD

**Project Scope:** Flooring upgrades, Restroom renovation, tile replacement, interior/exterior painting, power wash masonry

**Project Status:** Building assessment underway to finalize scope

Facilities Committee and Library Board will be updated on project progress

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

This project will be completed in coordination with the HVAC project, so only 1 closure period will be necessary

Construction work to be complete by September 30, 2024

**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

Summer 2024 – Once HVAC work is completed, interior renovation work may begin

9/30/24 – Complete all interior and exterior renovation work scope

## **District 5 Projects**

### **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:** JOC

**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 ongoing

Estimated Percentage Construction Complete as of April 2024: 15%

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.

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

**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

### **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:** JOC

**Construction Contract:** Con-Cor Construction



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

**Project Status:** HVAC design 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

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 for review and revisions; review preliminary pricing with contractor

6/14/24 – 100% construction drawings issued for construction

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 developed

### **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:** JOC

**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.

Estimated Percentage Construction Complete as of April 2024: 90%

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

### **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:** TBD

**Construction Contract:** TBD

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

**Project Status:** HVAC assessment 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.

Library administration will coordinate project activities with CD office #5

Schedules will be updated as more information is available

**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 due; Job Order Contractor will be assigned at this time for contracting purposes

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

5/24/24 – 95% construction drawings for review and revisions; review preliminary pricing with contractor

6/21/24 – 100% construction drawings issued for construction

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 developed

## **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:** TBD

**Construction Contract:** TBD

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

**Project Status:** HVAC assessment 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.

Schedules will be updated as more information is available

**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 due; Job Order Contractor will be assigned at this time for contracting purposes

5/31/24 – 95% construction drawings for review and revisions; review preliminary pricing with contractor

6/28/24 – 100% construction drawings issued for construction

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 developed

## **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:** HVAC design is complete; HVAC equipment has arrived for installation; schedule pending

A brief closure will be required for this project

Estimated Percentage Construction Complete as of April 2024: 15%

**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

May/June 2024 – Contracting underway for slab replacement for HVAC equipment

**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:** JOC

**Construction Contract:** TBD

**Project Scope:** Assess existing foundation/site conditions and make improvements; Assess 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

A communication plan will be developed 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

Upon completion of construction drawings, contracting and procurement with the contractor and a purchase order is issued, and timeline for installation will be developed

**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:** TBD

**Construction Contract:** TBD

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

**Project Status:** HVAC assessment 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.

Schedules will be updated as more information is available

**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 due; Job Order Contractor will be assigned at this time for contracting purposes

6/7/24 – 95% construction drawings for review and revisions; review preliminary pricing with contractor

7/5/24 – 100% construction drawings issued for construction

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 developed

## **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:** Evelyn Gamez PWD

**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 scheduled to begin June 3, 2024; Construction is anticipated to be completed in Spring/Summer 2024

No closure is expected as part of this project

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

Estimated Percentage Construction Complete as April 2024: 0%

Construction will take place in spring/summer 2024

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 – Anticipated construction start date

9/30/24 – Project completion expected

## **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:** JOC

**Construction Contract:** TBD

**Project Scope:** Restroom renovation, tile replacement, interior/exterior painting, power wash masonry

**Project Status:** Building assessment underway to finalize scope

Facilities Committee and Library Board will be updated on project progress

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

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

Construction work to be completed by September 30, 2024

#### **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

Spring 2024 – Job walks with contractor and subs to finalize scope and pricing

### **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:** JOC

**Construction Contract:** TBD

**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 developed 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

Spring 2024 – Finalize design and obtain pricing for work

Spring 2024 – Job walks with contractor and subs to finalize scope and pricing

### **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 2024 – Obtain accurate quotes for repairs/improvements; pursue funding opportunities