

**San Antonio Public Library  
Construction Update  
Total Current Project Portfolio - \$34,191,411  
June 2025**

**City-Wide Projects**

**Central Library Texana Resource Center 2017 and 2022 Bond**

**Location/District:** 600 Soledad St / City-wide

<b>CoSA Project Manager:</b>	Evelyn Gamez (PWD)	<b>Project Consultant:</b>	Marmon Mok
<b>Procurement Method:</b>	Job Order Contract	<b>Construction Contract:</b>	Belt Built
<b>Project Budget:</b> \$700K (2017 Bond) \$845,718 (Private donations) \$3.4M (2022 Bond) \$235,340 (Public Works funds)			
<b>Total Project Budget \$5,181,058</b>			

**Project Scope:**

*Replace:*

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

*Create:*

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

*Add:*

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

*Improvements:*

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

**Project Status:** Construction phase

Estimated Percentage Construction Complete as of June 2025: 60%

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

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

**Project Milestones:**

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

10/23/24 – Naming of Texana Gallery approved by Library Board of Trustees “Library Foundation Gallery at Texana”  
 2/3/25 – Delivery of High-Density shelving (for vault storage)  
 2/13/25 – Delivery of Roof Top Air Conditioning equipment  
 4/9/25 – Texana bi-weekly Post Construction meetings begin  
 4/20/25 – SAPL staff review installation of high-density shelving in vault  
 Fall/Winter 2025 – Scheduled end of construction activities  
 Winter/Spring 2025/2026 – Library post-construction move-in begins  
 TBD - Public Re-opening

**Central Library Skylight Repair Project**

**Location/District:** 600 Soledad St / City-wide

<b>CoSA Project Manager:</b>	Mark Loiselle	<b>Project Consultant:</b>	TBD
<b>Procurement Method:</b>	TBD	<b>Construction Contract:</b>	TBD
<b>Project Budget:</b> Currently funded at \$235,340 (Public Works funds) which is not adequate to scope. Additional funding is being actively pursued. Project cannot proceed until funding gap is addressed. Additional funding of \$1M is being requested as part of FY26 CIP budget cycle			

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

**Project Status:** Pre-Design phase

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

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

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

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

**Project Milestones:**

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

Summer 2025 – Review work scope

Summer 2025 – Review of construction estimates for replacement

Fall 2025 – Additional financial resources being sought to complete project

**Central Library Freight Elevator Replacement**

**Location/District:** 600 Soledad St / City-wide

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

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

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

**Project Status:** Procurement & Negotiation phase

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

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

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

No building closure is expected as part of this project.

**Project Milestones:**

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

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

4/1/25 – Contractor site visit for pricing purposes  
 TBD – Procurement of construction services for replacement

## **District 1 Projects**

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

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

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

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

**Project Status:** Construction phase

Estimated percentage construction complete as of June 2025: 20%

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

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

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

#### **Project Milestones:**

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

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

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

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

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

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

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

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

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

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

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

Interim service model under consideration

3/18/25 – Pricing to complete HVAC related repairs received

TBD – Pricing to complete wall & trim damage caused from HVAC issues

TBD – Closure planning meeting once all pricing has been finalized

TBD – Project team recommends closure schedule for Director consideration

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

TBD – District 1 Board member informed of closure date

TBD – Board of Trustees and City leadership informed of closure date

TBD – Public communication plan engaged

TBD – Interim service model under development

### **Landa Branch Library Garage Assessment**

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

<b>CoSA Project Manager:</b>	Mark Loiselle	<b>Project Consultant:</b>	TBD
<b>Procurement Method:</b>	Job Order Contract	<b>Construction Contract:</b>	Con-Cor

**Project Budget:** \$14,860 (Monte Vista Historical Association fund (MVHA))

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

**Project Status:** Construction negotiation phase

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

Contractor has completed clean-out of garage space

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

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

**Project Milestones:**

10/25/23 – Initial project meeting held

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

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

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

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

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

4/12/25 – Structural assessment and drawings received and approved

TBD – Pricing from contractor on recommended engineering upgrades

TBD – Planning meeting once all pricing has been finalized

TBD – Schedule of repair work will be provided for library staff and stakeholders

No branch closure will be required for this project

**District 2 Projects**

**Carver Branch Library 2022 Bond**

**Location/District:** 3350 E. Commerce / CD2

<b>CoSA Project Manager:</b>	Evelyn Gamez (PWD)	<b>Project Consultant:</b>	Alta Architects
<b>Procurement Method:</b>	Construction Manager at Risk	<b>Construction Contract:</b>	Byrne Construction Services
<b>Project Budget:</b> \$12.5 M (2022 Bond) \$300k (Public Art) <b>Total Project Budget: \$12,800,000</b>			

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

**Project Scope:**

Design aspirational, forward-thinking spaces and an iconic exterior with meaning to the community  
Expand the building approx. 2,000sf (Phase 1)  
Improved Children’s area  
Improved Teen area  
LEARN Center with expanded services and technologies  
Improvements to community meeting, exhibit, and event spaces  
Connect Technology Center Improvements  
Addition of a first in the library system Tween area (ages 9-12)  
Building systems improvements / upgrades to infrastructure

Addition of All User restrooms  
New exterior digital monument sign  
Re-alignment of collection and expansion of materials focused on the African American Resource Center  
Improved customer experience through renovation of service points  
Laptop check-out kiosk, charging lockers  
New lobby  
Full refresh of furniture and fixtures  
On-Site Solar parking lot canopies

Staff workroom improvements  
 New spaces such as podcasting/technology studio and collaborative spaces

Provide public art for the Carver Branch Library

**Project Status:** Design Development Phase

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

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

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

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

**Project Milestones:**

- 11/8/23 – Community input meeting held at Second Baptist Church Community Center Building
- 1/23/24 – Open House held to present results of community input process
- 8/8/24 – Contract for Construction Manager at Risk (CMAR) approved by City Council
- 10/1/24 – Project meeting scheduled with design team, CMAR, PWD & SAPL
- 10/9/24 – Schematic design plan presented to Facilities Committee for recommendation to Library Board
- 10/24/24 – Public Information Meeting held at Second Baptist Church Community Center
- 12/5/24 – Stakeholder Meeting regarding Schematic Design held at Carver Branch Library
- 1/8/25 – Updated Facilities Committee on stakeholder briefings
- 1/22/25 – Schematic design plan approved by Library Board of Trustees & Design team working on Design Development documents
- 4/18/25 – Design Development pricing due from Byrne
- 4/30/25 – Meeting to review Byrne pricing with PWD/SAPL/Alta Architects
- 5/19/25 – Director review of design plan, closure date & interim service plan
- TBD – Review design plan with Trustee Harris
- TBD – Review design plan with Councilmember McKee-Rodriguez
- 6/11/25 – Facilities Committee final design and closure date recommendation
- 6/25/25 – Library Board approval of final design & closure date
- 8/2/25 – 95<sup>th</sup> Anniversary @ Carver Branch Library
- 8/5/25 – DAC public meeting @ Carver Branch Library (tentative)
- TBD – Branch closure begins for construction project
- TBD – Interim service begins with a schedule of 56 hrs/wk.

**Schaefer Branch Library Roof Repair Project**

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

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

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

**Project Status:** Construction phase

Estimated Percentage Construction Complete as of June 2025: 95%

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

**Project Milestones:**

- 12/2023 – Assessment of roof conditions; determination of need for roof & gutter cleaning
- 2/21/24 – Purchase order issued for roof cleaning

- 4/05/24 – Roof cleaning completed
- 4/22/24 – On-site meeting to review interior repairs needed to replace ceiling tiles and site roof drainage
- 12/19/24 – On-site meeting with contractor to review needed repairs to ceiling and gutter system
- 1/7/25 – Proposal received from Alpha Building, waiting for PO to be issued to schedule work
- 3/3/25 – Site walk to review final staging plan
- 4/12/25 – Project work completed around public hours to avoid service disruptions
- 4/15/25 – Additional scope identified where missing soffit/gutter was discovered
- 5/27/25 – Issuance of Purchase Order for soffit/gutter repair
- TBD – Repair work to be scheduled outside of public service hours

**District 3 Projects**

No current capital projects

**District 4 Projects**

**Cortez Branch Library Renovation**

**Location/District:** 2803 Hunter Blvd / CD 4

<b>CoSA Project Manager:</b>	Mark Loiselle	<b>Project Consultant:</b>	TBD
<b>Procurement Method:</b>	CoSA Contract	<b>Construction Contract:</b>	TBD
<b>Project Budget:</b> \$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:** Design Development phase  
 Estimated Percentage Construction Complete as of June 2025: N/A  
 Internal scope review underway; design contract procurement on-going

**Project Milestones:**

- 2/6/25 – Project kick-off meeting held
- 2/19/25 – Meeting with design team to review exterior project scope
- 2/20/25 – Meeting #1 to discuss flooring/interior paint selections
- 3/6/25 – Meeting #2 to discuss flooring/interior paint selections
- 3/20/25 - Meeting #3 to discuss flooring/interior paint selections
- 4/14/25 – Proposal received and approved for architectural services
- 4/30/25 – Carpet selection finalized, and final pricing requested
- 5/19/25 – Preliminary pricing received for interior work & exterior painting; under internal review
- 5/27/25 – Issuance of Purchase Order for design consultant
- TBD – Pre-design meeting to discuss project scope
- TBD – Final exterior design drawings approved by staff
- TBD – Project team recommends closure schedule for Director consideration
- TBD – Library staff will initiate closure checklist procedures once closure date is approved

**Cortez Branch Library HVAC Improvements**

**Location/District:** 2803 Hunter Blvd / CD 4

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

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

**Project Status:** Procurement phase

Estimated Percentage Construction Complete as of June 2025: 95%

(1) HVAC unit installed, controls programming under review

**Project Milestone:**

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

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

1/28/25 – Installation of new RTU completed

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

6/30/25 – Final budget review

TBD – Install controls programming

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

**Location/District:** 2803 Hunter Blvd / CD 4

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

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

**Project Status:** Procurement phase

Estimated Percentage Construction Complete as of June 2025: 95%

(1) HVAC unit installed, controls programming under review

**Project Milestone:**

12/9/24 – Updated Contractor pricing received

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

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

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

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

6/30/25 – Final budget review

TBD – Install controls programming

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

**Location/District:** 2803 Hunter Blvd / CD 4

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

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

**Project Status:** Design Development phase

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

Waiting issuance of Purchase Orders for design and sidewalk improvement projects

**Project Milestone:**

1/8/25 - Preliminary design meeting held with Alta Architects for rest room design

1/16/25 – Receive proposal for two options for rest room re-design: under review and Contractor to provide preliminary pricing for rest room options

- 1/29/25 – Meeting with JOC to review scope of sidewalk replacement/retainer block repairs; waiting for proposal
- 3/4/25 – Proposal for design services submitted to PrimeLink for processing
- 3/20/25 - Proposal received and approved for sidewalk repairs, submitted to PrimeLink for processing
- TBD – Issuance of purchase orders for restroom design (Alta Architects) & sidewalk/retainer block repairs (HJD Capital)
- TBD – Sidewalk work will be scheduled to avoid public service impact

## District 5 Projects

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

**Location/District:** 515 Castroville Rd / D5

<b>CoSA Project Manager:</b>	Evelyn Gamez (PWD)	<b>Project Consultant:</b>	Seventh Generation Design
<b>Procurement Method:</b>	Job Order Contract (JOC)/ Buy Board	<b>Construction Contract:</b>	Jamail & Smith Construction LP
<b>Project Budget:</b> \$5.45M (2017 & 2022 Bond) \$230K (private donations) \$164K (Sustainability Office & BESD) \$250K (HEB donation) \$135K (Federal Grant) \$200K (General Fund) \$300K (Public Art) <b>Total Project Budget: \$6,729,000</b>			

#### **Project Scope:**

##### *Improvements to:*

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>Expand the building at the current plaza location (2,000 square feet)</li> <li>New service points for customer service.</li> <li>Enhanced Children’s area</li> <li>Improved Teen area</li> <li>Building systems upgrades</li> <li>Collaborative meeting room with embedded technology</li> <li>Staff workroom improvements</li> <li>Enhancements to lobby</li> </ul> | <ul style="list-style-type: none"> <li>Restroom renovation in shared lobby</li> <li>New digital monument sign</li> <li>LED lighting retrofit</li> <li>Parking lot re-surfacing</li> <li>New roof</li> <li>Landscape re-fresh</li> <li>Self-service laptop kiosks</li> <li>New Learn at SAPL</li> <li>On-Site Solar rooftop panels</li> <li>Refresh of finishes</li> </ul> |
|---|---|

#### **Project Status:** Construction Phase

Estimated Percentage Construction Complete as of June 2025: 65%

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

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

#### **Project Milestones:**

- 2/16/19 - Community Input Meeting held
- 3/3/22 - City Council approval of Phase 1 construction contract
- 3/7/22 - Post Design Public Community Meeting
- 3/23/22 - Library Board of Trustees Phase 1 Design Plan approval
- 2/22/23 - Closure date of March 20, 2023, approved by Library Board
- 3/2/23 - Community Input Meeting
- 3/20/23 – Las Palmas Library closes, to begin Phase 1 construction.
- 3/20/23 - Interim service begins at Our Lady of the Lake University
- 4/26/23 - Library Board of Trustees Phase 2 Design Plan approval
- 11/8/23 – Community input
- 2/12/24 – Community update meeting held at Memorial Branch Library
- 3/13/24 – Library Facilities Committee recommended design changes for Board consideration
- 3/27/24 – Library Board of Trustees approve the design changes
- 4/1/24 – Substantial completion of Phase 1 construction project

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

**Bazan Branch Library HVAC improvements**

**Location/District:** 2200 W. Commerce / CD 5

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

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

**Project Status:** Submittal phase

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

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

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

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

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

**Project Milestones:**

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

2/13/24 – Design kick-off meeting

3/1/24 – Design narrative complete for review

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

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

5/17/24 – 95% construction drawings received

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

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

9/11/24 – Review preliminary pricing with contractor

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

12/5/24 – City Council approves construction contract for Con-Cor Construction

1/6/25 – Purchase order issued to contractor; submittal process to begin for approval of final equipment order

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

2/26/25 – Approval by Library Board for Director discretion in closure date selection  
 3/30/25 – Equipment orders submitted; 15-17 week lead time  
 End of July, 2025 – Anticipated equipment delivery; closure timing is contingent on equipment delivery  
 Interim service model under development  
 TBD – Closure planning meeting once equipment delivery verified  
 TBD – Project team recommends closure schedule for Director consideration  
 TBD – Library staff will initiate closure checklist procedures once closure date is approved

**Collins Garden Branch Library HVAC improvements**

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

<b>CoSA Project Manager:</b>	Mark Loiselle	<b>Project Consultant:</b>	Cleary/Zimmerman
<b>Procurement Method:</b>	Job Order Contract	<b>Construction Contract:</b>	LMC Construction
<b>Project Budget:</b> \$682,120 (2024 & 2025 Capital Improvement Project) Additional funding is being actively pursued as project cannot proceed until funding gap is addressed. Additional funding of \$240K is being requested as part of FY26 DMP budget cycle			

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

**Project Status:** Contract negotiation phase

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

HVAC design complete; contractor negotiations on-going

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

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

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

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

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

**Project Milestones:**

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

3/1/24 – Design kick-off meeting

3/15/24 – Design narrative complete for review

4/12/24 – 40% construction drawings received

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

6/25/24 – 95% construction drawings received

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

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

9/6/24 – Review preliminary pricing with contractor

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

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

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

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

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

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

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

Additional funding is being pursued for complete HVAC renovation project as part of FY2026 budget cycle

## **District 6 Projects**

No current capital projects

## **District 7 Projects**

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

**Location/District:** 8700 Mystic Park / CD 7

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

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

**Project Status:** Construction phase

Estimated Percentage Construction Complete as of June 2025: 10%

Closure began June 9<sup>th</sup>, a communication plan has been deployed to keep stakeholders informed of progress

Facilities Committee and Library Board will be updated as construction progresses

#### **Project Milestones:**

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

3/8/24 – Design kick-off meeting

3/22/24 – Design narrative complete for review

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

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

6/19/24 – 95% CD's received

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

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

9/6/24 – Review preliminary pricing with contractor

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

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

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

1/3/25 – Purchase Order issued to contractor

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

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

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

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

5/9/25 – Verify delivery of HVAC equipment

5/19/25 – Project team recommends closure schedule for Director consideration

5/21/25 – Library staff will initiate closure checklist procedures

5/22/25 – Library Board members and city leadership informed of closure date

5/27/25 – Public communication plan engaged

6/9/25 – Branch closure begins; projected construction timeline 14-16 weeks

TBD - Interim service begins (location TBD)

## **District 8 Projects**

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

**Location/District:** 13330 Kyle Seale Pkwy / CD 8

<b>CoSA Project Manager:</b>	Mark Loiselle	<b>Project Consultant:</b>	Alta Architects
<b>Procurement Method:</b>	City On-Call contract	<b>Construction Contract:</b>	TCL Construction Services
<b>Project Budget:</b> \$411,600 (2024 Capital Improvement Project) Additional funding of \$500K to complete public art restoration is being requested as part of FY26 CIP budget cycle			

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

**Project Status:** Construction phase

Estimated Percentage Construction Complete as of June 2025: 35%

Building and windmill assessments complete; foundation repairs are on-going, landscape design in progress

No closure will be required for this project

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

**Project Milestones:**

12/19/23 – Design kick-off meeting

1/18/24 – Design review meeting

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

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

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

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

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

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

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

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

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

4/3/25– Purchase Order issued to TCL Construction for foundation repair work

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

5/1/25 – Staff meeting to review landscape design options

5/12/25 – Director review of landscape plan

5/19/25 – Facilities Committee review of design plan

6/9/25 – Foundation work will resume after voting is completed

TBD – Final landscape construction drawings due for pricing

Additional resources to proceed with windmill repair requested as part of FY2026 budget cycle

**Cody Branch Library HVAC improvements**

**Location/District:** 11441 Vance Jackson Rd / CD 8

<b>CoSA Project Manager:</b>	Mark Loiselle	<b>Project Consultant:</b>	Cleary/Zimmerman
<b>Procurement Method:</b>	Job Order Contract	<b>Construction Contract:</b>	Con-Cor Construction
<b>Project Budget:</b> \$865,320 (2024 Capital Improvement Project) Additional funding of \$275K is being requested as part of FY26 CIP budget cycle to complete full replacement of HVAC system			

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

**Project Status:** Phase 1 scope (fully funded) will include replacement of AHU1, 2 & 4 and will require a closure

Phase 2 scope (currently unfunded) will include replacement of AHU 3 & 5, HVAC controls programming and will not require a closure

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

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

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

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

**Project Milestones:**

- 1/26/24 – Purchase Order issued to HVAC Project Consultant
- 3/18/24 – Design kick-off meeting
- 4/11/24 – Design narrative complete for review
- 4/26/24 – 40% Construction Drawings (CD’s) received
- 5/30/24 – 40% CD’s review meeting held with contractors
- 6/14/24 – 95% CD’s received for review
- 7/1/24 – 95% CD’s review meeting held with contractors
- 8/3/24 – 100% construction drawings issued for pricing
- 9/11/24 – Review preliminary pricing with contractor
- Initial pricing over budget, under review by project consultants (\$200,000)
- Consideration being given for staging of project to complete major phase in 2025
- 2/12/25 –Recommendation by Facilities Committee for Director discretion in closure date selection
- 2/26/25 – Approval by Library Board for Director discretion in closure date selection
- 4/2/25 – Contractor provided new direction for pricing phase 1 work
- 4/10/25 – Alternate pricing package provided by contractor to allow a phased approach.
- 4/15/25 – After review, project team accepts contractor proposal for phase 1 work
- 4/15/25 – Contractor proposal submitted into PrimeLink to start Request for Council Action (RFCA) process
- 4/24/25 – SAPL notified of 6/5/25 RFCA date
- 6/5/25 – Construction contract approved by City Council
- TBD – Equipment submittal process
- Interim service model under development

**District 9 Projects**

**Brook Hollow Branch Library HVAC Replacement**

**Location/District:** 530 Heimer / CD 9

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

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

**Project Status:** Design Development phase

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

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

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

**Project Milestones:**

- 3/10/25 - Project Kick-Off meeting held
- 3/25/25 – Design PO issued
- 4/11/25 – Received 90% design drawings from consultant; drawings under review
- 4/22/25 – Provide drawings to contractor for pricing
- 5/21/25 – Pricing received from contractor
- 5/21/25 – Review pricing with consultant to complete 100% drawings
- 6/6/25 – Final 100% drawings received from consultant
- TBD – Purchase order issued for construction work
- 9/30/25 – All work scheduled to be complete

No closure anticipated because of this work

## **District 10 Projects**

### **Semmes Branch Library Patio Foundation Improvements**

**Location/District:** 15060 Judson Rd / CD 10

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

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

**Project Status:** Construction phase

Estimated Percentage Construction Complete as of June 2025: 30%

Design of patio remediation work complete, construction on-going

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

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

#### **Project Milestones:**

Spring 2023 – Project scope developed to address sinking concrete issues

Fall 2023 – Halff & Assoc. begin design work on repairs/improvements to patio area

Summer 2024 – Finalize design and obtain pricing for work

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

10/18/24 – Final drawings completed for pricing by contractor

10/29/24 – Site walk to finalize project scope and pricing

1/13/25 – Demo work began on patio area; Demo work scheduled to minimize disruptions to patrons and staff

1/24/25 – On-Site meeting held to review existing conditions and possible resolution to changed conditions

3/21/25 – Final irrigation drawings issued; contract pricing change order

4/30/25 – Contractor pricing received and approved for change orders

April-June 2025 – Construction halted for election cycle

6/9/25 – Construction activities resume

TBD – Construction completion

TBD - Re-open back patio area to public

### **Tobin Library at Oakwell Branch Library Monument Sign Improvements**

**Location/District:** 4134 Harry Wurzbach / CD 10

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

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

**Project Status:** Pre-design phase

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

#### **Project Milestones:**

Winter 2023 – Damaged monument sign at Tobin in need of repair

Spring/Summer 2024 – Obtain accurate quotes for repairs/improvements; pursue funding opportunities

Summer 2024 – Continue to pursue alternate funding options

On-going - Continue to pursue alternate funding options

## **Public Art** (In partnership with City’s Department of Art & Culture)

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

**Location/District:** 3350 E. Commerce / CD 2

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

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

**Project Status:** Project Initiation phase

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

#### **Project Milestones:**

TBD - DAC to brief Library Director on possible public art locations

7/9/25 – Facilities Committee consideration of locations for public art at Carver Branch Library

7/23/25 – Library Board approval of locations for public art at Carver Branch Library

8/5/25 – DAC public meeting at Carver Branch Library

TBD – Artwork theme & inspiration

TBD – Artist selection (District 2 Library Trustee will be invited to join 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

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

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

**Project Status:** Artist selection phase

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

#### **Project Milestones:**

On-going – Project Initiation

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

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

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

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

TBD – Design

TBD – Fabricate & install

TBD – Dedication

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

**Location/District:** 11441 Vance Jackson / CD 8

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

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

**Project Status:** Project Initiation phase

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

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

**Project Milestones:**

August 2024 – Project Discussion/Initiation

TBD – Present location to District 8 Library Trustee

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

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

TBD – Artwork theme & inspiration

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

TBD – Design

TBD – Fabricate & install

TBD – Dedication

**Sustainability** (In partnership with City’s Office of Sustainability)

**Brook Hollow Branch Library Municipal On-Site Solar Project**

**Location/District:** 530 Heimer Rd. / CD 9

<b>CoSA Project Manager:</b>	Ashley Williams	<b>Project Consultant:</b>	Big Sun Solar
<b>Procurement Method:</b>	City Contract	<b>Construction Contract:</b>	Big Sun Solar
<b>Project Budget:</b> \$393,181 (2024 Office of Sustainability Program)			

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

**Project Status:** Design Development phase

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

No closure will be necessary for this project

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

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

Schedules will be updated as more information is available

**Project Milestones:**

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

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

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

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

**Location/District:** 515 Castroville Rd. / CD 5

<b>CoSA Project Manager:</b>	Ashley Williams	<b>Project Consultant:</b>	Big Sun Solar
<b>Procurement Method:</b>	City Contract	<b>Construction Contract:</b>	Big Sun Solar
<b>Project Budget:</b> \$348,885 (2024 Office of Sustainability Program)			

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

**Project Status:** Design Development phase

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

No closure will be necessary for this project  
 Library has requested the project not proceed until the bond project is completed  
 A communication plan will be deployed to keep stakeholders informed of progress  
 Schedules will be updated as more information is available

**Project Milestones:**

2/12/25 – Library Facilities Committee recommended Las Palmas On-Site Solar design for roof-top installation to move forward to the Library Board of Trustees for consideration  
 2/26/25 – Las Palmas approved as a new rooftop on-site solar project through City partnership with the Office of Sustainability at the February Library Board of Trustees Meeting  
 Winter/Spring 2025/2026 – Implementation of onsite rooftop solar after completion of Bond project

**Guerra Branch Library Lighting Retrofit**

**Location/District:** 7978 W Military Dr / CD 6

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

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

**Project Status:** Design phase

Estimated Percentage Construction Complete as of June 2025: N/A  
 Pending update from Office of Sustainability  
 A communication plan will be deployed to keep stakeholders informed of progress  
 This project will not require a closure  
 Schedules will be updated as more information is available

**Project Milestones:**

3/7/25 – Kick-Off meeting held with project consultant; assessment will begin once purchase order is issued  
 4/8/25 – Site assessment conducted by engineering team  
 TBD – Receive design plan for review and consideration

**Maverick Branch Library Lighting Retrofit**

**Location/District:** 8700 Mystic Park / CD 7

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

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

**Project Status:** Design phase

Estimated Percentage Construction Complete as of June 2025: N/A  
 Pending update from Office of Sustainability  
 A communication plan will be deployed to keep stakeholders informed of progress  
 This project will not require a closure  
 Schedules will be updated as more information is available

**Project Milestones:**

3/7/25 – Kick-Off meeting held with project consultant; assessment will begin once purchase order is issued  
 4/8/25 – Site assessment conducted by engineering team  
 TBD – Receive design plan for review and consideration

## **Semmes Branch Library Interior Lighting Retrofit**

**Location/District:** 15060 Judson Rd / CD 10

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

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

**Project Status:** Design phase

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

Pending update from Office of Sustainability

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

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

### **Project Milestones:**

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

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

TBD – Receive design plan for review and consideration

## **Projects Completed in FY 2024**

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

**Location/District:** 600 Soledad St / City-wide

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

### **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 Milestones:**

4/1/23 – Central Library Re-opens to the public

7/24 – Confirmation that all project scope has been completed

### **Bazan Branch Library Reroofing Project**

**Location/District:** 2200 W. Commerce / CD 5

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

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

**Project Status:** Construction completed

Percentage Construction Complete as of May 2024: 100%

The Library Board of Trustees approved closure date of February 19, 2024, at the December 6, 2023, meeting

The project experienced a delay, and the Public Works Department resolved the issue, and the project is now ready to proceed

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

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

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

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

#### **Project Milestones:**

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

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

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

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

4/29/24 – Library closure date

May/June 2024 – Work continues despite some rain delays

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

### **Collins Garden Branch Library Reroofing Project**

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

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

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

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

Percentage Construction Complete as of July 2024: 100%

Administration and staff have closely monitored noise levels in the building

Coordination is on-going with Council District 5 Field Office

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

#### **Project Milestones:**

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

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

April/May/June 2024 – Completion of remaining items

July 2024 – Full scope of project completed

## **Central Library 2022 Bond**

**Location/District:** 600 Soledad St / City-wide

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

**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 Milestones:**

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

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

**Location/District:** 1122 W. Pyron / CD 3

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

**Project Scope:** Replacement of HVAC equipment.

**Project Status:** Branch reopened October 28, 2024  
Estimated Percentage Construction Complete as of November 2024: 100%  
Communication plan has been deployed

**Interim Service:** Curb-side service was available during the Branch closure as follows:  
Mon 4 – 8pm, Tue – Thru 10am – 4pm, Fri – Sat 10am – 2pm, Sun Closed

### **Project Milestones:**

10/3/21 – Design process begins for HVAC replacement project  
4/26/23 – Library Board delegates closure date selection to Library Director  
3/16/23 – City Council approves construction contract  
10/1/23 – Additional funding approved for HVAC replacement project  
3/27/24 – Library Board of Trustees approves delegation of closure date to Interim Library Director  
6/6/24 – Confirmation from contractor that all HVAC equipment has arrived and is ready for installation.  
7/16/24 – Preconstruction meeting held onsite  
8/5/24 – Branch closure begins; Interim service at branch to include curb-side pick-up  
10/14/24 – Complete start-up of new HVAC systems  
10/28/24 – Branch re-opening

## **Johnston Branch Library Renovation**

**Location/District:** 6307 Sun Valley / CD 4

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

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

**Project Status:** Construction began August 5 for interior/exterior painting  
 Facilities Committee and Library Board will be updated on project progress  
 A communication plan has been deployed to keep stakeholders informed of progress  
 This project will be completed in coordination with the HVAC project, so only one closure period will be necessary  
 Estimated Percentage Construction Complete as of November 2024: 100%  
**Interim service:** Provided at Miller’s Pond Community Center, 6175 Old Pearsall Rd, San Antonio, TX 78242. Service hours are Monday & Tuesday 2pm – 8pm; Wednesday through Friday 2pm – 5pm; Saturday 10am – 4pm

**Project Milestones:**

- Winter/Spring 2024 – Carpet selection process
- 3/27/24 – Library Board of Trustees approves delegation of closure date to Interim Library Director
- 5/20/24 – Branch closure date as approved by Interim Library Director to begin HVAC replacement
- April/June 2024 – Finalize scope and cost estimates for renovation work
- 6/12/24 – Contractor provides pricing for interior work; proposal is placed on PrimeLink for processing
- 7/12/24 – PO issued for construction contract
- 7/22/24 – Pre-construction meeting held
- 8/5/24 – Construction began with interior/exterior painting
- 9/30/24 – Construction work complete
- 10/1/24 – Final walk punch of work area for punch list
- 10/15/24 – Punch list items completed

**Johnston Branch Library HVAC improvements**

**Location/District:** 6307 Sun Valley / CD 4

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

**Project Scope:** Replacement of HVAC equipment.

**Project Status:** Construction is complete

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

**Interim service:** Provided at Miller’s Pond Community Center, 6175 Old Pearsall Rd, San Antonio, TX 78242. Service hours are Monday & Tuesday 2pm – 8pm; Wednesday through Friday 2pm – 5pm; Saturday 10am – 4pm  
 Estimated Percentage Construction Complete as of January 2025: 100%

**Project Milestones:**

- 10/3/21 – Design process begins for HVAC replacement project
- 4/20/23 – City Council approves construction contract
- 10/1/23 – Additional funding approved for HVAC replacement project
- 3/27/24 – Library Board of Trustees approves delegation of closure date to Interim Library Director
- 5/20/24 – Branch library closes to begin HVAC work
- 6/11/24 – Project meeting held on site to review RFI’s and questions
- 7/9/24 – Project meeting held to discuss change orders and project timeline
- 10/14/24 – Meeting room/staff area HVAC unit start-up; CPS shut-down being scheduled for main unit
- 10/18/24 – Meeting room will be available for early voting set-up
- 10/21 – 11/5 – Early and day of voting; No construction activities will take place during this period
- 11/7 – CPS Energy power shutdown for HVAC power connection conversion
- 12/2/24 – Branch Re-opened

## **Igo Branch Library HVAC replacement**

**Location/District:** 13330 Kyle Seale Parkway / CD 8

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

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

**Project Status:** Branch re-opened October 28, 2024

Estimated Percentage Construction Complete as of November 2024: 100%

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

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

### **Project Milestones:**

10/3/22 – Initial design kick-off meeting with Alta Architects to develop project scope and pricing

1/30/23 – Initial design drawings presented for pricing

4/26/23 - Library Board approved delegation of closure dates to Library Director

5/18/23 – After initial pricing came in high, and additional funding was not secured, project to go through BESD bidding and contracting procurement (using an On-Call contractor)

8/17/23 – RFCA approved for Premier Air for project; submittal process to begin for final equipment selection

9/15/23 – PO issued; equipment order placed

11/3/23 – Mechanical yard equipment pads have shifted over time, and will no longer support the new equipment

11/13/23 – Design kick-off meeting for structural slab

1/18/24 – Structural design review meeting

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

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

3/11/24 – Premier Air to begin replacement of HVAC equipment in Igo meeting rooms

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

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

6/11/24 – Received proposal from Marc3 construction for slab work; proposal accepted

6/12/24 – PO issued to Marc3 for slab construction

6/13/24 – Project meeting held to discuss scope and schedule

7/26/24 – Scheduled preconstruction meeting

8/5/24 – Branch closure for (10–12) weeks

10/14/24 – Start-up of HVAC systems begins

10/21/24 – Install of controls system begins

10/28/24 – Branch re-opened

## **Brook Hollow Branch Library Parking Lot Expansion**

**Location/District:** 530 Heimer / CD 9

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

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

**Project Status:** Construction was completed on October 19, 2024

No closure is expected as part of this project

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

Estimated Percentage Construction Complete as November 2024: 100%

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

**Project Milestones:**

- 10/1/22 – Design plan begins for parking lot expansion
- 6/28/23 – Library Board of Trustees approval of design plan
- 2/2024 – Construction contract negotiations completed
- 5/15/24 – Pre-construction meeting held
- 6/3/24 – Construction start date

- 6/7/24 – Bi-weekly project meeting held
- 7/15/24 – Pre-placement meeting held on site to review upcoming asphalt installation, scheduled for September
- 10/3/24 – Parking lot asphalt installed
- 10/15/24 – Irrigation walk-through with Library landscape vendor
- 10/19/24 – Parking lot open to the public

**Projects Completed in FY 2025**

**Semmes Branch Library Renovation**

**Location/District:** 15060 Judson Rd / CD 10

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

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

**Project Status:** Procurement of construction contract ongoing

Facilities Committee and Library Board will be updated on project progress

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

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

Estimated Percentage Construction Complete as of January 2025: 100%

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

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

**Project Milestones**

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

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

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

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

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

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

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

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

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

1/13/25 – Branch reopened

**World Heritage Center 2017 Bond Project**

**Location/District:** 3134 Roosevelt Ave / CD 3

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

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

**Project Status:** Construction is complete

Estimated Percentage Construction Complete as of February 2025: 100%

Mission Library did not close because of this project

A communication plan was deployed to keep stakeholders informed

**Project Milestones:**

Winter/Spring 2024 – Coordination of on-going driveway work to continue open access to library parking lot

8/11/24 – Substantial construction completion

1/25/25 – World Heritage Office (WHO) operations begin on-site (soft opening)

2/7/25 – Public Grand Opening of facility

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

**Location/District:** 13330 Kyle Seale Pkwy / CD 8

<b>CoSA Project Manager:</b>	TBD	<b>Project Consultant:</b>	Big Sun Solar
<b>Procurement Method:</b>	City Contract	<b>Construction Contract:</b>	Big Sun Solar
<b>Project Budget:</b> \$396,989 (2024 Office of Sustainability Program)			

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

**Project Status:** Project complete

No closure necessary for this project

Estimated Percentage Construction Complete as of February 2025: 100%

A communication was deployed to keep stakeholders informed of progress

**Project Milestones:**

10/9 – Proposed design recommended by Facilities Committee for Board consideration

10/23 – Library Board approval of design plan for roof top solar panels and parking lot canopy

11/6/24 – Schedule update to be provided to Facilities Committee

12/2 – Start date for construction

1/13/25 – Scheduled CPS Energy power shutdown (6am-12pm)

2/7/25 – Commissioning of system

### **Westfall Branch Library Roof Replacement**

**Location/District:** 6111 Rosedale / CD 1

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

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

**Project Status:** Project close-out phase

Estimated Percentage Construction Complete as of April 2025: 100%

Roof replacement complete; ceiling tile replacement pending  
No closure necessary for this project

**Project Milestones:**

1/6/25 – Staging for the project

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

1/13/25 – Roof replacement completed

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

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

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

4/8/25 – Ceiling tile replacement completed