

# San Antonio Public Library Construction Update November 2023

## **Central Library First and Third Floors 2017 Bond Renovations & Improvements**

**Funds:** \$3M (2017 Bond) \$340K (private donations) \$930k (2022 Bond) / **Location/District:** 600 Soledad / District 1

**City Project Manager:** Evelyn Games, PWD / **Project Architect:** Marmon Mok / **Construction Contract:** Belt Built

### **Project Scope:**

- Redesign of entrance/exit for safety, security and accessibility
- Creation of customer-friendly media space on first floor
- Transformation of the Story Room on third floor
- Better wayfinding for customers with improved sight lines
- Refresh finishes, furniture, and equipment
- Create a flexible programming space in children’s area
- Renovate Children’s area restrooms for functionality, comfort, safety, & accessibility for all
- Add lactation area in children’s area
- Add family restroom in 3<sup>rd</sup> floor
- Main service desk redesign
- Security improvements
- Improvements at garage entry
- Basement dock area improvements
- Building system improvements
- Replace shelving establishing engaging areas for collections
- Provide service and catalog access points to improve customer service
- Create convenient access for patrons to service points on first and third floors
- Create a state-of-the-art Connect Family Technology Center for children and their caregivers
- Add inclusive restroom on first floor

- Facilities Committee recommended approval of conceptual design 7/8/20
- Design plans approved by Library Board on 10/28/20 – 1/27/21
- City Council approval of construction contract on 9/9/21
- Construction began October 2021 and is ongoing on both 1<sup>st</sup> and 3<sup>rd</sup> floors
- Estimated Percentage Construction Complete as of September 2023: 99%
- Public Reopening held Saturday, April 1, 2023 @ 10am
- Additional punch list items remain; coordination is underway between Library staff and construction team
- Fire alarm work to upgrade system to current standards completed, testing is on-going
- Completion of remaining items expected by Winter 2023

## **Central Library 2022 - 2027 Bond Initiative**

**Project Budget - \$6,000,000 (2022-2027 Bond Project) (Approved May 2022)**

**Project Scope:** The project will update areas throughout the building, as well as continue building systems work, and complete the scope of the Texana Resource Center project on the sixth floor. The project will improve existing facilities to create safe, functional, accessible, and welcoming space for the public. Building Programming under way.

## **Carver Branch Library 2022 – 2027 Bond Initiative**

**Project Budget - \$12,500,000 (2022-2027 Bond Project) (Approved May 2022)**

**Public Art Funding – \$300,000**

**Project Scope:** The Carver Branch Library project would create a first of its kind area library to serve a larger area and population in District 2 with enhanced services. Project would include an expansion of approx. 10,000sf, making Carver the largest branch library in the SAPL system at nearly 22,000sf. Building Programming under way.

- Community Input Meeting to be held 11/08/2023 @ 6-8PM at the 2<sup>nd</sup> Baptist Church Community Center Building

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

**Funds:** \$700K (2017 Bond) \$445,718 (private donations) \$900K (2022 Bond) / **Location/District:** 600 Soledad, 6<sup>th</sup> floor, District 1

**City Project Manager:** Evelyn Gamez PWD / **Project Architect:** Marmon Mok / **Construction Contract:** Belt Built  
**Project Scope:**

- Replace service points for more convenient access
- Refresh finishes, furniture and equipment
- Create more functional and inviting consultation and research spaces for professional service delivery to customers
- 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)
- Add donor wall
- Space reconfigurations
- Improve building systems
- Replace shelving and equipment
- Improve building systems
- Create a secure and appropriate Archival and Special Collection Area in a climate-controlled environment
- Family History Area (funded through a \$50,000 naming gift by V. H. McNutt Memorial Foundation)
- Add Gallery and Exhibit space

- Bi-weekly project meetings ongoing
- Donor Wall Conceptual Design endorsed by Library Facilities Committee on 2/12/20
- Fundraising efforts by the Library Foundation ongoing
- Library Board of Trustees approved schematic design on 7/24/19
- Facilities Committee and Library Board action on Design Plan May 2022
- City Council approved construction contract in June 2022
- Start of construction closure April 1, 2023
- Materials and equipment moved out of Texana space into secure and protected off-site storage
- Interim service provided at Centrilito space in Central Library. Hours will be Tuesday 12pm-8pm, Wednesday – Saturday 10am-6pm
- Project Phase: Negotiation – New pricing received for project pushing project over budget; negotiations are on-going
- Estimated Percentage Construction Complete as of November 2023: 5%
- Increased construction costs have created a project deficit. Alternative funding or scope modifications are being considered by Library and City Leadership. The Facilities Committee and Library Board will be given recommendations once available.

## **Las Palmas Branch Library 2017 & 2022 Bond Renovation - \$5,124,142**

**Funds:** \$1.7M (2017 Bond) \$160K (private donations) \$106,142 (Sustainability Office) \$58K (BESD) \$300K (Roof replacement) \$2.5M (2022 Bond) \$300k (Public Art Funding)

**Location/District:** 515 Castroville Rd., District 5 / **City Project Manager:** Evelyn Gamez, PWD / **Project Architect:** Seventh Generation Design / **Construction Contract:** Jamail & Smith Construction L.P.

### **Project Scope:**

- Improved service points for customer service
- Self-service laptop kiosks
- Children’s area improvements
- Shade cover at front plaza
- Restroom renovation in shared lobby
- Enclosure of front plaza
- Auto doors in front lobby
- Landscape re-fresh
- New monument sign
- Building system improvements, as needed
- LED lighting retrofit
- Improvements to shared meeting room
- Improvements to staff workroom
- Enhancements to lobby
- Parking lot re-surfacing
- Additional Technology improvements

- Chiller replacement complete June 2019
- Community Input Meeting held 2/16/19
- Facilities Committee Design Plan recommendation February 9, 2022

- City Council approval of Phase 1 construction contract on March 3, 2022
- Post Design Public Community Meeting March 7, 2022
- Library Board of Trustees Phase 1 Design Plan approval March 23, 2022
- Community Input Meeting March 2, 2023
- Closure date of March 20, 2023, approved by Library Board on Feb. 22, 2023
- Facilities Committee Phase 2 Design Plan review March 8, 2023
- Facilities Committee Phase 2 Design Plan re- review April 12, 2023
- Library Board of Trustees Phase 2 Design Plan approval on April 26, 2023
- Project Phase: Design – Architect completing design plan for Phase 2; construction contract negotiations on-going
- Library closure began on March 20, 2023, to begin Phase 1 construction
- Phase 2 construction will be completed as part of this closure period.
- Interim service provided at Our Lady of the Lake University, 411 SW 24<sup>th</sup> St., 78207. Hours will be Monday & Tuesday 12pm-8pm, Wednesday – Friday 10am-5pm, Saturday 11am-5pm
- Las Palmas Branch Library was available for the May 2023 election.
- Staff move out of space complete by April 7; construction work began April 10.
- Estimated Percentage Construction Complete as of November 2023: 40%
- Construction scheduled to be complete Spring 2024
- Post-construction installation of FFE and staff move in Spring 2024
- Public Reopening Spring 2024
- Project to include Public Art Funding 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 will be completed during current closure; This reroofing project is part of the May 2021 Hailstorm event damage assessment
- Increased construction costs have created a project deficit. Alternative funding or scope modifications are being considered by Library and City Leadership. The Facilities Committee and Library Board will be given recommendations once available.

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

**Funds:** \$217,429 (Insurance Appraisal/Adjustment)/ **Location/District:** 2200 W. Commerce, D-1 / **Library Project**

**Manager:** Kenneth Heinzman / **Project Consultant:** Chesney Morales Partners / **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 damage assessment.

- A closure will be required for this project due to noise and safety concerns
- The Facilities Committee has recommended consideration of Branch closure for February 19, 2024, to the Library Board for approval on the December 6, 2023, meeting
- Patrons will be directed to the next (2) closest Library locations, Central Library located 2.2 miles away and San Pedro Branch Library located 2.5 miles away
- A communication plan will be developed to keep stakeholders informed of progress
- Regarding VITA services when Bazan closes, DHS will direct tax filers to the Willie Velasquez Learning Center (1.5 miles). VITA will return to Bazan for the remainder of the tax season once it reopens.

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

**Funds:** \$158,119 (Public Works)/ **Location/District:** 200 N. Park Blvd., D-1 / **Library Project Manager:** Kenneth

Heinzman / **Project Consultant:** TBD / **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 damage assessment.

- Due to limited noise and safety concerns no closure is expected for the duration of the project
- Project scheduled to start January 8th, 2024.
- Branch to remain open during this work; 4 to 6 Week project duration is expected
- Administration and staff will closely monitor noise levels in the building

- Coordination will be on-going with Council District 5 Field Office
- A communication plan will be developed to keep stakeholders informed of progress

### **North Main Avenue & Soledad Street Bond Improvement Project Update**

**Funds:** \$9M (2017-2022 Bond Project) – **City Project Manager:** David Pulido, PWD

**Project Consultant:** Lockwood, Andrews & Newnam, Inc. / **Construction Contract:** E-Z Bel Construction

**Project Scope:** Reconstruct North Main Avenue (Pecan to Navarro) & Soledad St. (Giraud to Navarro), pedestrian amenities & streetscape improvements, new curbs, sidewalks, & driveway approaches, ADA compliant wheelchair ramps, bike lanes (Main Ave), landscaping, pedestrian lighting, drainage facilities, utility relocations & improvements

- Library is working with PWD to minimize impact around library events
- Pedestrian access and vehicular access to parking garage maintained throughout project duration
- Project Phase: Construction
- Construction Complete as of November 2023: 100%
- Construction started March 7, 2022. Substantial completion November 8, 2023
- Contractor will have 30 days to resolve punch list items

### **World Heritage Center / Mission Branch Library**

**Funds:** 2022 Bond Project / **Location/District:** 3 / **Project Manager:** Kieth Fey / **Project Consultant:** Dunaway & Alta Architects / **Construction Contract:** Sabinal Group LLC

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

- Project Status: Construction is ongoing
- 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 completion scheduled for Summer 2024

### **Guerra Branch Library HVAC & Parking Lot improvements**

**Funds:** \$400K (2021 Capital Project); \$600K (2023 Capital Project) / **Location/District:** 7978 W. Military, D-6 / **Library Project Manager:** Mark Loiselle / **Project Consultant:** H2MG Consultants / **Construction Contract:** LMC Construction

**Project Scope:** Replacement of HVAC equipment & parking lot improvements

- HVAC design has been completed
- Parking lot conditions are being reviewed by consultant for improvement options
- A communication plan will keep staff, patrons and stakeholders informed of project progress
- Due to long lead times for HVAC equipment, construction schedule to be determined once equipment arrives
- 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.
- Equipment arrived July 27<sup>th</sup>, 2023.
- The Library Director selected August 21, 2023, as the closure date.
- Project Phase: Parking lot Improvements ongoing
- Estimated Percentage Construction Complete as of November 2023: 100%
- Interim service provided at Gill Community Center, 7902 Westshire Dr, 78227. Hours will be Monday 11am-6pm; Tuesday – Friday 10am-5pm
  - Last Day of interim service Friday December 1, 2023
- Library reopened December 4<sup>th</sup>, 2023

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

**Funds:** \$300K (2021 Capital Project); \$200K (2023 Capital Project)/ **Location/District:** 6307 Sun Valley, D-4 / **Library Project Manager:** Mark Loiselle / **Project Consultant:** Encotech Consultants / **Construction Contract:** Amstar Construction

**Project Scope:** Replacement of HVAC equipment

- HVAC design complete; construction procurement process on-going
- 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.
- Project Phase: Design – 100% complete; with additional funding in FY2023 budget, full design scope will be completed; City Council approved construction contract April 20, 2023
- Estimated Percentage Construction Complete as of November 2023: 0%
- Due to long lead times for HVAC equipment, construction schedule to be determined once equipment arrives
- Schedules will be updated as more information is available

**Pan American Branch Library HVAC improvements**

**Funds:** \$300K (2021 Capital Project); \$200K (2023 Capital Project)/ **Location/District:** 1122 W Pyron, D-3 / **Library Project Manager:** Mark Loiselle / **Project Consultant:** H2MG Consultants / **Construction Contract:** Amstar Construction

**Project Scope:** Replacement of HVAC equipment

- HVAC design complete; construction procurement process on-going
- 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.
- Project Phase: Pre-Construction – with additional funding in FY2023 budget, full scope will be completed
- Estimated Percentage Construction Complete as of November 2023: 0%
- Construction contract approved by City Council March 16, 2023
- Due to long lead times for HVAC equipment, construction schedule to be determined once equipment arrives
- Schedules will be updated as more information is available

**Brook Hollow Branch Library Parking Lot Expansion**

**Funds:** \$792K (2023 Capital Project) / **Location/District:** 530 Heimer, D-9 / **City Project Manager:** Evelyn Games PWD / **Project Consultant:** Halff & Associates / **Construction Contract:** TBD

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

- Project Status: Design completed - Preconstruction
- Facilities Committee Design Plan review June 14, 2023
- Library Board of Trustees Design Plan approval on June 28, 2023
- Construction is anticipated to be completed in Spring 2024
- No closure is expected as part of this project
- A communication plan will be developed to keep stakeholders informed of progress
- Estimated Percentage Construction Complete as of November 2023: 0%
- Brook Hollow is targeted as an on-site solar parking canopy location and EV charging location; this work will occur in future project from separate funding

**Igo Branch Library HVAC replacement**

**Funds:** \$500K (2023 Deferred Maintenance Project) / **Location/District:** 13330 Kyle Seale Parkway, D-8 / **Library Project Manager:** Mark Loiselle / **Project Consultant:** Alta Architects / **Construction Contract:** Premier Comfort Air

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

- HVAC design is complete
- Due to long lead times for HVAC equipment, construction schedule to be determined once equipment arrives
- 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.
- City Council approved the construction contract on August 17, 2023
- Project Phase: Pre-Construction
- Estimated Percentage Construction Complete as of November 2023: 0%
- Schedules will be updated as more information is available

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

**Funds:** \$1,067,590 (2024 Capital Improvement Project)/ **Location/District:** 2200 W. Commerce, D-1 / **Library**

**Project Manager:** Mark Loiselle / **Project Consultant:** Cleary/Zimmerman / **Construction Contract:** TBD

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

- HVAC assessment in procurement
- 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
- Schedules will be updated as more information is available

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

**Funds:** \$865,320 (2024 Capital Improvement Project)/ **Location/District:** 11441 Vance Jackson Rd., D-8 / **Library**

**Project Manager:** Mark Loiselle / **Project Consultant:** Cleary/Zimmerman / **Construction Contract:** TBD

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

- HVAC assessment in procurement
- 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
- Schedules will be updated as more information is available

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

**Funds:** \$432,120 (2024 Capital Improvement Project)/ **Location/District:** 200 N. Park Blvd., D-1 / **Library Project**

**Manager:** Mark Loiselle / **Project Consultant:** Cleary/Zimmerman / **Construction Contract:** TBD

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

- HVAC assessment in procurement
- 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
- Schedules will be updated as more information is available

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

**Funds:** \$411,600 (2024 Capital Improvement Project)/ **Location/District:** 13330 Kyle Seale PKWY, D-8 / **Library**

**Project Manager:** Mark Loiselle / **Project Consultant:** TBD / **Construction Contract:** TBD

**Project Scope:** Assess existing foundation/site conditions and make improvements; Assess Windmill for upgrades to function and reliability

- Building assessment on-going
- Windmill assessment on-going
- A communication plan will be developed to keep stakeholders informed of progress
- Schedules will be updated as more information is available

### **Johnston Branch Library Renovation**

**Funds:** \$375,000 (2024 Deferred Maintenance Project) / **Location/District:** 6307 Sun Valley Dr., D-4 / **Library Project**

**Manager:** Mark Loiselle / **Project Consultant:** TBD / **Construction Contract:** TBD

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

- 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
- Construction work to be complete by September 30, 2024

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

**Funds:** \$396,800 (2024 Capital Improvement Project)/ **Location/District:** 233 Bushnell St., D-1 / **CoSA Project**

**Manager:** TBD (PWD) / **Project Consultant:** TBD / **Construction Contract:** TBD

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

- HVAC assessment in procurement
- A communication plan will be developed to keep stakeholders informed of progress
- Schedules will be updated as more information is available

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

**Funds:** \$986,567 (2024 Capital Improvement Project)/ **Location/District:** 8700 Mystic Park, D-7 / **Library Project**

**Manager:** Mark Loiselle / **Project Consultant:** Cleary/Zimmerman / **Construction Contract:** TBD

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

- 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
- Schedules will be updated as more information is available

### **Semmes Branch Library Renovation**

**Funds:** \$436,000 (2024 Deferred Maintenance Project) / **Location/District:** 15060 Judson, D-10 / **Library Project**

**Manager:** Mark Loiselle / **Project Consultant:** TBD / **Construction Contract:** TBD

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

- 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
- Construction work to be completed by September 30, 2024

### **Semmes Branch Library Patio Foundation improvements**

**Funds:** \$720,360 (2024 Capital Improvement Project)/ **Location/District:** 15060 Judson Rd., D-10 / **Library**

**Project Manager:** Mark Loiselle / **Project Consultant:** Halff & Associates / **Construction Contract:** TBD

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

- Patio Settlement Investigation completed March 2023
- Project Status: Design of patio remediation work in procurement
- A communication plan will be developed to keep stakeholders informed of progress
- Schedules will be updated as more information is available

### **Memorial Branch Library Adjacent Property Purchase**

**Funds:** \$17,500 / **Location/District:** 3210 Culebra, District 5 / **Project Manager:** Mark Loiselle **Project Consultant:**

Public Works Real estate division / **Construction Contract:** TBD

**Project Scope:** Consider purchase of small parcel or land adjacent to Memorial Branch Library

- Public works and Library Staff doing due diligence required for this transaction
- Facilities Committee recommended to consider this purchase on the December 6, 2023, Library Board Meeting.
- Next steps:
  - Library Board Approval - December 6, 2023
  - City's Planning Commission Acceptance - (TBD)
  - City Council Approval – (TBD)