

San Antonio Public Library

Construction Update

April 21, 2022

Central Library First and Third Floors 2017-2022 Bond Renovations & Improvements

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

City Project Manager: Stacy Gonzales, 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 with embedded technology & equipment for programming with a focus on science, technology, reading, engineering, art and math (STREAM)
- Renovate Children’s area restrooms for functionality, comfort, safety, & accessibility for all
- 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

- Bi-weekly project meetings ongoing
- 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
- Pre-Construction meeting held on 10/18/2021
- Construction began October 2021 and is ongoing on both 1st and 3rd floors
- Communication plan in place to keep patrons, staff, and stakeholders informed
- Interim services in place out of Launch SA area on 1st floor
- Shelving removal on 3rd floor complete, starting to build walls for children area
- Protective covering placed over Botero sculpture to prevent damage, and other artwork removed from area
- Project Phase: Construction
- Estimated Percentage Construction Complete as of April 2022: 45%
- Construction scheduled to be complete for Base bid work April/May 2022
- Contractor will work with SAPL to accommodate spaces for SABF Event
- Post-construction installation of FFE and staff move in to be complete May/June 2022
- Add alternate construction projects on 1st & 3rd floors begin May/June 2022
- Add alternate work complete by July/August 2022
- Public Reopening Fall 2022

Central Library Texana Resource Center 2017-2022 Bond Renovations, Improvements & Space Reconfiguration

Funds: \$700K (2017 Bond) \$416,848 (private donations) / **Location/District:** 600 Soledad, 6th floor, District 1

City Project Manager: Stacy Gonzales, 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)
- 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)

- 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 projected May 2022
- City Council action on construction contract scheduled May 2022
- Interim service planning on-going
- Anticipated start of construction June 2022 (project will not impact book fair event in May)
- Project Phase: Design
- Estimated Percentage Construction Complete as of March 2022: 0%
- Construction complete Fall/Winter 2022/2023
- Post-construction installation of FFE and staff move in to be complete Winter 2023
- Public Reopening Winter 2023

McCreless Branch Library 2017-022 Bond Renovations, Improvements & Space Reconfiguration

Funds: \$2.8M (2017 Bond); Capital Funding for HVAC & Roof \$300K / **Location/District:** 1023 Ada St., District 3

City Project Manager: Stacy Gonzales, PWD/**Project Architect:** Piwonka Sturrock/**Construction Contract:** Con- Cor

Project Scope:

- New Connect Area
- New Furniture
- New Flooring
- New Service Desk
- Children’s area improvements
- Teen Area Improvements
- Adult Learning Area
- Meeting Room Improvements
- New Monument Sign/ Curb Appeal
- Interior painting
- Work room improvements
- Roof Replacement
- HVAC Improvements

- Community Input Meeting held 12/15/18
- City Council approval of construction contract 8/20/20
- Construction closure began 11/04/20
- Communication plan in place to update the public and key stakeholders of latest developments
- Interim service, with contact-free pick-up, available at Southside Lions Community Center
- Roof replacement finished (20th white roof completed for library system)
- Foundation plinth repairs completed
- New monument sign installed (temporarily covered until re-opening)
- Reopening date of February 2022 or when complete approved by Library Board on 10/27/21
- Estimated Percentage Construction Complete as of March 2022: 100%
- Branch Reopened to the Public on April 16, 2022
- Post-construction installation of last FFE items to be complete in May 2022

Memorial Branch Library 2017-2022 Bond Expansion, Renovations, Improvements & Space Reconfiguration

Funds: \$3.3M (2017 Bond) \$25K (private donation) / **Location/District:** 3222 Culebra, District 5

City Project Manager: Stacy Gonzales, PWD / **Project Architect:** Muñoz & Co. / **Construction Contract:** Kencon

Project Scope:

- New Addition on Front of Building and improvements to facade
 - Meeting Room Improvements
 - Exterior ADA Improvements
 - New Service Desk
 - Children’s area improvements
 - Teen Area Improvements
 - Self-Service Laptop Kiosks
 - Lighting Improvements
 - New Learn Center
 - Exterior painting and clean-up
 - Refresh of Adult Exercise Area
 - New Furniture
 - Connect Computer Area Improvements
 - Interior painting
 - HVAC Improvements
 - Work room improvements
 - Re-alignment of Collection
 - New Carpet
 - New Monument Sign – Digital
 - Restroom Renovation
 - Landscaping
 - Refresh of Art Piece on Lawn
- Community Input Meetings held 12/1/18 & 2/25/21
 - Design Plan approved by Facilities Committee and Library Board in October 2020
 - City Council approved construction contract 2/18/21
 - Construction work began 3/2/2021
 - Military Memorial Virtual Meeting 9/13/2021
 - Approval of Memorial Plinth Design & placement of murals by Library Facilities & Board of Trustees Jan 2022
 - Interim service is being provided using Library-On-The-Go
 - Communication plan in place to update the public and key stakeholders
 - Significant progress made on front addition steel erection
 - Project Phase: Construction
 - Community Update Meeting Held on April 19, 2022
 - Estimated Percentage Construction Complete as of March 2022: 75%
 - Substantial completion for contractor June/July 2022
 - Final completion for contractor July/August 2022
 - Post-construction installation and staff move in to be complete August 2022
 - Public Reopening Late Summer/Early Fall 2022

Las Palmas Branch Library 2017-2022 Bond Renovation - \$2,024,142

Funds: \$1.7M (2017 Bond) \$160K (private donations) \$106,142 (Sustainability Office) \$58K (BESD)

Location/District: 515 Castroville Rd., District 5 / **City Project Manager:** Stacy Gonzales, 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
 - New monument sign
 - Building system improvements, as needed
 - LED lighting retrofit
 - Improvements to shared meeting room
 - Improvements to staff workroom
- Chiller replacement complete June 2019
 - Community Input Meeting held 2/16/19
 - Facilities Committee Design Plan recommendation February 9, 2022
 - City Council approval of construction contract on March 3, 2022
 - Post Design Public Community Meeting March 7, 2022

- Library Board of Trustees Design Plan approval March 23, 2022
- Facilities and Library Board approval on closure dates April 2022
- Project Phase: Design
- Post Design Community Meeting March 7, 2022
- Project construction to start Fall 2022, after Elections and Memorial reopening
- Construction scheduled to be complete Spring 2023
- Post-construction installation of FFE and staff move in to be complete Winter/Spring 2023
- Public Reopening Spring/Summer 2023

Forest Hills Branch Library 2017-2022 Bond Renovations, Weather Repair Project

Funds: \$1,604,000 Total funding (\$105,000–2017 Bond; \$1,474,000–2022 Capital Budget; \$25,000–Private Donation)

Location/District: 5245 Ingram Rd., District 7 / **City Project Manager:** Stacy Gonzales, PWD / **Project Architect:**

Rehler Vaughn & Koone / **Construction Contract:** LMC

Project Scope: Renovations, repairs, HVAC upgrades and space reconfigurations, repairs from Winter Storm Uri damage

- Community Input Meeting held 1/19/19
- Board approved schematic design 5/27/20
- Project almost complete when significant damage in storm in February 2021 forced an indefinite closure.
- Initial remediation completed to mitigate further damage to the facility
- Coordination between PWD, SAPL, ORM and the city insurance adjusters on-going; pursuing FEMA assistance
- A Capital Funding request was approved as part of 2022 budget process
- City Council approved construction contract on 12/16/21
- Interim services are being offered out of the Gilbert Garza Community Center
- Communication plan in place to update the public and key stakeholders
- Project Phase: Construction
- Construction began March 21, 2022
- Estimated Percentage Construction Complete as of March 2022: 20%
- Substantial completion for contractor September 2022
- Final completion for contractor October 2022
- Post-construction installation and staff move in to be complete November 2022
- Public Reopening Dec 2022/Jan 2023

Central Library Weather Repairs

Funds: \$1,062,000 (2022 Capital Project) / **Location/District:** 600 Soledad, District 1

City Project Manager: Stacy Gonzales, PWD / **Project Architect:** N/A / **Construction Contract:** Alpha Building Corp

- Central Library sustained damage during the winter storm event in February 2021
- Most damage was limited to cooling tower and stairwell #1
- Initial remediation completed to mitigate further damage to the facility
- Damage has not impacted public service at Central Library
- Construction contract approved by City Council on 12/16/21
- Communication plan in place to keep staff, patrons and stakeholders informed
- Work will be coordinated with Central Bond project scope to minimize impact to public service
- Library is working with FEMA for potential re-imbursement to the city for this project
- Ensuring safety is maintained with stairwells and placement of appropriate emergency exits signage
- Work will be prioritized based on needs of May 21, 2022 Book Festival
- Pre-construction meeting held March 9, 2022
- Project Phase: Construction
- Estimated Percentage Construction Complete as of April 2022: 25%
- Construction began March 21, 2022
- Work is progressing floor by floor; staff relocations are being coordinated as needed
- Repairs scheduled to be complete Summer 2022

Central Library Exterior Painting

Funds: \$2M (2021 Capital Project) / **Location/District:** 600 Soledad, District 1 / **City Project Manager:** Stacy Gonzales, PWD / **Project Architect:** Beaty/Palmer Architects / **Construction Contract:** LMC Corporation

Project Scope: Re-painting of Central Library exterior

- Construction contract approved by City Council 10/14/2021
- Work being coordinated with Central Bond project scope to minimize patron inconvenience
- Communication plan to keep staff, patrons and stakeholders informed
- Scaffolding inspected daily by scaffold company before anyone uses it to ensure everyone's safety
- Significant progress made with paint job using different means & methods
- Painting is about 100% complete; EIFS repair and sealant installation complete
- Incident occurred on 2/13 when high winds caused 2 sections of scaffold on roof to collapse, causing minor damage to the roofing membrane. No one was injured during this event. PWD, ORM, SAPL and the contractor met to discuss repairs and replacement, and contractor is responsible for making repairs to city standards.
- All roofing repairs completed
- Project Phase: Construction
- Estimated Percentage Construction Complete as of April 2022: 100%
- Contractor is addressing punch list items and project will be complete April/May (before Book Festival)

North Main Avenue & Soledad Street Bond Improvement Project Update

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

Project Architect: N/A / **Construction Contract:** TBD

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 2022 San Antonio Book Fair
- All areas needed for Book Festival will be made available by pausing work and opening streets
- Pedestrian access and vehicular access to parking garage will be maintained throughout project duration, except during reconstruction of driveways to be completed before or after the Library book festival in May
- Project Phase: Contracting
- Estimated Percentage Construction Complete as of March 2022: 10%
- Construction started March 7, 2022. Construction completion TBD

Encino Library Playground/Exercise Area

Funds: \$375K (2020 CD# 9) / **Location/District:** 2515 E. Evans, D-9 / **Library Project Manager:** Mark Loiselle

Project Architect: Dunaway Associates L.P/ **Construction Contract:** Whirlix Corporation; Marc 3 Construction

Project Scope: Shaded play areas for children ages 2-5 and 5-12, shaded adult exercise stations, ADA accessible rubberized play surface at playground & swing area, walking path connecting playground and exercise area, amenities to include drinking fountain, trash cans, mutt-mitt station

- Design approved by Facilities Committee and Library Board in Nov/Dec 2020
- Playground & exercise equipment contract approved by City Council 9/2/2021
- Construction project signage is in place
- Construction groundbreaking held on 10/29/2021
- Stakeholder communication plan has been implemented
- Construction work began in November 2021
- Installation of playground and exercise equipment complete; concrete work proceeding
- Stakeholder communication plan has been implemented
- Anticipated completion Spring 2022 (weather permitting)
- Project Phase: Construction
- Estimated Percentage Construction Complete as of March 2022: 55%
- Construction scheduled to be complete Spring 2022
- Public opening Spring 2022

Tobin Branch Library HVAC & Landscape improvements

Funds: \$250K (2021 Capital Project) / **Location/District:** 4134 Harry Wurzbach, D-10 / **Library Project Manager:** Mark Loiselle / **Project Engineer:** H2MG Consulting / **Construction Contract:** Con-Cor Construction

Project Scope: Replace AHU#1, realign ductwork in ceiling, other interior mechanical improvements as needed

- Construction contract approved by City Council on Dec. 8, 2021
- A communication plan developed to keep staff, patrons and stakeholders informed
- No branch closure is required for this project
- Construction began January 24th
- Work will stop on February 11th, and resume after voting is completed on March 1st
- Temporarily providing heat via spot heaters during construction to keep staff and patrons comfortable
- Project Phase: Complete
- Estimated Percentage Construction Complete as of March 2022: 100%
- Construction project completed March 31, 2022

Brook Hollow Branch Library HVAC improvements

Funds: \$300K (2021 Capital Project) / **Location/District:** 530 Heimer, D-9 / **Library Project Manager:** Mark Loiselle / **Project Consultant:** Alderson & Associates / **Construction Contract:** Con-Cor Construction

Project Scope: Replacement of HVAC equipment AHU/CU #1, 3 & 5, structural improvements to roof to support new unit (RTU #5), and other mechanical improvements as needed.

- City Council approved construction contract on 12/16/21
- A communication plan is being developed to keep staff, patrons and stakeholders informed
- Interim service planning is being considered
- Project will require a brief closure; closure dates will be brought to the Facilities Committee and Library Board for approval in May/June
- Construction schedule TBD
- Project Phase: Construction
- Estimated Percentage Construction Complete as of April 2022: 0%
- Construction anticipated to start Spring/Summer 2022; long lead times for HVAC equipment
- Construction work may take 6-8 weeks to complete

Guerra Branch Library HVAC & Parking Lot improvements

Funds: \$400K (2021 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; Construction pricing came in over-budget; scope is being re-evaluated
- Parking lot improvements are being evaluated
- A brief closure should not be required for this project; but will be brought to the Facilities Committee and Library Board for approval in needed.
- Project Phase: Construction
- Estimated Percentage Construction Complete as of April 2022: 0%
- Construction start to be scheduled when equipment arrives
- Construction work may take 6-8 weeks to complete
- Complete schedule to be determined once equipment arrival timeline is provided

Johnston Branch Library HVAC improvements

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

Project Scope: Design & Replacement of HVAC equipment

- HVAC design is underway
- A brief closure may be required for this project; closure dates will be brought to the Facilities Committee and Library Board for approval
- Project Phase: Design
- Estimated Percentage Construction Complete as of April 2022: 0%

- Design completion May 2022
- Construction pricing approved and equipment orders placed May/June 2022
- 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) / **Location/District:** 1122 W Pyron, D-3 / **Library Project Manager:** Mark Loiselle / **Project Consultant:** H2MG Consultants / **Construction Contract:** TBD

Project Scope: Design & Replacement of HVAC equipment

- HVAC design is underway
- A brief closure may be required for this project; closure dates will be brought to the Facilities Committee and Library Board for approval
- Project Phase: Design
- Estimated Percentage Construction Complete as of April 2022: 0%
- Design completion May 2022
- Construction pricing approved and equipment orders placed May/June
- 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

Cortez Branch Library HVAC improvements

Funds: \$400K (2022 Deferred Maintenance Project) / **Location/District:** 2803 Hunter, D-4 / **Library Project Manager:** Mark Loiselle / **Project Consultant:** H2MG Consultants / **Construction Contract:** TBD

Project Scope: Design & Replacement of HVAC equipment

- HVAC design is underway
- A brief closure may be required for this project; closure dates will be brought to the Facilities Committee and Library Board for approval
- Anticipated completion TBD
- Project Phase: Design
- Estimated Percentage Construction Complete as of April 2022: 0%
- Design completion April/May 2022
- Construction pricing approved and equipment orders placed April/May 2022
- 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
- All work completed by Sept 30, 2022

Bazan Branch Library Renovation Project

Funds: \$390K (Deferred Maintenance Project) / **Location/District:** 2200 W Commerce, D-5 / **Library Project Manager:** Mark Loiselle / **Project Consultant:** N/A / **Construction Contract:** TBD

Project Scope: Flooring replacement throughout the building, interior and exterior painting, restroom renovations, parking lot and sidewalk improvements, exterior lighting upgrades, landscape improvements, and drinking fountain upgrade

- Construction contract approved by City Council on Dec. 8, 2021
- A communication plan is being developed to keep staff, patrons and stakeholders informed
- Parking lot and sidewalk work will make library inaccessible to patrons
- Limited off-street parking available
- Book drop will be closed during renovation
- Interim services are being provided out of nearby Parks & Recreation facility (Natatorium)
- Nearest Branch Library from Bazan is Las Palmas – 2.3 miles away
- Approximate 6 week closure began Mon, April 11, endorsed by Facilities Committee 2/9 & Library Board on 2/23
- Project Phase: Construction
- Estimated Percentage Construction Complete as of April 2022: 10%
- Construction scheduled to be complete May 2022

- Post-construction staff move in complete May 2022
- Projected Public Reopening May 21, 2022 or upon project completion

Westfall Branch Library Improvements

Funds: \$246K (2022 Deferred Maintenance Project) / **Location/District:** 6111 Rosedale, D-1 / **Library Project**

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

Project Scope: Flooring replacement throughout the building, front door improvements, rest room renovations, lighting improvements, interior and exterior painting, drinking fountain upgrade

- Construction contract approved by City Council on Dec. 16, 2021
- A communication plan is being developed to keep staff, patrons and stakeholders informed
- Carpet replacement will make access to the collection difficult
- Interim service planning is being provided at Granados Adult & Senior Center
- Closest Branch Library to Westfall is Landa – 2.3 miles away
- Closure began Monday, March 28, endorsed by Facilities Committee on 2/9 & approved by Library Board on 2/23
- Project Phase: Construction; Estimated Percentage Construction Complete as of April 2022: 5%
- Construction began March 28, 2022
- Asbestos was found under flooring and will require remediation. Cost and timeline pending.
- Public Works Environmental is assessing with Library. New scope, cost, timeline and reopening date pending.
- A complete refresh of communication plan is underway to brief all stakeholders/community on this development

Mission Branch Library Courtyard Gate Repairs

Funds: \$52,000 (General Fund) / **Location/District:** 3134 Roosevelt Ave, D-3 / **Library Project Manager:** Mark

Loiselle / **Project Consultant:** Geof Edwards / **Construction Contract:** Con-Cor Construction (JOC)

Project Scope: Repair damaged courtyard gates & upgrade remaining gates with improved hardware

- In December 2020, 1 courtyard gate failed and another gate was determined to be unstable.
- A contractor was brought in to stabilize and board up the openings, until an action plan was developed
- After consultation with our consultant, a plan was put in place to make necessary repairs
- A communication plan is being developed to keep staff, patrons and stakeholders informed
- Project Phase: Construction
- Anticipated completion Spring 2022
- Estimated Percentage Construction Complete as of March 2022: 70%
- Construction began in March 2022
- Gate repairs and installation completed in April
- Gate to be repainted in April; long lead time on paint
- Construction scheduled to be complete May 2022

Landa Branch Library Improvements

Project Budget - \$30,000 (Capital Improvement Project)

Project Scope: Install weather-stripping and hardware improvements on French doors and windows around the building to increase efficiency of HVAC system

- Funds were remaining in previous HVAC project
- A communication plan being developed to keep staff, patrons and stakeholders informed
- Branch will not close during this work, no service interruptions anticipated
- Purchase Order issued Feb 9
- Estimated Percentage Construction Complete as of April 2022: 5%
- Long lead items including hardware
- Work to be completed by May/June 2022

Central Library 2022 Bond Initiative**Project Budget - \$6,000,000 (Proposed 2022 Bond Project) (Pending Voter Approval)**

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.

- Bond election to be held on May 7, 2022

Carver Branch Library 2022 Bond Initiative**Project Budget - \$12,500,000 (Proposed 2022 Bond Project) (Pending Voter Approval)**

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.

- Bond election to be held on May 7, 2022

Las Palmas Branch Library 2022 Bond Initiative**Project Budget - \$5,250,000 (Proposed 2022 Bond Project) (Pending Voter Approval)**

Project Scope: The Las Palmas Branch Library project will provide additional improvements to the branch library portion of the building. These branch library improvements would be in alignment with the design vision of the Westside Strategic Area Development Project. The Library portion of scope is estimated to cost \$2,500,000.

- Bond election to be held on May 7, 2022