

San Antonio Public Library

Construction Update

July 20, 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
- 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
- Protective covering placed over Botero sculpture to prevent damage, and other artwork removed from area
- New carpet installed on 3rd floor
- Shelving and furniture to be installed next
- Coordination is on-going with contractor regarding Catrina Ball event
- Project Phase: Construction
- Estimated Percentage Construction Complete as of July 2022: 60%
- Post-construction installation of FFE and staff move in to be complete July/August 2022
- Add alternate construction projects on 1st & 3rd floors begin July/August 2022
- Add alternate work complete by October/November 2022
- Public Reopening Fall 2022

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.

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

Funds: \$700K (2017 Bond) \$445,718 (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
- San Antonio voters approved additional funding through the 2022- 2027 Bond Project in May 2022
- Facilities Committee and Library Board action on Design Plan May 2022
- City Council approved construction contract in June 2022
- Interim service planning on-going
- Start of interim service expected in August/September
- Start of construction July 2022
- Project Phase: Pre-Construction – Ordering of materials/staging
- Estimated Percentage Construction Complete as of July 2022: 0%
- Construction complete Winter 2023
- Post-construction installation of FFE and staff move in to be complete Spring 2023
- Public Reopening Summer 2023

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
- Communication plan deployed to keep staff, patrons, and stakeholders informed
- Interim service has moved to the Archives Building on the St. Mary's Campus. Hours will be M-F 9am-4pm.
- Community Update Meeting Held on April 19, 2022
- Front building addition construction ongoing
- Project Phase: Construction
- Estimated Percentage Construction Complete as of July 2022: 85%
- Substantial completion for contractor August/September 2022
- Final completion for contractor September 2022
- Post-construction installation and staff move in to be complete October 2022
- Public Reopening 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
- Project Phase: Pre-Construction – Ordering of materials/staging
- Facilities and Library Board approval on closure dates August 2022
- Project closure to start Fall 2022, after Memorial reopening
- Estimated Percentage Construction Complete as of July 2022: 0%
- 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

Las Palmas Branch Library 2022 Bond Initiative

Project Budget - \$5,250,000 2022-2027 Bond Project) (Approved May 2022)

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.

Project Scope (as of May 2022):

- Enclosure of plaza
- Improvements to shared foyer

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, shelving installation on-going
- Estimated Percentage Construction Complete as of July 2022: 75%
- 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 deployed to keep staff, patrons and stakeholders informed
- Work coordinated with Central Bond project scope to minimize impact to public service
- Library staff 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 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 July 2022: 100%
- Construction began March 21, 2022
- Stairwell was closed and signage directed patrons and staff to alternate exits
- Construction work completed in July 2022– financial close-out in progress

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 Catrina Ball
- Pedestrian access and vehicular access to parking garage maintained throughout project duration
- Project Phase: Construction
- Estimated Percentage Construction Complete as of July 2022: 40%
- Construction started March 7, 2022. Construction completion December 2023

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 continuing
- Anticipated completion Summer 2022 (weather permitting)
- Project Phase: Construction
- Estimated Percentage Construction Complete as of July 2022: 85%
- Exercise equipment concrete slab complete
- Small redesign of the playground area added time to construction schedule
- Construction scheduled to be complete Summer 2022
- Food Forest will be implemented after playground opening
- Public opening Summer 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
- Branch closure approved by the Facilities Committee & Library Board in June
- Branch is scheduled to close September 5, 2022, for 6-8 weeks or until project is complete; closure date may be adjusted to accommodate a later arrival of equipment
- Construction scheduled for September/October 2022
- Project Phase: Pre-Construction – Ordering of materials/staging
- Estimated Percentage Construction Complete as of July 2022: 0%
- Construction anticipated to start Spring/Summer 2022; long lead times for HVAC equipment
- Construction work may take 6-8 weeks to complete
- Complete schedule to be determined once equipment arrival is finalized
- Brook Hollow HVAC equipment is located inside the building in two mechanical rooms. It will take longer to dismantle the equipment and install the new, therefore there is more time requested for this project.

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, if needed.
- Project Phase: Pre-Construction – Ordering of materials/staging
- Estimated Percentage Construction Complete as of July 2022: 0%
- Construction anticipated to start Spring/Summer 2022; long lead times for HVAC equipment
- Construction work may take 6-8 weeks to complete

- Equipment is currently scheduled to arrive in September/October
- 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 – 75% complete
- Estimated Percentage Construction Complete as of July 2022: 0%
- Design completion July/August 2022
- Construction pricing approved and equipment orders to be placed August/September 2022
- Due to long lead times for HVAC equipment, construction schedule to be determined once equipment arrives
- Complete schedule to be determined once equipment arrival timeline is provided

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
- Design has been completed, contractor is pricing for materials and lead times
- Project Phase: Pre-Construction – Finalizing material orders
- Estimated Percentage Construction Complete as of June 2022: 0%
- Design completion June 2022
- Construction pricing approved and equipment orders to be placed August/September 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

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 complete in May 2022
- Construction pricing approved and equipment orders placed May 2022
- Due to long lead times for HVAC equipment, construction schedule to be determined once equipment arrives
- Branch closure approved by the Facilities Committee & Library Board in June
- Branch is scheduled to close September 5, 2022, for 3-5 weeks or until project is complete; closure date may be adjusted to accommodate a later arrival of equipment
- Construction scheduled for September/October 2022
- Project Phase: Pre-Construction – Ordering of materials/staging
- Estimated Percentage Construction Complete as of July 2022: 0%
- Complete schedule to be determined once equipment arrival is finalized
- All construction work completed by Sept 30, 2022
- Cortez Library has 3 units located on the roof. Demo and replacement can be done fairly quickly with a crane.

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
- 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 June 2022: 35%
- Construction began March 28, 2022
- Asbestos was found under flooring and will require remediation.
- Public Works Environmental is coordinating all abatement activities currently on-going
- A complete refresh of communication plan is underway to brief all stakeholders/community on this development
- Westfall expected to re-open Fall 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 2/9
- Estimated Percentage Construction Complete as of June 2022: 90%
- Long lead items including hardware
- Work to be completed by July/August 2022

Carver Branch Library 2022 Bond Initiative

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

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.

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
- Communication plan deployed to keep staff, patrons and stakeholders informed
- Parking lot and sidewalk work complete
- Book drop closed during renovation
- Interim services 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 close-out
- Estimated Percentage Construction Complete as of July 2022: 95%
- Walk punch conducted June 16; punch items being addressed – New automatic door installation to be scheduled in July/August 2022
- Public Reopening held June 4, 2022