

San Antonio Public Library

Construction Update

February 2023

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 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 3rd 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

- 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 Centralito on 1st floor
- Project Phase: Construction
- Estimated Percentage Construction Complete as of February 2023: 95%
- Add alternate construction projects on 1st & 3rd floors began August 2022
- Public Reopening has been scheduled for Saturday, April 1, 2023

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

Funds: \$700K (2017 Bond) \$445,718 (private donations) \$900K (2022 Bond) / **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)
- Add donor wall
- 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 construction closure Early 2023
- Project Phase: Pre-Construction – Ordering of materials/staging
- Estimated Percentage Construction Complete as of February 2023: 0%
- Construction complete Winter 2023
- Post-construction installation of FFE and staff move in to be complete Fall/Winter 2023
- Public Reopening Late Early 2024
- 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

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

Funds: \$3.3M (2017 Bond) \$25K (private donation) \$300K (2023 Capital Project) / **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
 - Roof replacement
- 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
 - Project Phase: Post Construction
 - Estimated Percentage Construction Complete as of February 2023: 100%
 - Substantial completion for contractor December 2022
 - Public information meeting held on December 15 at Las Palmas Library
 - Certificate of Occupancy issued to Library on January 3, 2023
 - Post-construction installation and staff move in to be complete February 2023
 - Public Reopening has been scheduled for Saturday, February 25, 2023

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
- Project closure recommended for March 13, 2023 (approved by Facilities Committee/Board consideration on 2/22/23).
- Las Palmas Branch Library will be available for May 2023 election.
- Estimated Percentage Construction Complete as of February 2023: 0%
- Construction scheduled to be complete late early 2024
- Post-construction installation of FFE and staff move in early 2024
- Public Reopening Early 2024

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 February 2023: 100%
- Substantial completion for contractor September 2022
- Final completion for contractor October 2022
- Post-construction installation and staff move in to begin November 2022
- Public Reopening has been scheduled for Saturday, March 18, 2023

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
- A communication plan has been implemented to keep staff, patrons and stakeholders informed
- Branch closed September 6, 2022, for 3-5 weeks or until project is complete
- Interim service provided at the Ramirez Community Center, 1011 Gillette (1.6 miles away)
- Closest Branch Location: Pan American Branch Library (2.9 miles away)
- Project Phase: Construction
- Equipment delay; equipment delivered with missing critical components have caused additional delays
- Contractor to provide temporary units for meeting room to ACCOMMODATED early voting and day of voting.
- Construction paused on October 20, 2022 for voting schedule and restarted November 14, 2022.
- Inclement weather and project permitting has caused additional delays.
- Estimated Percentage Construction Complete as of February 2023: 100%
- Branch reopened to the public February 14, 2023

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 and other library events
- Pedestrian access and vehicular access to parking garage maintained throughout project duration
- Project Phase: Construction
- Estimated Percentage Construction Complete as of February 2023: 75%
- Construction started March 7, 2022. Construction completion currently scheduled for November 2023

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 will be 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 was approved to close September 6th for the work, but shipping delays have postponed the arrival into February/March; closure will be scheduled once all materials are available
- Project Phase: Pre-Construction – Ordering of materials/staging
- Estimated Percentage Construction Complete as of February 2023: 0%
- Construction anticipated to start spring 2023; long lead times for HVAC equipment
- Construction work may take 8-10 weeks to complete
- Board delegated closure dates to Library Director for this project.

Encino Library Playground/Exercise Area

Funds: \$375K (2020 CD# 9) \$25K (Walker Donation) / **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

- Grand Opening Celebration held on September 28, 2022.
- Stakeholder communication plan has been implemented, and will continue until Food Forest is completed
- Food Forest installation is being coordinated with project team for installation winter 2023.
- Phase 2 improvements to the playground include security camera upgrades and fencing; improvements made possible through a private donation.
- Estimated Percentage Construction (Phase 2) Complete as of February 2023: 0%

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; Construction pricing came in over-budget; scope is being re-evaluated
- Parking lot improvements are being evaluated
- Closure will not be required for this portion of work
- A communication plan is being developed to keep staff, patrons and stakeholders informed of project progress
- Project Phase: Construction (Phase 1); with additional funding in FY2023 budget, full design scope will be completed (Phase 2)
- Estimated Percentage Construction (Phase 1) Complete as of January 2023: 100%
- Phase 1 Project complete January 2023
- Estimated Percentage Construction (Phase 2) Complete as of February 2023: 0%
- Due to long lead times for HVAC equipment, construction schedule to be determined once equipment arrives
- Parking lot conditions are being reviewed by consultant for improvement options
- Schedules will be updated as more information is available

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: 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 – 100% complete; with additional funding in FY2023 budget, full design scope will be completed
- Estimated Percentage Construction Complete as of February 2023: 0%
- Construction pricing finalized January 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

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:** TBD
Project Scope: Design & Replacement of HVAC equipment

- HVAC design is complete; contractor is pricing equipment
- 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: Pre-Construction – with additional funding in FY2023 budget, full scope will be completed
- Estimated Percentage Construction Complete as of February 2023: 0%
- Design completion June 2022
- Construction pricing approved and procurement process begun
- Construction contract for Phase 2 work scheduled for City Council approval on February 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

Roof Damage Replacement / Insurance Adjustment

Funds: TBD (Insurance Appraisal/Adjustment) / **Location/District:** 2, 5 / **Project Manager:** Public Works Department / **Project Consultant:** / **Construction Contract:** TBD
Project Scope: Roof replacement/repair at Bazan, Collins Garden, Las Palmas, Schaefer
Current Status: Consultants are completing design documents to provide for contractor pricing.
More information will be provided when available

Brook Hollow Branch Library Parking Lot Expansion

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

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

- Design of new parking area on-going
- A plan will be presented to Facilities Committee & Library Board for approval
- Construction is anticipated to begin in summer 2023
- A communication plan will be developed to keep stakeholders informed of progress
- Brook Hollow is targeted as an on-site solar parking canopy location.

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)**

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.

Las Palmas Branch Library 2022 - 2027 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.

Additional Project Scope (as of May 2022):

- Enclosure of plaza/Expansion of Branch in that area
- Improvements to foyer and adjacent spaces
- Additional scope as determined in building programming