

# **San Antonio Public Library Construction Update April 2023**

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

**Funds:** \$3M (2017 Bond) \$340K (private donations) \$500k (2022 Bond) / **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 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

- 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 1<sup>st</sup> and 3<sup>rd</sup> floors
- Estimated Percentage Construction Complete as of April 2023: 95%
- Public Reopening held Saturday, April 1, 2023 @ 10am
- Additional punch list items still remain, and coordination is underway between Library staff and construction team
- Completion of remaining items expected by June/July 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)**

**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.

### **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:** 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
  - 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
  - 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 will be provided at Centrilito space in Central Library (Beginning TBD)
  - Start of construction closure April 1, 2023;
  - Starting April 1, public service suspended temporarily while materials are packed for storage
  - Materials and equipment will be moved out of Texana space into secure and protected off-site storage
  - Project Phase: Pre-Construction – Ordering of materials/staging
  - Estimated Percentage Construction Complete as of April 2023: 0%
  - Construction complete Spring 2024
  - Public Reopening Spring 2024

### **Las Palmas Branch Library 2017 & 2022 Bond Renovation - \$4,824,142**

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

**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
  - Enclosure of front plaza (pending Board approval)
  - Auto doors in front lobby (pending Board approval)
  - Landscape re-fresh (pending Board approval)
  - New monument sign
  - Building system improvements, as needed
  - LED lighting retrofit
  - Improvements to shared meeting room
  - Improvements to staff workroom
  - Enhancements to lobby (pending Board approval)
  - Parking lot re-surfacing (pending Board approval)
  - Additional Technology improvements (pending Board approval)
- 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
- Project Phase: Pre-Construction – Ordering of materials/staging
- 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 review scheduled for April 26, 2023
- Project Phase: Design – Architect incorporating community feedback for Phase 2
- 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 will be available for May 2023 election.
- Staff move out of space complete by April 7; construction work began April 10.
- Estimated Percentage Construction Complete as of April 2023: 0%
- Construction scheduled to be complete late early 2024
- Post-construction installation of FFE and staff move in early 2024
- Public Reopening Spring 2024

#### **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 April 2023: 80%
- 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
- Branch was approved to close September 6<sup>th</sup> for the work, but shipping delays have postponed the arrival into February/March; closure will be scheduled once all materials are available
- Board delegated selection of closure date to Library Director for this project.
- A communication plan has been implemented to keep staff, patrons and stakeholders informed
- Library Director selected April 24, 2023 for closure of Brook Hollow to begin
- Early and same day voting will take place at Brook Hollow during closure period
- Interim service provided at Walker Ranch Senior Center, 835 W. Rhapsody Dr., 78216. Hours will be Monday and Tuesday 1pm-8pm; Wednesday and Thursday 1pm-6pm; Friday 1pm-4pm
- Project Phase: Pre-Construction – Ordering of materials/staging
- Estimated Percentage Construction Complete as of April 2023: 0%
- Construction work expected to take 12 weeks to complete

### **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 was re-evaluated
- Parking lot improvements are being evaluated
- A communication plan will be developed to keep staff, patrons and stakeholders informed of project progress
- Project Phase: Construction procurement
- Estimated Percentage Construction Complete as of April 2023: 0%
- 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; Facilities Committee approved delegation of closure dates to Library Director; Library Board will take action at April 26 meeting.
- 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 complete; procurement process on-going
- A brief closure will be required for this project; Facilities Committee approved delegation of closure dates to Library Director; Library Board will take action at April 26 meeting.
- Project Phase: Design – 100% complete; with additional funding in FY2023 budget, full design scope will be completed; City Council approval of construction contract scheduled for April 20, 2023
- Estimated Percentage Construction Complete as of April 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:** TBD

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

- HVAC design is complete; Procurement process on-going
- A brief closure will be required for this project; Facilities Committee approved delegation of closure dates to Library Director; Library Board will take action at April 26 meeting.
- Project Phase: Pre-Construction – with additional funding in FY2023 budget, full scope will be completed
- Estimated Percentage Construction Complete as of April 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

### **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
- 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 April 2023: 0%
- Brook Hollow is targeted as an on-site solar parking canopy location.

### **Landa Branch Library (MVHA) improvements**

**Funds:** \$TBD / **Location/District:** 233 Bushnell, D-1 / **Library Project Manager:** Mark Loiselle / **Project Consultant:** N/A **Construction Contract:** TBD

**Project Scope:** Make technology and building improvements to the Landa Annex and garage:

- Install Wireless Access Point in Annex (cabling and equipment)
- Provide installation services for new TV monitor and A/V connections
- Repair mechanical room door
- Repair wood trim around garage doors
- Current Status: Installation of Wireless Access Point pending purchase order; wood trim repair in process
- Installation service pending equipment list

### **Maverick Branch Library Renovation**

**Funds:** \$395K (2023 Deferred Maintenance Project) / **Location/District:** 8700 Mystic Park, D-7 / **Library Project Manager:** Mark Loiselle / **Project Consultant:** Alta Architects / **Construction Contract:** Alpha Building

**Project Scope:** Restroom renovation, tile replacement, carpet replacement, interior painting, millwork improvements

- Interior design is complete; Construction negotiations on-going
- A brief closure will be required for this project; closure dates will be brought to the Facilities Committee and Library Board for approval
- Project Phase: Negotiation
- Estimated Percentage Construction Complete as of April 2023: 0%
- Construction is anticipated to begin in summer 2023

### **Great Northwest Branch Library Renovation**

**Funds:** \$213K (2023 Deferred Maintenance Project) / **Location/District:** 9050 Wellwood, D-6 / **Library Project Manager:** Mark Loiselle / **Project Consultant:** Alta Architects / **Construction Contract:** Sabinal Group

**Project Scope:** Restroom renovation, tile replacement, interior painting, millwork improvements

- Interior design is progress; Construction negotiations on-going
- A brief closure will be required for this project; closure dates will be brought to the Facilities Committee and Library Board for approval
- Project Phase: Negotiation
- Estimated Percentage Construction Complete as of April 2023: 0%
- Construction is anticipated to begin in summer 2023

**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:** Con Cor Construction

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

- HVAC design is 90% complete; Construction negotiations on-going
- Current pricing is \$175K over budget; SAPL is pursuing additional funds to complete entire scope of project.
- A brief closure will be required for this project; Facilities Committee approved delegation of closure dates to Library Director; Library Board will take action at April 26 meeting.
- Project Phase: Negotiation
- Estimated Percentage Construction Complete as of April 2023: 0%
- Construction is anticipated to begin in summer 2023