

San Antonio Public Library Construction Update August 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: 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 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

- 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
- Estimated Percentage Construction Complete as of August 2023: 99%
- Public Reopening held Saturday, April 1, 2023 @ 10am
- Additional punch list items remain; coordination is underway between Library staff and construction team
- Project pending final pricing; awaiting project closeout
- Completion of remaining items expected by Fall 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.

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, 6th 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 August 2023: 5%

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 (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 approval on April 26, 2023
- Project Phase: Design – Architect completing design plan 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 24th St., 78207. Hours will be Monday & Tuesday 12pm-8pm, Wednesday – Friday 10am-5pm, Saturday 11am-5pm
- Las Palmas Branch Library was 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 August 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

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
- Estimated Percentage Construction Complete as of August 2023: 95%
- Construction started March 7, 2022. Construction completion currently scheduled for October 2023
- Final paving and striping of Main & Soledad streets will be completed after Labor day; Traffic barriers, lane shifts and flagmen will keep traffic flowing with constant access to Central Library being maintained

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 be developed to 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; Library Board approved delegation of closure dates to Library Director at the April 26, 2023, meeting.
- Equipment arrived July 27th, 2023. Library Staff coordinated with Library Director to set a Closure date
- Library Director selected August 21, 2023, as the closure date.
- Project Phase: Construction

- Estimated Percentage Construction Complete as of August 2023: 0%
- Interim service provided at Gill Community Center, 7902 Westshire Dr, 78227. Hours will be Monday 11am-6pm; Tuesday – Friday 10am-5pm
- Library re-opening Early November
- Branch will be available for the November 6 Elections

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; 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 August 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; 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 August 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:** Kenneth Heinzmann / **Project Consultant:** / **Construction Contract:** Amstar Construction

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

- Project Status: Construction negotiations on-going
- No closure is expected for Collins Garden, and Schaefer
- Las Palmas roof work will be completed during current closure
- A communication plan will be developed to keep stakeholders informed of progress

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

- Design of new parking area on-going

- A plan will be presented to Facilities Committee & Library Board for approval
- 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 August 2023: 0%
- Brook Hollow is targeted as an on-site solar parking canopy location and EV charging location, but this work will occur in future projects from separate funding

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 completed
- A brief closure will be required for this project; Closure date of August 1 approved by Library Board
- Project Phase: Construction
- Estimated Percentage Construction Complete as of August 2023: 35%
- Construction work complete by September 30, 2023
- Anticipated re-opening in early October

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 completed
- A brief closure will be required for this project; Closure date of August 7 approved by Library Board
- Project Phase: Construction
- Estimated Percentage Construction Complete as of August 2023: 30%
- Construction work complete by September 30, 2023
- Anticipated re-opening early October

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; 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: Procurement
- Estimated Percentage Construction Complete as of August 2023: 0%
- Schedules will be updated as more information is available

Semmes Branch Library Teen Area Improvements

Funds: \$20,000 (private donations) / **Location/District:** 15060 Judson Rd, D-10 / **Library Project Manager:** Mark Loiselle / **Project Consultant:** N/A

Project Scope: The new teen space will house the book & resource collection for high-school aged teens – with ample space for studying and constructive use of out-of-school time.

- New Teen Area furniture
- New Modular wall partitions

- Project meetings ongoing
- Fundraising efforts by the Library Foundation ongoing
- Start of construction: September 25, 2023.
- Project Phase: Pre-Construction – Ordering of materials/staging
- Estimated Percentage Construction Complete as of August 2023: 0%
- Construction complete Early Fall 2023

Bazan Branch Library Landscape Improvements

Funds: \$21,990 (Deferred Maintenance Project) / **Location/District:** 2200 W Commerce, D-5 / **Library Project**

Manager: Mark Loiselle / **Construction Contract:** Amstar Construction

Project Scope: Provide Additional landscaping improvements not included in original Deferred Maintenance Project Scope.

- Additional Irrigation system
- Landscape Beds w/ drought tolerant planting
- Project meetings ongoing
- Start of construction: August
- Project Phase: Construction procurement process on-going
- Estimated Percentage Construction Complete as of August 2023: 0%
- Construction completion anticipated by September 30, 2023

Tobin Branch Library Monument Sign Improvements

Funds: \$21,500 (2021 Capital Project) / **Location/District:** 4134 Harry Wurzbach, D-10 / **Library Project**

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

Project Scope: Provide landscape Improvements for better drainage; repair damaged Monument Sign

- Project meetings ongoing
- Start of construction: TBD
- Project Phase: Pre-Construction – funds procurement
- Estimated Percentage Construction Complete as of August 2023: 0%
- Construction complete Summer 2023