

**San Antonio Public Library
Construction Update
February 15, 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: Creation of customer friendly media space, main service desk redesign, refresh of finishes, security improvements, improved wayfinding, and building system improvements. Third floor children's area improvements to include transformation of story room, creation of family technology center, and renovation of family restrooms.

- 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 maintain 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
- Project completion Spring 2022 (before scheduled book fair in May 2022)
- Project Phase: Construction
- Estimated Percentage Construction Complete: 35%

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: Design, service point and shelving improvements, new technology equipment, space reconfigurations

- 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 Winter 2022
- City Council action on construction contract scheduled Winter 2022
- Interim service planning in place
- Construction: Spring 2022 – Fall 2022
- Project completion Fall 2022
- Anticipated start of construction April 2022 (project will not impact book fair event in May)
- Project Phase: Contracting
- Estimated Percentage Construction Complete: 0%

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

- 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
- Construction scheduled to be complete by March/April 2022 – near completion
- Project Phase: Construction
- Estimated Percentage Construction Complete: 85%

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	Meeting Room Improvements
New Furniture	Connect Area Improvements
Exterior ADA Improvements	Interior painting
New Service Desk	Work room improvements
HVAC Improvements	Children's area improvements
Teen Area Improvements	Self-Service Laptop Kiosks
New Carpet	Lighting Improvements
New Monument Sign	New Flexible programming Space
Re-alignment of Collection	Restroom Renovation

- 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 January 2022
- Interim service is being provided using Library-On-The-Go
- Communication plan in place to update the public and key stakeholders
- Significant progress completed with multi-purpose room, children's area, quiet study rooms and flex space
- Front footings work completed, formwork continues on front lobby addition
- Front footings work completed, ready to pour slab foundation for the lobby addition
- Formwork continues on front lobby addition
- Construction scheduled to be complete by April or May 2022, weather permitting
- Project Phase: Construction
- Estimated Percentage Construction Complete: 70%

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

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| Improved service points for customer service | New monument sign |
| Self-service laptop kiosks | Building system improvements, as needed |
| Children's area improvements | LED lighting retrofit |
| Shade cover at front plaza | Improvements to shared meeting room |
| Restroom renovation in shared lobby | Improvements to staff workroom |
- Chiller replacement complete June 2019
 - Community Input Meeting held 2/16/19
 - Facilities Committee and Board Design Plan approval February 2022
 - City Council approval of construction contract scheduled for 2/17/22
 - Post Design Public Community Meeting 3/7/22
 - Facilities and Library Board approval on closure dates March/April 2022
 - Project construction to start mid-May 2022, after Elections and Memorial reopening
 - Project Phase: Design
 - Estimated Percentage Construction Complete: 0%

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

- Community Input Meeting held 1/19/19
- Board approved schematic design 5/27/20
- Significant damage sustained during the winter storm in February 2021 which 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
- Anticipated completion Summer 2022
- Project Phase: Procurement
- Estimated Percentage Construction Complete: 0%

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
- Expected completion Spring 2022
- Project Phase: Contracting

- Estimated Percentage Construction Complete: 0%

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 75% complete; EIFS repair and sealant installation proceeding
- 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.
- Expected completion Spring 2022 (before the scheduled book fair in May 2022)
- Project Phase: Construction
- Estimated Percentage Construction Complete: 60%

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

- Main/Soledad project has been re-scoped to better fit the current budget
- Library is working with PWD to minimize impact around 2022 San Antonio Book Fair
- Close coordination with this project will be followed to minimize public service impact
- Soledad St. Construction Notice to Proceed to be issued on March 7th.
- 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: 0%

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
- Drilling of the 30" wide x 9' deep holes for the piers and steel reinforcing complete
- Stakeholder communication plan has been implemented
- Anticipated completion Winter 2022 (weather permitting)
- Project Phase: Construction
- Estimated Percentage Construction Complete: 15%

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, and work is ongoing
- 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
- Construction complete by March/April 2022, weather permitting
- Project Phase: Construction
- Estimated Percentage Construction Complete: 80%

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 February
- Construction anticipated to start Spring 2022
- Construction schedule TBD
- Project Phase: Procurement
- Estimated Percentage Construction Complete: 0%

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.
- Anticipated completion TBD
- Project Phase: Procurement
- Estimated Percentage Construction Complete: 0%

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
- Anticipated completion TBD
- Project Phase: Design
- Estimated Percentage Construction Complete: 0%

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
- Anticipated completion TBD
- Project Phase: Design
- Estimated Percentage Construction Complete: 0%

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: 0%

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 may be provided out of nearby Parks & Recreation facility (Natatorium is being discussed)
- Nearest Branch Library from Bazan is Las Palmas – 2.3 miles away
- Six-week closure beginning on Monday, April 11, endorsed by Facilities Committee on 2/9
- Project Phase: Procurement
- Estimated Percentage Construction Complete: 0%

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 considered (Granados Adult & Senior Center is being considered)
- Closest Branch Library to Westfall is Landa – 2.3 miles away
- Five-week closure beginning Monday, March 28, endorsed by Facilities Committee on 2/9
- Project Phase: Procurement
- Estimated Percentage Construction Complete: 0%

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
- Project Phase: Procurement
- Anticipated completion Winter 2022
- Estimated Percentage Construction Complete: 0%

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
- Work anticipated to start in March (or earlier as PO issued 2/9)
- Work to be completed by April/May 2022

Mark noted initial project architect, Scott Carpenter, Seventh Generations, provided assistance with the scope plan.

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