

# San Antonio Public Library Construction Update January 2024

## **Central Branch Library First and Third Floors 2017 & 2022 Bond Renovations & Improvements**

**Project Budget:** \$3M (2017 Bond) \$340K (private donations) \$930k (2022 Bond)

**Location/District:** 600 Soledad / CD 1

**CoSA Project Manager:** Evelyn Gamez PWD

**Project Consultant:** Marmon Mok

**Procurement Method:** Job Order Contracting (JOC)

**Construction Contract:** Belt Built

### **Project Scope:**

#### *Redesign:*

Entrance/exit for safety, security, & accessibility

Main service desk

#### *Create:*

Customer-friendly media space on 1<sup>st</sup> floor

A flexible programming space in children's area

A convenient access for patrons to service points on 1<sup>st</sup> & 3<sup>rd</sup> floors

A state-of-the-art Connect Family

A Technology Center for children & their caregivers

#### *Add:*

A lactation area in children's area

A family restroom in 3<sup>rd</sup> floor

An inclusive restroom on 1<sup>st</sup> floor

#### *Improvements:*

At garage entry

In Basement dock area

To Building system

Security improvements

Replace shelving establishing engaging areas for collections

Provide service & catalog access points to improve customer service

Transformation of the Story Room on 3<sup>rd</sup> floor

Better wayfinding for customers with improved sight lines

Refresh finishes, furniture, & equipment

Renovate Children's area restrooms for functionality, comfort, safety, & accessibility for all

**Project Status:** Completion of remaining punch list items by Spring 2024

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

Public Reopening held Saturday, April 1, 2023 @ 10am

Estimated Percentage Construction Complete as of September 2023: 99%

Fire alarm work upgraded system to current standards completed

## **Central Branch Library 2022 Bond**

**Project Budget:** \$6,000,000 2022-2027 Bond Project) (Approved May 2022)

**Location/District:** 600 Soledad / CD 1

**CoSA Project Manager:** Evelyn Gamez PWD

**Project Consultant:** Marmon Mok

**Procurement Method:** TBD

**Construction Contract:** TBD

**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.

**Project Status:** Building Programming under way.

**Carver Branch Library 2022 Bond Initiative**

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

**Location/District:** 3350 East Commerce / CD 2

**CoSA Project Manager:** Evelyn Gamez PWD

**Project Consultant:** Alta Architects

**Construction Contract:** Construction Manager-at-Risk

**Project Scope:** The Carver Branch Library project would create a 1st 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.

**Project Status:** Open House to present Community Public input to be held 01/23/2024 @ 5:30 – 7pm

Community Input Meeting held November 08, 2023 at the 2<sup>nd</sup> Baptist Church Community Center Building  
Project to include Public Art Funding (\$300,000) via the 2022 Bond project; Public Art Process ongoing, this process will include community engagement and Art Selection Panel

**Central Branch Library Texana Resource Center 2017 Bond Renovations, Improvements & Space Reconfiguration**

**Project Budget:** \$700K (2017 Bond) \$445,718 (private donations) \$900K (2022 Bond)

**Location/District:** 600 Soledad / CD 1

**CoSA Project Manager:** Evelyn Gamez

**Project Consultant:** Marmon Mok

**Procurement Method:** JOC

**Construction Contract:** Belt Built

**Project Scope:**

*Replace:*

Service points for more convenient access Main service desk

Shelving establishing engaging areas for collections

*Create:*

A more functional and inviting consultation and research spaces for professional service delivery to customers

A secure and appropriate Archival and Special Collection Area in a climate-controlled environment

*Add:*

A donor wall

A Gallery and Exhibit space

*Improvements:*

To Building systems

Refresh finishes, furniture and equipment  
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

Family History Area (funded through a \$50,000 naming gift by V. H. McNutt Memorial Foundation)

**Project Status:** Negotiation – New pricing received for project pushing project over budget; negotiations are on-going

Donor Wall Conceptual Design endorsed by Library Facilities Committee on February 12, 2020 - ongoing

Fundraising efforts by the Library Foundation ongoing

Library Board of Trustees approved schematic design on July 24, 2019

Library Board of Trustees approved formal 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

Estimated Percentage Construction Complete as of January 2024: 5%

Increased construction costs have created a project deficit. Alternative funding or scope modifications are being considered by Library and City Leadership. The Facilities Committee and Library Board will be given recommendations once available.

**Las Palmas Branch Library 2017 & 2022 Bond Renovation**

**Project Budget:** \$1.7M (2017 Bond) \$160K (private donations) \$106,142 (Sustainability Office) \$58K (BESD) \$300K (Roof replacement) \$3.2M (2022 Bond)

**Location/District:** 515 Castroville Rd. / CD 5

**CoSA Project Manager:** Evelyn Gamez

**Project Consultant:** Seventh Generation Design

**Procurement Method:** JOC

**Construction Contract:** Jamail & Smith Construction L.P.

**Project Scope:**

*Improvements to:*

- Service points for customer service
- Children’s area
- Building systems, as needed
- Shared meeting room
- Staff workroom
- Additional Technology

- Self-service laptop kiosks
- Shade cover at front plaza
- Restroom renovation in shared lobby
- Enclosure of front plaza
- Auto doors in front lobby
- Landscape re-fresh
- New monument sign
- LED lighting retrofit
- Enhancements to lobby
- Parking lot re-surfacing

**Project Status:** Phase 1 Construction, Phase 2 Design, & Contract negotiations are ongoing. Community meeting scheduled for February 29, 2024

Chiller replacement complete June 2019

Community Input Meeting held February 16, 2019

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

Community Input Meeting March 2, 2023

Closure date of March 20, 2023, approved by Library Board on Feb. 22, 2023

Library Board of Trustees Phase 2 Design Plan approval on April 26, 2023

Project Phase: Design – Architect completing design plan for Phase 2; construction contract negotiations on-going

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

Staff move out of space complete by April 7; construction work began April 10

Estimated Percentage Construction Complete as of January 2024: 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 (\$300,000) via the 2022 Bond project; Public Art Process ongoing, this process will include community engagement and Art Selection Panel

The Las Palmas insurance appraisal/adjustment reroofing project will be completed during current closure; This reroofing project is part of the May 2021 Hailstorm event damage assessment

Increased construction costs have created a project deficit. Alternative funding or scope modifications are being considered by Library and City Leadership. The Facilities Committee and Library Board will be given recommendations once available.

Community Input Meeting February 24, 2024

### **Bazan Branch Library Reroofing Project**

**Project Budget:** \$217,429 (Insurance Appraisal/Adjustment)

**Location/District:** 2200 W. Commerce / CD 5

**CoSA Project Manager:** Kenneth Heinzman PWD

**Project Consultant:** Chesney Morales Partners

**Procurement Method:** JOC

**Construction Contract:** AmStar

**Project Scope:** The project will replace the entire standing seam metal roof required by COSA Insurance due to the May 2021 Hailstorm event

**Project Status:** The Library Board of Trustees approved closure date of Feb. 19, 2024 at the December 6, 2023, meeting

Patrons will be directed to the next (3) closest Library locations, Central Library located 2.2 miles away and San

Pedro Branch Library located 2.5 miles away and Memorial Located 4.1 miles away

A communication plan will be developed to keep stakeholders informed of progress

Regarding VITA services when Bazan closes, DHS will direct tax filers to the Willie Velasquez Learning Center (1.5 miles). VITA will return to Bazan for the remainder of the tax season once it reopens

### **Collins Garden Branch Library Reroofing Project**

**Project Budget:** \$158,119 (Public Works)

**Location/District:** 200 N. Park Blvd. / CD 5

**CoSA Project Manager:** Kenneth Heinzman PWD

**Project Consultant:** Chesney Morales Partners

**Procurement Method:** JOC

**Construction Contract:** AmStar

**Project Scope:** The project will replace the entire standing seam metal roof required by COSA Insurance due to the May 2021 Hailstorm event. Library will remain open during this project

**Project Status:** Project starts January 10th, 2024. Project has been delayed by wind and cold temperatures

Branch to remain open during this work; 4 to 6 Week project duration is expected

Administration and staff will closely monitor noise levels in the building

Coordination will be on-going with Council District 5 Field Office

A communication plan has been deployed to keep stakeholders informed of progress

### **Central Branch Library Skylight Repair Project**

**Project Budget**\$235,340 (Public Works)

**Location/District:** 600 Soledad / CD 1

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** TBD

**Procurement Method:** TBD

**Construction Contract:** TBD

**Project Scope:** The project will repair the atrium skylight from damage caused by the May 2021 Hailstorm event.

**Project Status:** Assessment of scope has determined damage to both skylights and surrounding wall surface.

Initial damage assessment from insurance carrier did not include any interior wall repair or re-painting

Consultant will be engaged to provide any structural assessment of the building that is needed for this work

Contractor will be engaged to provide a cost estimate for the interior wall repair

Once full costs are determined, timeline and budget will be re-examined

### **Schaefer Branch Library Roof Repair Project**

**Project Budget:** \$100,720 (Public Works)

**Location/District:** 6322 US Hwy 87 East / CD 2

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** TBD

**Procurement Method:** TBD

**Construction Contract:** TBD

**Project Scope:** The project will repair roof damage caused by the May 2021 Hailstorm event.

**Project Status:** Assessment of scope

### **World Heritage Center / Mission Branch Library**

**Project Budget:** 2022 Bond Project

**Location/District:** 3134 Roosevelt Ave. / CD 3

**CoSA Project Manager:** Kieth Fey PWD

**Project Consultant:** Dunaway Architects & Alta Architects

**Procurement Method:** Competitive Sealed Proposal (CSP)

**Construction Contract:** Sabinal Group LLC

**Project Scope:** Create a visual anchor furthering connections between Mission Library, Parks, YMCA, etc

**Project Status:** Construction is ongoing

Additional scope will require more work at library driveway; coordination on-going to keep access to library open  
Mission Library will not close because of this project  
A communication plan is deployed to keep stakeholders informed  
Project completion scheduled for Summer 2024

### **Johnston Branch Library HVAC improvements**

**Project Budget:** \$300K (2021 Capital Project); \$200K (2023 Capital Project)

**Location/District:** 6307 Sun Valley / CD 4

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** Encotech Consultants

**Procurement Method:** JOC

**Construction Contract:** Amstar Construction

**Project Scope:** Replacement of HVAC equipment

**Project Status:** HVAC design complete; construction procurement process on-going

A brief closure will be required for this project; The Library Board approved delegation of closure dates to Library Director at the April 26, 2023, meeting  
City Council approved construction contract April 20, 2023  
Estimated Percentage Construction Complete as of January 2024: 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**

**Project Budget:** \$300K (2021 Capital Project); \$200K (2023 Capital Project)

**Location/District:** 1122 W. Pyron / CD 3

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** H2MG Consultants

**Procurement Method:** JOC

**Construction Contract:** Amstar Construction

**Project Scope:** Replacement of HVAC equipment

**Project Status:** HVAC design complete; construction procurement process on-going

A brief closure will be required for this project; The Library Board approved delegation of closure dates to Library Director at the April 26, 2023, meeting

Estimated Percentage Construction Complete as of January 2024: 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

### **Brook Hollow Branch Library Parking Lot Expansion**

**Project Budget:** \$792K (2023 Capital Project)

**Location/District:** 530 Heimer / CD 9

**CoSA Project Manager:** Evelyn Gamez - PWD

**Project Consultant:** Halff & Associates

**Procurement Method:** TBD

**Construction Contract:** TBD

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

**Project Status:** Design completed – Procurement/Contracting on-going

Library Board of Trustees Design Plan approval on June 28, 2023

Construction is anticipated to be completed in Spring 2024

No closure is expected as part of this project

A communication plan will be deployed to keep stakeholders informed of progress

Estimated Percentage Construction Complete as January 2023: 0%

Brook Hollow is targeted as an on-site solar parking canopy location and EV charging location; this work will occur in future project from separate funding

### **Igo Branch Library HVAC replacement**

**Project Budget:** \$500K (2023 Deferred Maintenance Project)

**Location/District:** 13330 Kyle Seale Parkway / CD 8

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** Alta Architects

**Procurement Method:** City Contract

**Construction Contract:** Premier Comfort Air

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

**Project Status:** HVAC design is complete; HVAC equipment procurement on-going

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; The 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

Estimated Percentage Construction Complete as of January 2024: 0%

Schedules will be updated as more information is available

### **Bazan Branch Library HVAC improvements**

**Project Budget:** \$1,067,590 (2024 Capital Improvement Project)

**Location/District:** 2200 W. Commerce / CD 5

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** Cleary/Zimmerman

**Procurement Method:** TBD

**Construction Contract:** TBD

**Project Scope:** Assess and replace existing HVAC equipment; install new building automation control system

**Project Status:** HVAC assessment in procurement phase

A communication plan will be developed to keep stakeholders informed of progress

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

**Cody Branch Library HVAC improvements**

**Project Budget:** \$865,320 (2024 Capital Improvement Project)

**Location/District:** 11441 Vance Jackson Rd. / CD 8

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** Cleary/Zimmerman

**Procurement Method:** TBD

**Construction Contract:** TBD

**Project Scope:** Assess and replace existing HVAC equipment; install new building automation control system

**Project Status:** HVAC assessment in procurement phase

A communication plan will be developed to keep stakeholders informed of progress

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

**Collins Garden Branch Library HVAC improvements**

**Project Budget:** \$432,120 (2024 Capital Improvement Project)

**Location/District:** 200 N. Park Blvd. / CD 5

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** Cleary/Zimmerman

**Procurement Method:** TBD

**Construction Contract:** TBD

**Project Scope:** Assess and replace existing HVAC equipment as indicated by assessment

**Project Status:** HVAC assessment in procurement phase

A communication plan will be developed to keep stakeholders informed of progress

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

**Igo Branch Library Foundation and Windmill improvements**

**Project Budget:** \$411,600 (2024 Capital Improvement Project)

**Location/District:** 13330 Kyle Seale Pkwy / CD 8

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** Alta Architects

**Procurement Method:** JOC

**Construction Contract:** TBD

**Project Scope:** Assess existing foundation/site conditions and make improvements; Assess Windmill for upgrades to function and reliability

**Project Status:** Building assessment on-going; Windmill assessment on-going

A communication plan will be developed to keep stakeholders informed of progress

Schedules will be updated as more information is available

### **Johnston Branch Library Renovation**

**Project Budget:** \$375,000 (2024 Deferred Maintenance Project)

**Location/District:** 6307 Sun Valley Dr. / CD 4

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** Alta Architects

**Procurement Method:** JOC

**Construction Contract:** TBD

**Project Scope:** Flooring upgrades, Restroom renovation, tile replacement, interior/exterior painting, power wash masonry

**Project Status:** Building assessment underway to finalize scope

Facilities Committee and Library Board will be updated on project progress

A communication plan will be developed to keep stakeholders informed of progress

Construction work to be complete by September 30, 2024

### **Landa Branch Library HVAC improvements**

**Project Budget:** \$396,800 (2024 Capital Improvement Project)

**Location/District:** 233 Bushnell St. / CD 1

**CoSA Project Manager:** TBD

**Project Consultant:** TBD

**Procurement Method:** TBD

**Construction Contract:** TBD

**Project Scope:** Assess and repair existing HVAC equipment as indicated by assessment; make building envelope improvements as necessary

**Project Status:** Managed and scheduled by PWD; schedule pending

A communication plan will be developed to keep stakeholders informed of progress

Schedules will be updated as more information is available

### **Maverick Branch Library HVAC improvements**

**Project Budget:** \$986,567 (2024 Capital Improvement Project)

**Location/District:** 8700 Mystic Park / CD 7

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** Cleary/Zimmerman

**Procurement Method:** TBD

**Construction Contract:** TBD

**Project Scope:** Assess and replace existing HVAC equipment; install new building automation control system

**Project Status:** HVAC assessment in procurement stage

A communication plan will be developed to keep stakeholders informed of progress

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

### **Semmes Branch Library Renovation**

**Project Budget:** \$436,000 (2024 Deferred Maintenance Project)

**Location/District:** 15060 Judson / CD 10

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** TBD

**Procurement Method:** JOC

**Construction Contract:** TBD

**Project Scope:** Restroom renovation, tile replacement, interior/exterior painting, power wash masonry

**Project Status:** Building assessment underway to finalize scope

Facilities Committee and Library Board will be updated on project progress  
A communication plan will be developed to keep stakeholders informed of progress  
Construction work to be completed by September 30, 2024

**Semmes Branch Library Patio Foundation improvements**

**Project Budget:** \$720,360 (2024 Capital Improvement Project)

**Location/District:** 15060 Judson / CD 10

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** Halff & Associates

**Procurement Method:** JOC

**Construction Contract:** TBD

**Project Scope:** Remove and replace damaged patio hardscape/landscape, improve drainage and irrigation

**Project Status:** Design of patio remediation work ongoing

Patio Settlement Investigation completed March 2023

A communication plan will be developed to keep stakeholders informed of progress

Schedules will be updated as more information is available

**Memorial Branch Library Adjacent Property Purchase**

**Project Budget:** \$17,500

**Location/District:** 3210 Culebra / CD 5

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** Public Works Real Estate division

**Procurement Method:** TBD

**Construction Contract:** TBD

**Project Scope:** Consider purchase of small parcel or land adjacent to Memorial Branch Library

**Project Status:** City's Planning Commission Acceptance & City Council Approval – (TBD)

Public works and Library Staff has completed due diligence required for this transaction

Library Board approved this purchase on the December 6, 2023, meeting

**Landa Branch Library Garage Repairs**

**Project Budget:** \$4,220.11 (MVHA fund)

**Location/District:** 233 Bushnell St. / CD 1

**SAPL Project Manager:** Mark Loiselle

**Project Consultant:** TBD

**Procurement Method:** JOC

**Construction Contract:** Con-Cor

**Project Scope:** Assessment and Repair of the interior damaged brickwork. Design consultant to assess the integrity of existing brickwork and provide remediation to damaged areas

**Project Status:** PO for Clean out and storage approved: 6-month storage pod: \$1,869 + Brickwork clean-out \$2,351.11 = Total: \$4,220.11

Preliminary Project meeting held October 25, 2023

Next Steps: Procurement of structural engineer services for full structural assessment and repair plan

A communication plan will be developed to keep stakeholders informed of progress