

# San Antonio Public Library

## Construction Update

### February 2024

#### **Central Branch Library 1<sup>st</sup> & 3<sup>rd</sup> Floors 2017 & 2022 Bond Renovations & Improvements**

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

**Location/District:** 600 Soledad St / 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, and 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 and 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 and 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, and equipment

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

**Project Status:** Completion of remaining punch list items (PA System installation/training, A/V installation/training, Children's area picnic table installation) by Spring 2024

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

Estimated Percentage Construction Complete as of February 2024: 99%

#### **Central Branch Library 2022 Bond**

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

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

**CoSA Project Manager:** Evelyn Gamez PWD

**Project Consultant:** Marmon Mok

**Procurement Method:** TBD

**Construction Contract:** TBD

**Project Scope:** The project will complete the scope of the Texana Resource Center project on the 6<sup>th</sup> floor. The project will improve Central Library building systems. It is desired that the project also repurpose the storefront of Central to a new purpose.

**Project Status:** Building Programming and cost estimation under way.

### **Carver Branch Library 2022 Bond Initiative**

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

**Location/District:** 3350 E. Commerce / CD 2

**CoSA Project Manager:** Evelyn Gamez PWD

**Project Consultant:** Alta Architects

**Construction Contract:** Construction Manager-at-Risk (CMaR)

**Project Scope:** The Carver Branch Library project would create a first of its kind area library to serve a larger area and population in Council District 2 with enhanced services. Desired project scope includes an expansion.

**Project Status:** Open House to present Community Public input held January 23, 2024. Building programming underway

Community Input Meeting held November 08, 2023, at the Second 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 St / CD 1

**CoSA Project Manager:** Evelyn Gamez PWD

**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

Space reconfigurations

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)

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

**Project Status:** Negotiation – New pricing received for 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 Centralito space in Central Library. Hours will be Tuesday 12pm-8pm, Wednesday – Saturday 10am-6pm

Estimated Percentage Construction Complete as of February 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) \$3.2M (2022 Bond) \$160K (private donations) \$106,142 (Sustainability Office) \$58K (BESD) \$300K (Roof replacement)

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

**CoSA Project Manager:** Evelyn Gamez PWD

**Project Consultant:** Seventh Generation Design

**Procurement Method:** JOC

**Construction Contract:** Jamail & Smith Construction LP

### **Project Scope:**

#### *Improvements to:*

Expand the building at the current plaza location (2,000 square feet)	Restroom renovation in shared lobby
Service points for customer service.	2,000 square feet building expansion
Children's area	New digital monument sign
Teen Area	LED lighting retrofit
Building systems	Parking lot re-surfacing
Shared meeting room	New roof
Staff workroom	Additional Technology
Enhancements to lobby	Self-service laptop kiosks

**Project Status:** Phase 1 Construction, Phase 2 Design, and Contract negotiations are ongoing; Community update meeting held February 12, 2024 @ Memorial Branch Library.

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 and Tuesday 12pm-8pm, Wednesday – Friday 10am-5pm, Saturday 11am-5pm

Staff move out of space complete by April 7; construction work began April 10, 2023

Estimated Percentage Construction Complete as of February 2024: 55%

Construction schedule is being revised

Public Reopening planned for early 2025

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

Project deficit has been resolved, so final construction pricing is underway. The Facilities Committee and Library Board will be given recommendations once available

## **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 February 19, 2024, at the December 6, 2023, meeting. Delays in funding appropriation have delayed the project. The Public Works Department is anticipating taking a funding item to City Council in March/April. The Library Director will bring a new closure date back to the Facilities Committee and Library Board in the coming months.

Once the closure occurs, 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 has been deployed to keep stakeholders informed of project

### **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 is substantially complete; punch list items (back ordered siding panels) delivery expected late March/Early April. Installation will not interrupt public service.

Estimated Percentage Construction Complete as of February 2024: 90%

Administration and staff have closely monitored noise levels in the building

Coordination is 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 St / 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. The scope will also include dismantling the Chihuly Fiesta Tower sculpture and securely storing it for the construction period. This art scope will be done with an authorized resource associated with the Chihuly Studio and in coordination with the Department of Art and Culture.

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

Consultant has been 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 established.

### **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:** Contracting to power wash single-ply roofing materials to improve efficiency

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

**Project Budget:** 2022 Bond Project

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

**CoSA Project Manager:** Keith 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

Estimated Percentage Construction Complete as of February 2024: 55%

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 February 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

Construction contract approved by City Council March 16, 2023

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 February 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

#### **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. A budget deficit has been identified for this project and work to resolve it is underway.

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 February 2023: 0%

Brook Hollow is targeted as an on-site solar parking canopy 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 February 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 on-going

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

This project will require a closure period; dates will be brought to the Facilities Committee and Library Board at the appropriate time.

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 on-going

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

This project will require a closure period; dates will be brought to the Facilities Committee and Library Board at the appropriate time.

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 on-going

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

This project will require a closure period; dates will be brought to the Facilities Committee and Library Board at the appropriate time.

Schedules will be updated as more information is available

#### **Igo Branch Library Foundation & 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

Geotech boring completed January 25, 2024, for mechanical yard remediation plans

No closure will be required for this project

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

Every effort will be made to coordinate this work with the HVAC project, so only 1 closure period is necessary

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 / CD 1

**CoSA Project Manager:** Priscilla Bernal PWD

**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

This project may require a brief closure period; dates will be brought to the Facilities Committee and Library Board at the appropriate time.

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 on-going

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



This project will require a closure period; dates will be brought to the Facilities Committee and Library Board at the appropriate time.

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 Rd / 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

This project will require a closure period; dates will be brought to the Facilities Committee and Library Board at the appropriate time.

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 Rd / 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 on-going.

Patio Settlement Investigation completed March 2023

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

This project will not require a closure

Schedules will be updated as more information is available

#### **Memorial Branch Library Adjacent Property Purchase**

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

**Location/District:** 3210 Culebra Rd / 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:** Public Works to complete purchase of property.

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

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

Purchase is proceeding.

#### **Landa Branch Library Garage Repairs**

**Project Budget:** \$4,22011 (MVHA fund)

**Location/District:** 233 Bushnell / 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:** Procurement of structural engineer services for full structural assessment and repair plan

Preliminary Project meeting held October 25, 2023

Contractor has completed clean-out of garage space

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