

# San Antonio Public Library

## Construction Update

### September 21, 2022

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

**Funds:** \$3M (2017 Bond) \$340K (private donations) \$100K (2022 library general fund) / **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
- Communication plan in place to keep patrons, staff, and stakeholders informed
- Interim services in place out of Centralito on 1<sup>st</sup> floor
- Protective covering placed over Botero sculpture to prevent damage, and other artwork removed from area
- New carpet installed on 3<sup>rd</sup> floor
- Coordination is on-going with contractor regarding Catrina Ball event; project will not be complete by Catrina Ball so remediation is in effect inside building and due to Soledad street project
- Project Phase: Construction
- Estimated Percentage Construction Complete as of September 2022: 75%
- Add alternate construction projects on 1<sup>st</sup> & 3<sup>rd</sup> floors begin August 2022
- Public Reopening Fall/Winter 2022/2023

**Central Library Texana Resource Center 2017-2022 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 planning on-going
  - Start of interim service expected in to begin in November / December
  - Start of construction closure Nov/Dec 2022
  - Project Phase: Pre-Construction – Ordering of materials/staging
  - Estimated Percentage Construction Complete as of August 2022: 0%
  - Construction complete Fall 2023
  - Post-construction installation of FFE and staff move in to be complete Fall 2023
  - Public Reopening Early 2023

## **Memorial Branch Library 2017-2022 Bond Expansion, Renovations, Improvements & Space Reconfiguration**

**Funds:** \$3.3M (2017 Bond) \$25K (private donation) \$75K (2022 General Fund) / **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 and improvements to facade
  - Meeting Room Improvements
  - Exterior ADA Improvements
  - New Service Desk
  - Children’s area improvements
  - Teen Area Improvements
  - Self-Service Laptop Kiosks
  - Lighting Improvements
  - New Learn Center
  - Exterior painting and clean-up
  - Refresh of Adult Exercise Area
  - New Furniture
  - Connect Computer Area Improvements
  - Interior painting
  - HVAC Improvements
  - Work room improvements
  - Re-alignment of Collection
  - New Carpet
  - New Monument Sign – Digital
  - Restroom Renovation
  - Landscaping
  - Refresh of Art Piece on Lawn
  - Cleaning refresh of exterior of building
- 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 Jan 2022
  - Communication plan deployed to keep staff, patrons, and stakeholders informed
  - Interim service has moved to the Archives Building on the St. Mary’s Campus. Hours will be M-F 9am-4pm.
  - Community Update Meeting Held on April 19, 2022
  - Front building addition construction ongoing
  - Project Phase: Construction
  - Estimated Percentage Construction Complete as of September 2022: 95%
  - Substantial completion for contractor September 2022
  - Final completion for contractor October / November 2022
  - Post-construction installation and staff move in to be complete November 2022
  - Memorial Branch will not be available for fall, 2022 elections
  - Public Reopening December 2022

### **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:**

- Improved service points for customer service
- Self-service laptop kiosks
- Children’s area improvements
- Shade cover at front plaza
- Restroom renovation in shared lobby
- New monument sign
- Building system improvements, as needed
- LED lighting retrofit
- Improvements to shared meeting room
- Improvements to staff workroom
- Chiller replacement complete June 2019
- Community Input Meeting held 2/16/19
- Facilities Committee Design Plan recommendation February 9, 2022
- City Council approval of construction contract on March 3, 2022
- Post Design Public Community Meeting March 7, 2022
- Library Board of Trustees Design Plan approval March 23, 2022
- Project Phase: Pre-Construction – Ordering of materials/staging
- Project closure to start Fall/Winter 2022, after Memorial reopening
- Las Palmas Branch Library will be available for fall, 2022 elections
- Estimated Percentage Construction Complete as of August 2022: 0%
- Construction scheduled to be complete Summer 2023
- Post-construction installation of FFE and staff move in to be complete Summer/Fall 2023
- Public Reopening Fall 2023

### **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, repairs from Winter Storm Uri damage

- Community Input Meeting held 1/19/19
- Board approved schematic design 5/27/20
- Project almost complete when significant damage in storm in February 2021 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
- Project Phase: Construction
- Construction began March 21, 2022
- Estimated Percentage Construction Complete as of September 2022: 99%
- Substantial completion for contractor September 2022
- Final completion for contractor October 2022
- Post-construction installation and staff move in to be complete November 2022
- Public Reopening Jan/Feb 2023

### **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 September 2022: 50%
- Construction started March 7, 2022. Construction completion December 2023

### **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
- Project Phase: Construction
- Estimated Percentage Construction Complete as of September 2022: 95%
- Status: Playground and exercise installations, including shade structures are complete. All sidewalks and walkways are installed, install of drinking fountain is complete, and planting of new trees and landscape/irrigation improvements are on-going
- Grand Opening Celebration scheduled for September 28, 2022 @ 10am.
- Food Forest will be implemented after playground opening
- Public grand opening celebration on September 28, 2022

### **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 will be developed to keep staff, patrons and stakeholders informed
- Interim service planning is being considered
- Branch closure approved by the Facilities Committee & Library Board in June
- Branch was approved to close September 6<sup>th</sup> for the work, but shipping delays have postponed the arrival into December/January; closure will be re-scheduled
- Project Phase: Pre-Construction – Ordering of materials/staging
- Estimated Percentage Construction Complete as of September 2022: 0%
- Construction anticipated to start winter 2023; long lead times for HVAC equipment
- Construction work may take 6-8 weeks to complete
- Board delegated closure dates to Library Director for this project.

### **Guerra Branch Library HVAC & Parking Lot improvements**

**Funds:** \$400K (2021 Capital Project); \$600 (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 is being re-evaluated
- Parking lot improvements are being evaluated
- Closure will not be required for this portion of work
- A communication plan is being developed to keep staff, patrons and stakeholders informed of project progress
- Project Phase: Construction (Phase 1); with additional funding in FY2023 budget, full design scope will be completed (Phase 2)
- Estimated Percentage Construction Complete as of September 2022: 5%
- Demo of existing (non-running) equipment began week of August 15<sup>th</sup>;
- Construction work may take 6-8 weeks to complete
- Equipment arrived August 30<sup>th</sup>
- Contractor to provide installation schedule
- Phase 1 Project expected to be complete by December 2022
- Phase 2 (Additional HVAC & parking lot improvements) are being scheduled for review

### **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 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
- Project Phase: Design – 75% complete; with additional funding in FY2023 budget, full design scope will be completed
- Estimated Percentage Construction Complete as of September 2022: 0%
- Design completion Sept/Oct 2022
- Construction pricing approved and equipment orders to be placed September/October 2022
- Due to long lead times for HVAC equipment, construction schedule to be determined once equipment arrives

### **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; contractor is pricing equipment
- A brief closure may be required for this project; closure dates will be brought to the Facilities Committee and Library Board for approval
- Project Phase: Pre-Construction – Finalizing material orders; with additional funding in FY2023 budget, full design scope will be completed
- Estimated Percentage Construction Complete as of September 2022: 0%
- Design completion June 2022
- Construction pricing approved and equipment orders to be placed September/October 2022
- 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

### **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 complete in May 2022
- Construction pricing approved and equipment orders placed May 2022
- Due to long lead times for HVAC equipment, construction schedule to be determined once equipment arrives
- Branch closure approved by the Facilities Committee & Library Board in June
- A communication plan has been implemented to keep staff, patrons and stakeholders informed
- Branch is scheduled to close September 6, 2022, for 3-5 weeks or until project is complete
- Interim service will be provided at the Ramirez Community Center, 1011 Gillette (1.6 miles away)
- Closest Branch Location: Pan American Branch Library (2.9 miles away)
- Construction scheduled for September/October 2022
- Project Phase: Construction – Ordering of materials/staging/demolition
- Estimated Percentage Construction Complete as of September 2022: 25%
- Demo work began Sept. 6; Temp & humidity control will remain in effects with supplemental cooling provided
- All construction work scheduled to be complete in October
- Cortez Library has 3 units located on the roof. Demo and replacement can be done fairly quickly with a crane.

### **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
- Carpet replacement will make access to the collection difficult
- Interim service planning is being provided at Granados Adult & Senior Center
- Closest Branch Library to Westfall is Landa – 2.3 miles away
- Closure began Monday, March 28, endorsed by Facilities Committee on 2/9 & approved by Library Board on 2/23
- Project Phase: Construction
- Estimated Percentage Construction Complete as of September 2022: 95%
- Construction began March 28, 2022
- Asbestos was found under flooring and will require remediation.
- A communication plan is being followed to brief all stakeholders/community on these development
- All abatement work has been completed, and construction has resumed on the building
- Construction work expected to be complete by Sept. 1; library move in to follow
- Westfall expected to re-open Fall 2022

## **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. scoping pending.

## **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.

## **Las Palmas Branch Library 2022 - 2027 Bond Initiative**

### **Project Budget - \$5,250,000 2022-2027 Bond Project) (Approved May 2022)**

**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.

#### **Project Scope (as of May 2022):**

- Enclosure of plaza
- Improvements to shared foyer / spaces
- Additional scope as determined in building programming