

**San Antonio Public Library  
Construction Update  
January 2020**

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**2017 – 2022 Bond Projects**

**Central Library First and Third Floors - Renovations & Improvements – 2017 Bond Project**

**Funds:** \$3M (2017 Bond) / **Location/District:** 600 Soledad / District 1

**City Project Manager:** Stacy Gonzales / **Project Architect:** Marmon Mok / **Construction Contract:** TBD

**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.

**Current Status:** Project meetings held bi-weekly. Initial design phase; Reviewing statement of work (SOW) for remaining HVAC controls; reviewing report from Raba-Kistner about basement improvements and other list of possible building projects; freight elevator assessment underway. Considering initial public meeting date and format for public meeting about first and third floor SOW. Latest schedule Design & Contracting (Spring 2019 to Spring 2021); Construction (Spring 2021 to Winter 2022); Anticipated re-opening Spring 2022

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

**Funds:** \$700,000 (2017 Bond) / **Location/District:** 600 Soledad, 6<sup>th</sup> floor, District 1

**City Project Manager:** Stacy Gonzales / **Project Architect:** Marmon Mok / **Construction Contract:** TBD

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

**Current Status:** Biweekly project meetings ongoing. Fundraising efforts by the Library Foundation in progress. Library Board of Trustees approved schematic design on 7/24/19. Latest schedule Design & Contracting (Spring 2019 to Winter 2021); Construction (Winter 2021 to Winter 2022); Anticipated re-opening Spring 2022

**Memorial Branch Library - Renovations, Improvements & Space Reconfiguration - 2017 Bond Project**

**Funds:** \$3.3M (2017 Bond) / **Location/District:** 3222 Culebra, District 5

**City Project Manager:** Stacy Gonzales / **Project Architect:** Muñoz & Co. / **Construction Contract:** TBD

**Project Scope:** Comprehensive renovation, repairs, building system improvements, and space reconfigurations

**Current Status:** Community Input Meeting held 12/1/18. Latest schedule Design & Contracting (Spring 2019 to Summer 2020); Construction (Fall 2020 to Spring 2021); anticipate re-opening Summer 2021

**McCreless Branch Library - Renovations, Improvements & Space Reconfiguration - 2017 Bond Project**

**Funds:** \$2.5M (2017 Bond) / **Location/District:** 1023 Ada St., District 3

**City Project Manager:** Stacy Gonzales / **Project Architect:** Piwonka Sturrock / **Construction Contract:** TBD

**Project Scope:** Renovations, repairs, HVAC upgrades and space reconfigurations

**Current Status:** Community Input Meeting held 12/15/18. HVAC and MEP assessment underway. Latest schedule Design & Contracting (Winter 2019 to Spring 2020); Construction (Spring 2020 to Fall 2020); Anticipated re-opening Winter 2020

**Las Palmas Branch Library - Renovations, Improvements & Space Reconfiguration - 2017 Bond Project**

**Funds:** \$1.8M (2017 Bond) / **Location/District:** 515 Castroville Rd., District 5

**City Project Manager:** Stacy Gonzales / **Project Architect:** Seventh Generation Design / **Construction Contract:** TBD

**Project Scope:** Renovations, repairs, HVAC upgrades and space reconfigurations

**Current Status:** MEP evaluation complete. Chiller replacement complete June 2019.

Community Input Meeting held 2/16/19. Latest schedule Design & Contracting (Spring 2020 to Summer 2021); Construction (Fall 2021 to Winter 2022); Anticipated re-opening Spring 2022

**Forest Hills Branch Library - Renovations, Improvements & Space Reconfiguration - 2017 Bond Project**

**Funds:** \$900,000 (2017 Bond) / **Location/District:** 5245 Ingram Rd., District 7

**City Project Manager:** Stacy Gonzales / **Project Architect:** Rehler Vaughn & Koone / **Construction Contract:** TBD

**Project Scope:** Renovations, repairs, HVAC upgrades and space reconfigurations

**Current Status:** Community Input Meeting held 1/19/19. Schematic Design underway. Latest schedule Design & Contracting (Spring 2019 to Fall 2019); Construction (Spring 2020 to Summer 2020); Anticipated re-opening Fall 2020

### **Igo Branch Library Renovation and Furniture Replacement**

**Funds:** Renovation: \$241,000 (FY20 Deferred Maint) Furniture: \$92,600 (FY20 Capital Outlay)

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

**Project Scope:** New carpet, interior/exterior painting, building repairs, restroom renovations, and new furniture

- Contractor proposal accepted and being processed
- Construction contract will need City Council approval
- Communication plan to keep all stakeholders informed of project progress under development
- Facilities Committee and Library Board to review and approve brief library closure
- All work expected to be complete by May 31, 2020 (avoid voting dates)

### **Furniture and Equipment Replacement**

**Funds:** \$167,400 (FY20 Capital Outlay) **Location/District:** various library locations

**Project Scope:** Assorted furniture and equipment replacement

- Timeline – Complete by September 30, 2020
- No closure necessary

### **Landa Branch Library - HVAC System Upgrades and Foundation Repairs**

**Funds:** \$672,000 (2018 CIP) / **Location/District:** 233 Bushnell, District 1

**Project Scope:** HVAC system upgrade and Portico terrazzo repairs

**Project Architect (Consultant):** IDIQ Assignment (H2MG Design; MEP)

**Construction Contract:** K-Air Corp. / (H2MG Design (MEP) for assessments & plans)

**Estimated Completion:** Spring 2020

**Current Status:** Construction contract approved by Council on October 17, 2019. Temporary closure effective January 13 through April 20, 2020 approved by the Library Board of Trustees on December 4, 2019. Communication plan implemented to keep all stakeholders informed of project progress. Temporary restroom facilities provided for playground area to remain open during construction. Terrazzo replacement and Flag Pole installation will take place during closure period.

### **San Pedro Branch Library Renovations**

**Funds:** \$416,500 (2019 CIP) / **Location/District:** 1315 San Pedro Ave., District 1

**Project Scope:** Restoration to windows, doors, masonry and plaster walls; Restroom renovations and building system upgrades; Building envelope improvements to include roofing and exterior safety and security lighting upgrades.

**City Project Manager:** Stacy Gonzales / **Project Consultant:** Jose Guerra Inc. / **Construction Contract:** JOC

**Estimated completion:** Fall/Winter 2020

**Current Status:** MEP design is complete; SAPL and TCI are currently negotiating with the general contractor to bring pricing in line with budget. Library is coordinating with SA Parks and TCI on larger San Pedro Springs Park Bond project regarding branch closure for this project which will involve replacing the parking lot. This project will require a brief closure which will be brought before the Facilities Committee and Library Board of Trustees for approval. Library construction start projected Fall 2020

### **Brook Hollow Branch Library Roof Replacement**

**Funds:** \$175,000 (FY20 CIP) / **Location/District:** 530 Heimer Rd., District 9

**Project Scope:** Replacement of existing asphalt roof with new 'white' roofing system - JOC

- Proposal is under review by SAPL staff and TCI (Transportation and Capital Improvements)
- A communication plan will be prepared to keep all stakeholders informed of project progress
- Construction contract will require approval of City Council
- Updates will be provided to the Facilities Committee and Library Board
- No closure is anticipated for this work
- All work expected to be complete by Summer 2020

### **Brook Hollow Branch Library ADA Sidewalk Installation - \$23K (FY20 CIP)**

- An ADA accessible sidewalk to allow safe access for the voting public into the meeting room has been installed and all work has been completed

### **Schaefer Branch Library Walking Trail**

**Funds:** \$106,000 (FY20 CIP) / **Location/District:** 6322 US HWY 87E, District 2

**Project Scope:** Walking trail and amenities to include additional parking and driveway

**Project Architect:** Bender, Wells, Clark Design / **Construction Contract:** TBD

**Estimated Completion:** Fall 2020

**Current Status:** Library Board approved master plan on September 25, 2019. Design for trail and amenities (approx. 830' accessible trail; re-vegetation of area; amenities to include: mutt-mitt station; benches; drinking fountain; trash cans) complete. Construction documents finalized. Contract negotiations underway.

- A communication plan will be prepared to keep all stakeholders informed of project progress
- Updates will be provided to the Facilities Committee and Library Board
- Architectural team also finalizing construction drawings for expanded parking area and drive into neighborhood

### **Westfall Branch Library HVAC Replacement and Improvements**

**Funds:** \$300,000 (FY20 CIP) **Location/District:** 6111 Rosedale, District 1

**Project Scope:** Replacement of existing HVAC roof-top units with new HVAC units

- HVAC Assessment, plans, equipment procurement, and recommended replacements reviewed by SAPL staff and TCI (Transportation and Capital Improvements)
- A Job Order Contractor began to replace the existing (4) HVAC roof-top units on January 8, 2020
- Temporary heating and cooling devices were made available during transition
- Communication plan followed to keep all stakeholders informed of project progress
- No closure required - all work coordinated with minimal impact to public and staff
- Replacement of units completed by January 10, 2020; additional HVAC controls work in progress

### **Semmes Branch Library Meeting Room Renovation**

**Funds:** \$65,000 (SAPLF) **Location/District:** 15060 Judson Road, District 10

**Project Scope:** Building improvements project (Meeting Room conversion to Collaborate Space)

- Timeline – Complete by September 30, 2020 (avoid summer reading program and voting dates)
- Minimal impact to public service expected
- Block-out dates for meeting room will be coordinated with public service staff

### **• LEARN @ SAPL re-location project**

- LEARN@SAPL Center at the Cortez Branch Library was underutilized due in part to duplication of service provided by nearby Palo Alto College
- Johnston Branch Library (D4) continuously reported a need for LEARN@SAPL services
- LEARN program furniture and equipment transferred to Johnston Branch Library (D4) on January 6th
- LEARN services no longer offered at Cortez Branch Library (D4) as of Thursday, January 2nd
- LEARN@SAPL services at Johnston Branch Library began on Friday, January 10, 2020
- Communication plan to keep all stakeholders informed of project progress was followed
- Vacancies of training officers being addressed to ensure all program locations are adequately staffed.

### **Green Library Directional Signage Project**

- SAPL staff continues to work with TCI as well as Texas Department of Transportation to determine locations for Library directional signage at three library locations: Cortez, Great Northwest & Pan American
- Once all locations are finalized, signs will be installed by TCI Department
- Updates to be provided as installations are completed