

**San Antonio Public Library  
Construction Update  
November 2019**

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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; revised proposal for freight elevator assessment under review. 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 July 24. 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 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

### **Brook Hollow Branch Library Roof Replacement- \$175K (FY20 CIP)**

- A Job Order Contractor has submitted a proposal to replace the existing asphalt roof with new ‘White’ roofing system
- 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 the 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 Spring 2020

### **Brook Hollow Branch Library ADA Sidewalk Installation - \$22K**

Scope: Complete sidewalk improvements per Intelligent Engineering Services (IES) drawings

- An ADA accessible sidewalk will be provided at the Brook Hollow Branch Library to allow easier access for the voting public to the meeting room
- A Job Order Contractor began work on November 12, 2019
- Updates will be provided to the Facilities Committee and Library Board
- All work expected to be complete by November 30

### **Igo Branch Library Renovation \$241K (FY20 Deferred Maint) Furniture Replacement \$92,600 (FY20 Capital Outlay)**

- Project Scope: new carpet, interior/exterior painting, assorted building repairs, restroom renovations, and new furniture
- Contractor is finalizing bid proposal
- Construction contract will need City Council approval
- A communication plan is being prepared to keep all stakeholders informed of project progress
- A brief closure will be required and will be brought to the Facilities Committee and Library Board for approval
- All work expected to be complete by May 31, 2020

### **Westfall Branch Library HVAC Replacement \$300K (FY20 CIP)**

Scope: HVAC Assessment, plans, equipment procurement, and recommended replacements

- A Job Order Contractor is preparing to submit a proposal to replace the existing HVAC Roof Top units with new units
- Proposal will be reviewed 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 may require the approval of City Council
- Updates will be provided to the Facilities Committee and Library Board
- A brief closure may be required and will be brought to the Facilities Committee and Library Board for approval
- All work expected to be complete by Spring 2020

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

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

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

#### **Project Scope:**

- Restoration to buildings windows, doors, masonry and plaster walls
- Restroom renovations and building system upgrades (where needed)
- Building envelope improvements to include roofing and exterior safety and security lighting upgrades
- This project will require a brief closure once approved by Library Facilities Committee and Board of Trustees
- Estimated completion: Fall/Winter 2019

**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

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

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

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

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

**Estimated Completion:** Spring 2020

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

**Current Status:** Construction contract approved by Council on October 17, 2019. Contractor procuring equipment November 2019 – January 2020. Communication plan drafted to keep all stakeholders informed of project progress. Temporary restroom facilities will be provided for playground. Terrazzo replacement and Flag Pole installation will take place during closure period.

- Proposed closure schedule: Monday, January 13, 2020 – Monday, April 20, 2020 (99 calendar days)
- On November 13, 2019 the Library Facilities Committee endorsed the proposed closure for Library Board of Trustees approval in December 2019

### **Schaefer Branch Library Master Plan for Site Amenities**

**Description:** Master Plan partial implementation for site walkway

**Funds:** \$106,000 / **Location/District:** Schaefer Branch Library, 6322 US HWY 87E, District 2

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

**Project Scope:** Install new walking path/nature trail, site furniture & amenities, tree planting, and landscape upgrades.

**Estimated Completion:** Fall 2020

**Current Status:** Library Board approved the master plan on September 25, 2019. Architectural team is finalizing design for trail and amenities: approx. 830' accessible trail; re-vegetation of area; amenities to include: mutt-mitt station; benches; drinking fountain; trash cans

- Contractor will prepare bid proposal once drawings are complete
- 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
- Trail w/amenities work expected to be complete by Spring 2020
- Architectural team also finalizing construction drawings for expanded parking area and drive into neighborhood

### **Semmes Branch Library Meeting Room Renovation - \$65K (SAPLF)**

- Scope: Building improvements project (Meeting Room conversion to Collaborate Space)
- Timeline – Complete by September 30, 2020 (avoid summer reading program)
- Minimal impact to public service expected; block-out dates for meeting room will be coordinated with public service staff.

### **Furniture and equipment replacement - \$167,400 (Capital Outlay)**

- Scope: Assorted furniture and equipment replacement at various locations
- Timeline – Complete by September 30, 2020
- No closure necessary

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

- SAPL staff is working 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 will be provided to Facilities Committee as these installations are completed.

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

- LEARN @ Cortez (D4) has become an underutilized resource, due in part to duplication of service provided by nearby Palo Alto College
- Johnston Branch Library (D4) has continuously reported a need for LEARN services

- SAPL has chosen to re-locate LEARN @ Cortez to become LEARN @ Johnston
- A communication plan is being prepared to keep all stakeholders informed of project progress
- Actual re-location will take place first two weeks in January, 2020
- Service will stop at Cortez on Thursday, January 2, 2020
- Service will begin at Johnston on Friday, January 10, 2020