

**San Antonio Public Library  
Construction Update  
October 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 (Winter 2020 to Summer 2020); Anticipated re-opening Fall 2020

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

Scope: Replace roof

Timeline – Complete by September 30, 2020 (No closure necessary)

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

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

Timeline – Complete by December 30, 2019 (No closure necessary)

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

Scope: Building improvements project (primarily interior; carpet, paint, restroom upgrades, furniture)

Timeline – Complete by September 30, 2020 (avoid conflict with summer reading program)

Short closure will be necessary and will be brought for approval by Facilities Committee and Library

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

Project Scope: HVAC Assessment and recommended replacements

Timeline – Complete by September 30, 2020 (avoid summer reading program) Short-term closure may be necessary during HVAC equipment replacement and will be brought for approval by Facilities Committee and Library Board

**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:** HVAC improvements design complete. Job Order Contractor pricing came in over budget – currently under review. Any branch closure will be brought to the Facilities Committee and Library Board of Trustees for approval. Project timeline will coincide with larger TCI/Parks San Pedro Springs Park project; construction currently scheduled Feb - Nov 2020.

**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:** Foundation repairs and HVAC system upgrade

**Current Status: HVAC Upgrades:** Construction contract has been finalized and is scheduled for Council approval in October 2019. Temporary closure to be brought before the Library Facilities Committee and Board of Trustees for approval. **Foundation Repairs:** Terrace/patio foundation repairs and flagpole installation to be completed using JOC (Con-Cor) and coordinated during project closure. Estimated completion in Spring/Summer 2020.

**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:** Winter 2020

**Current Status:** Completion of construction documents in progress. Library Board of Trustees approved master plan improvements on September 25.

### 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  
Updates will be provided to Facilities Committee as these installations are scheduled

FY2019 Completed Library Projects			
#	Library Location	Project Scope	Project Cost
1	Bazan	Meeting Room Enhancements - Renovation of meeting room into Collaborative space to better serve the public.	\$66,000
2	Bazan	Meeting Room Sink - Replace existing non-ADA compliant sink with new ADA compliant sink and cabinetry.	\$5,600
3	Bazan	Teen Area Enhancements - Create new teen space for improved interaction and study conditions for teen patrons.	\$30,000
4	Brook Hollow	Foundation Repairs - Improve drainage away from building to prevent foundation damage.	\$100,000
5	Brook Hollow	ADA Sidewalk Design Improvements - Complete design of ADA compliant sidewalk for entry into meeting room from parking lot (to improve voter access).	\$9,400
6	Brook Hollow	Sidewalk Curb-cut Conversion - Replace 8" curb with curb cut for easier access for patrons.	\$5,300
7	Carver	Landscaping Improvements - Install two ADA accessible picnic tables, one round-tree bench (teak), and add landscaping around Pat Flynn Memorial boulder.	\$15,000
8	Carver	Electrical Improvements - Remove unneeded electrical outlet in teen area.	\$150
9	Central	Holiday Lighting – Provide holiday lighting around Central Library as part of the Mayor's <i>Lite Up Downtown</i> program.	\$7,000
10	Central	Staff move - Relocate tele-reference department staff to new location.	\$1,600
11	Cody	<b>Parking Lot Repairs</b> - Repair/replace distressed asphalt and re-stripe (including fire lane striping) to increase life expectancy of parking lot. One additional handicapped space added.	\$75,000
12	Great Northwest	Improvements - Replace aging carpet and furniture. Replace service desk and self-check area for better staff workflow and patron interaction. Install digital signage to provide current CoSA and Library information to library patrons.	\$131,900
13	Guerra	Sidewalk Repair - Replace damaged sidewalk that was a trip hazard.	\$2,000
14	Igo	<b>Parking Lot &amp; Sidewalk Repairs</b> - Replace damaged sidewalk area for better and safer pedestrian walking paths; repair/replace distressed asphalt, and re-stripe (including fire lane striping) to increase life expectancy of parking lot. Two speed-bumps installed in coordination with Parks Dept. and Bonnie Conner Park.	\$98,000
15	Johnston	<b>Parking lot re-striping to include fire lane striping</b>	\$1,500
16	Landa	<b>Parking lot re-striping to include fire lane striping</b>	\$1,360
17	Las Palmas	Chiller Replacement - Install new chiller to replace existing chiller that had exceeded its useful life expectancy.	\$100,000
18	Las Palmas	<b>Parking lot re-striping to include fire lane striping</b>	\$1,400
19	Maverick	<b>Parking lot re-striping to include fire lane striping</b>	\$1,720
20	Memorial	<b>Parking lot re-striping to include fire lane striping</b>	\$1,400
21	Mission	<b>Parking lot re-striping to include fire lane striping</b>	\$1,400
22	Pan American	<b>Parking lot re-striping to include fire lane striping</b>	\$1,120

**FY2019 Completed Library Projects cont**

#	Library Location	Project Scope	Project Cost
23	Parman	<b>Parking lot re-striping to include fire lane striping</b>	\$2,430
24	Potranco	Courtyard Improvements - Provide power outlets, new seating, and shade canopy over courtyard to increase usage during summertime hours.	\$150,000
25	Schaefer	Master site plan design to include walking trail with amenities, as well as future parking lot expansion with drive into subdivision, and future adult exercise area and outdoor programming space.	\$36,000
26	Semmes	Improvements - Replace aging carpet and furniture. Replace service desk and self-check area for better staff workflow and patron interaction. Install digital signage to provide current CoSA library information to library patrons.	\$211,500
27	Semmes	<b>Parking Lot Repairs</b> - Repair/replace distressed asphalt; improve drainage to remove standing water in parking areas, and re-stripe (including fire lane striping) to increase life expectancy of parking lot.	\$77,000
28	Semmes	Security Improvements - Install motion sensors in mechanical room to improve security coverage in building.	\$1,000
29	Semmes	Upgrade existing HVAC equipment and controls devices, and install new HVAC chiller, for improved HVAC service throughout the building.	\$230,000
30	Thousand Oaks	Driveway Repairs - Repair section of asphalt that had sunken below edge of concrete driveway.	\$4,000
31	Thousand Oaks	Electrical Service Entrance - Replace electrical service entrance and power pole which had reached end of life.	\$13,000
32	Thousand Oaks	<b>Parking lot re-striping to include fire lane striping</b>	\$1,700
33	Tobin	Upgrade existing HVAC equipment and distribution method, and install new HVAC devices to improve HVAC service throughout the building.	\$200,000
34	Tobin	Perform site survey and receive recommendations and cost estimates to improve drainage issues in front of building site.	\$8,000
35	Various locations & Central Library	Furniture Replacements - Replace worn/damaged public and staff furniture at several library locations.	\$66,550

**Total 2019 Capital Projects Cost      \$1,658,030**