

**San Antonio Public Library FY 2021 Building Projects**  
**Update as of July 15, 2021**

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**2017 – 2022 Library Bond Projects**

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

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

**City Project Manager:** Stacy Gonzales, PWD / **Project Architect:** Marmon Mok / **Construction Contract:** Belt Built Contracting LLC.

**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.

- Latest schedule Design & Contracting (Spring 2019 to Winter 2021); Construction (Fall 2021 to Summer 2022); Anticipated re-opening Summer 2022
- Bi-weekly project meetings ongoing
- Facilities Committee recommended approval of conceptual design 7/8/20
- Briefing with Councilman Trevino held 8/14/20
- Design plans approved by Library Board on 10/28/20 – 1/27/21
- City Council approval of construction contract 8/2021
- Project completion Fall 2022
- Project Phase: Contracting
- Estimated Percentage Construction Complete: 0%

**Central Library Texana Resource Center 2017 – 2022 Bond Renovations, Improvements & Space Reconfiguration**

**Funds:** \$700K (2017 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 Contracting LLC.

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

- Latest schedule Design & Contracting (Spring 2019 to Spring 2021); Construction (Fall 2021 to Spring 2022); Anticipated re-opening Spring 2022
- Bi-weekly project meetings ongoing
- Donor Wall Conceptual Design endorsed by Library Facilities Committee on 2/12/20
- Fundraising efforts by the Library Foundation in progress
- Library Board of Trustees approved schematic design on 7/24/19
- Facilities Committee and Library Board action projected Summer 2021
- City Council action on construction contract September 2021
- Project completion Fall 2022
- Project Phase: Bidding
- Estimated Percentage Construction Complete: 0%

**Forest Hills Branch Library 2017 – 2022 Bond Renovations, Improvements & Space Reconfiguration**

**Funds:** \$900K (2017 Bond); Capital Gap Funding for HVAC \$200K / **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

- Latest Bond schedule Design & Contracting (Winter 2019 to Summer 2020); Construction (Fall 2020 to Winter 2021); Anticipated re-opening TBD
- Community Input Meeting held 1/19/19
- Board approved schematic design 5/27/20
- Construction contract approved by City Council 8/20/20
- Approved construction closure 9/29/20 – 1/11/21
- Public service resumed on 1/12/21
- Project Phase: Post-construction at 95% complete, but all improvements lost due to weather damage
- Adverse weather events during Feb 13-15 caused extensive damage to interior of Forest Hills Library

- Construction work to proceed with build-back of library is being coordinated with Office of Risk Management and City's insurance carrier
- Reopening schedule to be determined

#### **McCreless Branch Library 2017 – 2022 Bond Renovations, Improvements & Space Reconfiguration**

**Funds:** \$2.5M (2017 Bond); Capital Gap Funding for HVAC \$300K / **Location/District:** 1023 Ada St., District 3

**City Project Manager:** Stacy Gonzales, PWD / **Project Architect:** Piwonka Sturrock / **Construction Contract:** Con-Cor Inc.

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

- Latest schedule Design & Contracting (Winter 2019 to Summer 2020); Construction (Fall 2020 to Fall 2021); Anticipated re-opening Fall 2021
- Community Input Meeting held 12/15/18
- Design approval by Facilities Committee and Library Board June/July 2020
- City Council approval of construction contract 8/20/20
- Construction closure began 11/04/20
- Roof replacement finished (20<sup>th</sup> white roof completed for library system)
- Communication plan deployed to keep stakeholders informed of project progress
- Interim service being provided with contact-free pick-up
- Extended schedule delay due to unforeseen scope to repair existing damage foundation plinths
- Project Phase: Construction
- Estimated Percentage Construction Complete: 70%

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

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

**City Project Manager:** Stacy Gonzales, PWD / **Project Architect:** Muñoz & Co. / **Construction Contract:** Kencon Constructors / Construction Managers, Ltd.

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

- Latest schedule Design & Contracting (Winter 2019 to Winter 2020); Construction (Spring 2021 to Fall 2021); Anticipated re-opening Fall 2021
- 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 March 2, 2021
- Communication plan deployed to keep stakeholders informed of project progress
- Interim service is being provided using Library-On-The-Go
- Construction scheduled for completion in late October 2021
- Project Phase: Construction
- Estimated Percentage Construction Complete: 45%

#### **Las Palmas Branch Library 2017 – 2022 Bond Renovations, Improvements & Space Reconfiguration**

**Funds:** \$1.7M (2017 Bond) / **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:** Renovations, repairs, HVAC upgrades and space reconfigurations

- Latest schedule Design & Contracting (Summer 2020 to Fall 2021); Construction (Fall 2021 to Summer 2022); Anticipated re-opening Summer 2022
- Chiller replacement complete June 2019
- Community Input Meeting held 2/16/19
- Facilities Committee and Board Design Plan approval projected for Summer 2021
- City Council approval of construction contract scheduled for October 2021
- Public Information Meeting Fall 2021
- Project Phase: Design
- Estimated Percentage Construction Complete: 0%

## **Weather Related Damages Projects**

- **Central Library Weather Repairs**

- Project Manager: Mark Jenkins, SAPL
  - Central Library sustained some damage during the winter storm event in February 2021
  - Most damage was limited to cooling tower and stairwell #1
  - Initial remediation was done to mitigate further damage to the facility
  - Damage has not impacted public service at Central Library
  - Insurance deductible amounts do not exceed estimated damages; thus, no insurance coverage is available
  - A Capital Funding Request has been submitted as part of 2022 budget process
  - Construction schedule to be determined
  - Project Phase: Funding Requested
  - Estimated Percentage Construction Complete: 0%

- **Forest Hills Branch Library Weather Repairs**

- Project Manager: Mark Loiselle, SAPL
  - Forest Hills sustained significant damage during the winter storm event in February 2021, and was forced to close indefinitely to the public
  - Initial remediation was done to mitigate further damage to the facility
  - Negotiations have been on-going with Office of Risk Management and CoSA insurance adjusters to finalize the insurance claim
  - A Capital Funding Request has been submitted as part of 2022 budget process
  - Re-opening schedule to be determined
  - Project Phase: Funding Requested
  - Estimated Percentage Construction Complete: 0%

## **FY 2021 Capital Project List**

- Tobin - \$250,000

- Project Manager: Rich Walker, SAPL
  - HVAC – Design and replace AHU#1 & install HVAC controls programming
  - Design Consultant – H2MG; JOC – TBD; HVAC Controls programming - Climatec
  - Site improvements – Improve site drainage – Design Consultant – Intelligent Engineering Services; JOC – Con-Cor
  - Current status: Site design for drainage improvements are being finalized; HVAC Design has been completed and construction pricing is in progress
  - Expected completion: Fall 2021
  - Project Phase: Bidding
  - Estimated Percentage Construction Complete: 0%

- Brook Hollow - \$300,000

- Project Manager: Rich Walker, SAPL
  - HVAC – Assessment and design for improved HVAC system & install HVAC controls programming – Design Consultant – Alderson & Associates; JOC – TBD; HVAC Controls programming - Climatec
  - Current status: HVAC Assessment has been completed and construction pricing is in progress
  - Expected completion: Spring 2022
  - Project Phase: Contracting
  - Estimated Percentage Construction Complete: 0%

- Guerra - \$400,000

- Project Manager: Rich Walker, SAPL
  - HVAC - Assessment & design for improved HVAC system and install HVAC controls programming – Design Consultant – H2MG; JOC – TBD; HVAC Controls programming – Climatec
  - Parking lot improvements – Parking lot assessment underway – Design Consultant – Intelligent Engineering Services; JOC - TBD

HVAC assessment has been completed and HVAC design in progress; Parking lot repairs are being assessed  
Expected completion: Spring 2022  
Project Phase: Design  
Estimated Percentage Construction Complete: 0%

- Johnston - \$300,000
  - Project Manager: Rich Walker, SAPL  
HVAC - Assessment & design for improved HVAC system and install HVAC controls programming – Design Consultant – Encotech; JOC – TBD; HVAC Controls programming - Climatec  
Current status: HVAC assessment underway  
Expected completion Spring 2022  
Project Phase: Design  
Estimated Percentage Construction Complete: 0%
- Pan American - \$300,000
  - Project Manager: Rich Walker, SAPL  
HVAC - Assessment & design for improved HVAC system and install HVAC controls programming – Design Consultant – TBD; JOC – TBD; HVAC Controls programming - Climatec  
Scope of HVAC work is being developed  
Expected completion: Summer 2022  
Project Phase: Design  
Estimated Percentage Construction Complete: 0%
- Central Library Exterior Painting – 2,000,000 / Project # 23-01861
  - Project Manager: Stacy Gonzales, PWD  
Project Scope: Re-painting of Central Library exterior
    - The Library and Public Works Departments have engaged with an architectural consultant to develop plans and specifications to complete the exterior painting of the Central Library
    - Work will be coordinated with Central Bond project scope to minimize patron inconvenience
    - A communication plan will be developed to keep staff, patrons and stakeholders informed
    - Expected completion Fall 2022
    - Project Phase: Design
    - Estimated Percentage Construction Complete: 0%

#### **Encino Branch Library Playground & Exercise Area Project**

**Funds:** \$375K (2020 CD #9 Funding)

**Location/District:** 2515 East Evans Road., District 9

**City Project Manager:** Rich Walker, SAPL/ **Project Consultant:** Dunaway Associates L.P

**Estimated completion:** Early 2022

**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 scheduled for City Council approval in August 2021
- Construction project sign will be installed on site in August/September 2021
- Construction expected to begin in Fall 2021
- Food Forest installation will begin after playground is completed (funded separately from playground project)
- Stakeholder communication plan has been implemented
- Expected completion Winter 2022
- Project Phase: Bidding
- Estimated Percentage Construction Complete: 0%

**Schaefer Branch Library Walking Trail**

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

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

**City Project Manager:** Mark Loiselle, SAPL

**Estimated Completion:** fall 2020

**Project Scope:** Approx. 830' accessible walking trail, re-vegetation of area, amenities to include benches, drinking fountain, trash cans and mutt-mitt station; additional parking and driveway

- Master Plan was approved by Library Board on September 25, 2019
- Construction was substantially complete in December 2020
- Temporary irrigation in place until late February
- Architectural team has completed construction drawings for expanded parking area and drive into neighborhood, and pricing will be established for future fundraising possibilities
- Remaining scope includes platting of property (property ownership issue to be addressed)
- Project Phase: Complete
- Estimated Percentage Construction Complete: 100%
- Virtual and in-person grand opening celebration scheduled for Wednesday, July 21, 2021