

**San Antonio Public Library
Construction Update
April 2020 v.2 4/24/2020**

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) approved by Council 10/17/19

Estimated Completion: Spring 2020

- Current Status: Construction closure effective January 13
- Schedule impact due to asbestos abatement issue
- Abatement process began 4/17 with state notification;
- Actual abatement work to begin 4/30, 7am-5pm; completed by 5/14
- No staff will be in building 5/11- 5/14; Staff will open & close building and work out of Annex (7am-7pm)
- Construction work to begin May 11th, 7am-7pm
- Library scheduled to re-open June 15
- Communication plan implemented to keep all stakeholders informed of project progress.
- Playground area temporarily closed per Parks Dept. guidelines.
- Flag Pole installation will take place during closure period

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

- Construction contract approved by City Council on February 20, 2020
- Project briefing provided to CW J. Kaur and concerns with interim service plan addressed
- Customer analytics software to assist with patron re-engagement efforts after closure (same as Landa)
- Accommodations made for operations of co-located Council Office
- Communication plan (online/onsite) in place to keep all stakeholders informed of project progress
- Temporary closure for Igo renovations effective March 30 – May 10, 2020 endorsed by Facilities Committee on February 12 and approved by the Library Board on February 26
- Construction work will be complete by May 1, 2020
- Furniture order delayed due to Covid-19 manufacturing plant closure. Existing furniture will remain in place until new furniture arrives. Arrival date for furniture unknown at this time.

Westfall Branch Library HVAC and Ceiling Tile Replacement and Duct Cleaning

Funds: \$300,000 (FY20 CIP)

Location/District: 6111 Rosedale Court Dist. #1

Project Scope: Repairs and Replacement to HVAC System

- Four rooftop units replaced in January
- Duct cleaning and ceiling tile replacement completed in April
- Duct detector replacement and vent fan replacement to be completed in May
- HVAC controls programming to be installed during Summer 2020
- Project complete by September 30, 2020

Brook Hollow Branch Library Roof Replacement

Funds: \$175,000 (FY20 CIP)

Location/District: 530 Heimer Rd., District 9

Project Scope: Installation of Duro-Last 'white' roofing system over entire roof area

- Construction contract approved by City Council March 19th.
- Communication plan has been developed to keep all stakeholders informed of project progress
- Updates will be provided to the Facilities Committee and Library Board

- Preconstruction meeting to be scheduled by May 4th; construction to begin May 5-6
- Work anticipated to be completed within 2 weeks (dependent on weather conditions)
- No closure is anticipated for this work
- All work expected to be complete by Summer 2020

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; Construction contract complete pending City Council approval in June
- 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 temporary closure to be approved by the Facilities Committee and Library Board
- Work will commence in Fall 2020; schedule dependent on Parks project
- All work expected to be complete by Winter 2020-21

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)

Current Status: Job Order Contractor has completed original scope of work

- Change order being processed to replace upper shades in meeting room (to match new lower shades)
- Replacement of shades will not affect re-opening of meeting room to public
- Training of new A/V equipment will be scheduled after library returns to regular service

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:** JOC

Estimated Completion: Fall 2020

- Current Status: Master plan approved by Library Board on September 25, 2019
- Design for trail and amenities complete (approx. 830' accessible trail; re-vegetation of area; amenities to include: mutt-mitt station; benches; drinking fountain; trash cans)
- Contractor proposal accepted and will need approval of City Council in June
- Communication plan under development to keep all stakeholders informed of project progress
- Updates will be provided to the Facilities Committee and Library Board
- Work anticipated to be complete by Summer 2020
- Architectural team also finalizing construction drawings for expanded parking area and drive into neighborhood

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; 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

- Facilities Committee and Board approval scheduled for July 2020

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

Funds: \$700,000 (2017 Bond) / **Location/District:** 600 Soledad, 6th 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: Donor Wall Conceptual Design endorsed by Library Facilities Committee on 2/12/20 and scheduled for Library Board approval on 2/26/20. Bi-weekly 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

- Facilities Committee and Board approval scheduled for September 2020

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 (Winter 2019 to Fall 2020); Construction (Fall 2020 to Spring 2021); anticipate re-opening Spring 2021

- Facilities Committee and Board approval scheduled for August 2020

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 Summer 2020); Construction (Fall 2020 to Winter 2020); Anticipated re-opening Winter 2020

- Facilities Committee and Board approval scheduled for June 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 (Summer 2020 to Fall 2021); Construction (Fall 2021 to Spring 2022); Anticipated re-opening Spring 2022

- Facilities Committee and Board approval scheduled for October 2020

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 (Winter 2019 to Summer 2020); Construction (Fall 2020 to Winter 2020); Anticipated re-opening Winter 2020

- Facilities Committee and Board approval scheduled for May 2020

***- Due to Covid-19 conditions, all schedules are contingent on Library re-opening April 30; further opening delays could affect overall project schedules**