

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

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**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:** summer 2020

- Current Status: Construction closure effective January 13
- Schedule impact due to asbestos abatement issue and contractor delays
- Abatement process completed; contractor work continues
- Construction work in progress; not yet functional, so building is not temperature controlled, estimated completion of work week of July 13
- Contact-free public service, provided out of building annex, initiated June 16
- Communication plan implemented to keep all stakeholders informed of project progress
- Playground area temporarily closed per city guidelines
- Flag Pole installation completed
- Loggia terrazzo replacement has been placed on hold until gap funding can be identified

**Semmes Branch Library Meeting Room Renovation (conversion to collaborate space)**

**Funds:** \$65,000 (SAPLF)

**Location/District:** 15060 Judson Road, District 10

**Project Scope:** Scope: Upgrade room finishes (paint, window shades), state-of-the-art A/V system; improved Wi-Fi capacity and other technology improvements

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

- Current Status: All construction work has been completed
- Training on new audio/visual equipment will be scheduled after library returns to regular service

**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 work completed in May and punch list repairs done
- Window shades in quiet study room scheduled to be installed in July
- Main furniture purchase (Steelcase) delayed due to manufacturer plant closure (due to Covid-19); installation scheduled for July 20 - 24 (no public service impact expected)
- Additional scope for new HVAC unit (in staff area which recently failed) has been approved and is being scheduled; work to be completed as soon as possible

**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

- JOC Contractor replaced the existing (4) HVAC Roof Top units in January 2020
- JOC Contractor completed duct cleaning and ceiling tile replacement in April (during Covid-19 closure period)
- JOC Contractor completed duct detector replacement and bath vent fan replacement in May (During Covid-19 closure period)
- HVAC Controls Contractor is currently completing procurement of equipment followed by install of equipment
- Work to be complete by September 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 19
- All construction work relative to the new roof has been completed
- This is the 19<sup>th</sup> white roof completed for the library system
- Re-grout and sealing the clerestory windows and repair and seal the brick mortar completed.
- Additional work to replace damaged ceiling tiles will be complete by September.

### **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

- Master Plan was approved by Library Board on September 25, 2019
- Construction began July 13
- A communication plan has been implemented to keep all stakeholders informed of project progress
- Friends of Schaefer Library are contributing a park bench in honor of Gloria Malone for this project
- All work expected to be complete by fall 2020
- Architectural team also finalizing construction drawings for expanded parking area and drive into neighborhood (unfunded at this time)

### **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:** Summer 2021

- Current Status: Construction contract approved June 18, 2020 by City Council
- Schedule for construction will be coordinated with SA Parks and PWD on larger San Pedro Springs Park Bond project regarding branch closure to eliminate closing twice for needed construction work
- The branch closure will be brought before the Facilities Committee and Library Board of Trustees for approval

### **Encino Branch Library Playground Project**

**Funds:** \$375,000 (2020 CD #9 Funding)

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

**Project Scope:** Provide play areas for 2-5yo & 5-12yo children w/ full shade; provide adult exercise stations w/ full shade; ADA accessible rubberized play surface at playground; walking path connecting playground and exercise area; amenities to include drinking fountain, trash cans, mutt-mitt station

**City Project Manager:** N/A / **Project Consultant:** Dunaway Associates L.P. / **Construction Contract:** TBD

**Estimated completion:** fall/winter 2020

- Current Status: Playground design underway; design complete by October
- SAPL will work with Parks Department on design and selection of equipment
- Schematic design will be brought to Facilities Committee and Library Board for approval

## 2017 – 2022 Bond Projects

### **Central Library First and Third Floors - Renovations & Improvements**

**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. Design under review. Latest schedule Design & Contracting (spring 2019 to spring 2021); Construction (spring 2021 to winter 2022); Anticipated re-opening spring 2022

- Facilities Committee recommended approval of design on July 8, 2020
- Briefing with Councilman Trevino scheduled for August 5, 2020
- Library Board of Trustees consideration of design scheduled for August 26, 2020
- City Council approval of construction contract scheduled for February 2021

### **Central Library Texana Resource Center - Renovations, Improvements & Space Reconfiguration**

**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:** Donor Wall Conceptual Design endorsed by Library Facilities Committee on 2/12/20 and scheduled for Library Board approval in September. 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 projected for fall 2020
- City Council approval of construction contract scheduled for October 2020

### **Forest Hills Branch Library - Renovations, Improvements & Space Reconfiguration**

**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 complete. Latest schedule Design & Contracting (winter 2019 to summer 2020); Construction (fall 2020 to winter 2020); Anticipated re-opening winter 2020

- Board approved schematic design on May 27, 2020
- Briefing with Councilwoman Sandoval held on June 23, 2020
- City Council approval of construction contract scheduled for August 2020

### **McCreless Branch Library - Renovations, Improvements & Space Reconfiguration**

**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. Schematic Design complete. Latest schedule Design & Contracting (winter 2019 to summer 2020); Construction (fall 2020 to winter 2020); Anticipated re-opening early 2021

- Facilities Committee recommended approval of design June 10, 2020
- Briefing with Councilwoman Viagran held on June 16, 2020
- Library Board of Trustees consideration of design scheduled for July 22, 2020

- City Council approval of construction contract scheduled for August 2020

**Memorial Branch Library - Renovations, Improvements & Space Reconfiguration**

**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. Schematic Design underway. 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 projected for summer 2020
- City Council approval of construction contract scheduled for September 2020

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

**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:** Chiller replacement complete June 2019 due to failure of existing chiller. Schematic Design underway. 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 projected for fall 2020
- City Council approval of construction contract scheduled for August 2021