

10/4/2018
To: Mayor and Council members
Memo regarding an upcoming architectural design contract for the Shadow Creek Library project.
Project costs are ultimately planned to be reimbursed by TIRZ 2 funds. -Trent

Memo



To: Clay Pearson, City Manager
From: Fatema Weekly, Project Manager
CC: Jon Branson, Deputy City Manager
Trent Epperson, Assistant City Manager
Robert D. Upton, P.E., Director of Engineering & Capital Projects
Skipper Jones, Assistant Director of Capital Projects
Date: September 26, 2018
Re: Shadow Creek Library

Purpose

This memo provides information about the Shadow Creek Library project and the current status of the pending design contract for the project. The project scope consists of the design and construction of approximately 30,000 square foot permanent County Library facility on Shadow Creek Parkway, west of Kirby Drive.

Background

In late 2012, the City initiated construction of a temporary (7 to 10 year) 6,000 sq. ft. County Library Annex in a commercial storefront space off Broadway and Business Center Drive. Since its inception, the library has experienced substantially higher utilization than any other branch within the library system. Subsequently, the facility underwent a 4,000 sq. ft. expansion in 2014 to accommodate this utilization and growing demand for community literacy and educational resources.

Since the facility has undergone the 2014 expansion, the City, including the Extraterritorial Jurisdiction (ETJ), has seen an average 2.97% population increase year over year. Growth projections anticipate Pearland growing by another 40,000 to 50,000 people by year 2040. The new library will provide a permanent home for its patrons, address increasing circulation requirements, offer the opportunity for a larger collection and be sized to accommodate demands of the growing population. Additionally, other entities have approached the City regarding shared or dedicated space within the Library which will be vetted and considered during the design.

Current Status

Staff has received a proposal for Architectural & Engineering Services from PGAL which includes program development, architectural and interior design, construction administration and FF&E consulting for **a new 30,000 square foot, multi-level library for the Brazoria County Library Systems to be located on a 5.5 acre parcel on Shadow Creek Parkway, west of Kirby Drive.** The proposed Architectural fees total \$977,920, which is approximately 7.5% of the estimated construction costs and is in line with industry standards for this size project.

PGAL currently estimates the Cost of Work at \$400-\$425 per square foot (psf) for a 2020 mid-point of construction and \$30 psf for Furniture, Fixtures and Equipment (FF&E). This reflects recent bid prices and also anticipates additional cost increases stemming from trade tariffs imposed on imported steel and aluminum products. The recommended project delivery method will most likely be a Construction Manager at Risk (CMAR) which entails a commitment from the Construction Manager (CM) to deliver the project within a Guaranteed Maximum Price (GMP) allowing the City to manage more effectively both cost and schedule control from the start and throughout the project. The CMAR will be selected by the time we reach approximately 30% of the design work.

Next Steps:

PGAL was selected as the most qualified firm utilizing the City's Qualification Based Selection (QBS) process. Subsequently, in accordance with the QBS process, Capital Projects and Engineering negotiated a scope of work and proposal for the Shadow Creek Library project. Review of the final proposal has determined that the proposal is complete and reasonable.

Staff will present the proposal to Council at the October 22nd Council Meeting and recommend an approval and award of the contract for Professional Architectural Services to PGAL in the amount of \$977,920.

Budget Info:

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds				-
General Obligation Bonds				-
W/S Revenue Bonds				-
TIRZ Reimbursement Debt	2018 CO	200,000		200,000
TIRZ Reimbursement Debt			18,050,000	18,050,000
Total Funding Sources		200,000	18,050,000	18,250,000

Expenditures	To Date	Future	Total
PER			-
Land			-
Design		977,920	977,920
Construction		12,750,000	12,750,000
Construction Management/Inspection			-
Construction Materials Testing		150,000	150,000
FF&E		1,590,000	1,590,000
Total Expenditures	-	15,467,920	15,467,920

Project Balance/Contingency	2,782,080
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Schedule Info:



The preliminary design schedule proposed by the Architect reflects an 18 month total design duration. Upon Council review and approval, and with the issuance of a Notice to Proceed, PGAL, is ready to commence design efforts for the Shadow Creek Library project.

	<i>Base Line</i>	<i>Current</i>
<i>Design Start</i>	November-18	November-18
<i>Bid Start</i>	May-20	
<i>Construction Start</i>	August-20	
<i>Proposed Construction Completion</i>	February-22	

Vicinity Map



SCR LIBRARY

-  Proposed Location
-  City Owned Parcels



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 227 feet

JUNE 2018
GIS DEPARTMENT

