

July 18, 2019

To: Mayor and City Council members

Update on design development for the new Pearland Public Library, operated by the Brazoria County Library system. Includes space for BC Tax Office, to be moved and free City space on Cullen Blvd PSB, provide better service to Pearland residents of BC. AISD opted not to proceed with office space here.

Importantly, design adjacencies and layout shown here that's being recommended and proceeding; next meeting August 1. Please review and any comments or questions *before* then. Clay

# Shadow Creek Library

**Scope:** Construct a permanent County Library facility on the west side consisting of approximately 39,000 square feet, using space requirements and usage information similar to that developed for the renovations to the Tom Reid Library. Other features include: specialized chill water systems, exterior security lighting, and specialized library furnishings. The facility will be located on a 3.2 acre site owned by the City on Shadow Creek Parkway west of Kirby Drive. There is potential for collaboration with Brazoria County to move the tax office from the Public Safety Building to this site.



**Justification:** 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.

**Project Manager:** Fatema Weekly

**Designer:** PGAL, Inc.

**Contractor:** N/A

**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				-
TIRZ Reimbursement Debt	2018 CO	200,000		200,000
TIRZ Reimbursement Debt	2019		1,760,000	
TIRZ Reimbursement Debt			21,540,000	21,540,000
<b>Total Funding Sources</b>		<b>200,000</b>	<b>23,300,000</b>	<b>23,500,000</b>

Expenditures	To Date	Future	Total
PER			-

Land	6,035		6,035
Design	1,356,220	500,000	1,856,220
Construction		17,550,000	17,550,000
Construction Management/Inspection			-
Construction Materials Testing		100,000	100,000
FF&E		2,190,000	2,190,000
<b>Total Expenditures</b>	<b>1,362,255</b>	<b>20,340,000</b>	<b>21,702,255</b>

<b>Project Balance/Contingency</b>	<b>1,797,745</b>
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### Schedule Info:

	<b>Base Line</b>	<b>Current</b>
<b>Design Start</b>	November-18	November-18
<b>Bid Start</b>	May-20	August-20
<b>Construction Start</b>	December-20	
<b>Construction Completion</b>	June-22	

**Rain Days:** N/A

### Highlights:

Decisions taken during a programming meeting held on January 31, 2019 included:

- Design activities were paused to allow the investigation of a possible alternate site more centrally located within the Shadow Creek Ranch community.
- Two functional spaces were added to the space planning
  - a 100 seat Teaching Theater
  - office space for the County Tax Office,
  - Total building square footage is now approximately 39,000. This will be reflected in the revised FY 2020 CIP sheet along with estimated costs.
- Design activity resumed on April 4, located on original site after the alternative site was purchased by a third party.
- April 24, Alvin Independent School District advised the City that it would not seek to participate in a shared space in the new building.
- April 29, staff submitted a revised programming summary to the City's Executive Team and all stakeholders showing minimal modifications required to accommodate additional activity spaces.
- May 22, the design consultant conducted a Conceptual Design Charrette to discuss a desired building layout with representatives from Brazoria County Library System and the Tax Office, the current end users of the facility.
- June 11, the design consultant presented three Conceptual Designs for site and floor plan options for review. 30% design deliverables are anticipated September 23, 2019.
- July 11, the project team selected the Conceptual Design option.
  - The selected option will be further developed in preparation of the 30% submission.

### Upcoming Work Items:

- Staff is working with the consultant to address comments/concerns from previous conceptual plans. The next design meeting is scheduled for August 1, 2019.
- Request for Proposals and Contract Documents for Construction Manager At Risk (CMAR) are being finalized for solicitation of qualified candidates.
  - The CMAR is expected to advertise in late July.
- Schedule a Pre-Development meeting with planning and engage Shadow Creek Ranch Management Association (SCRMA) in design concepts and intended project direction.
- Submit design to TxDOT for review and approval of left turn median cut.
- PGAL, Inc. to submit 30% plans to City and other regulatory entities third week of September for review and approval.

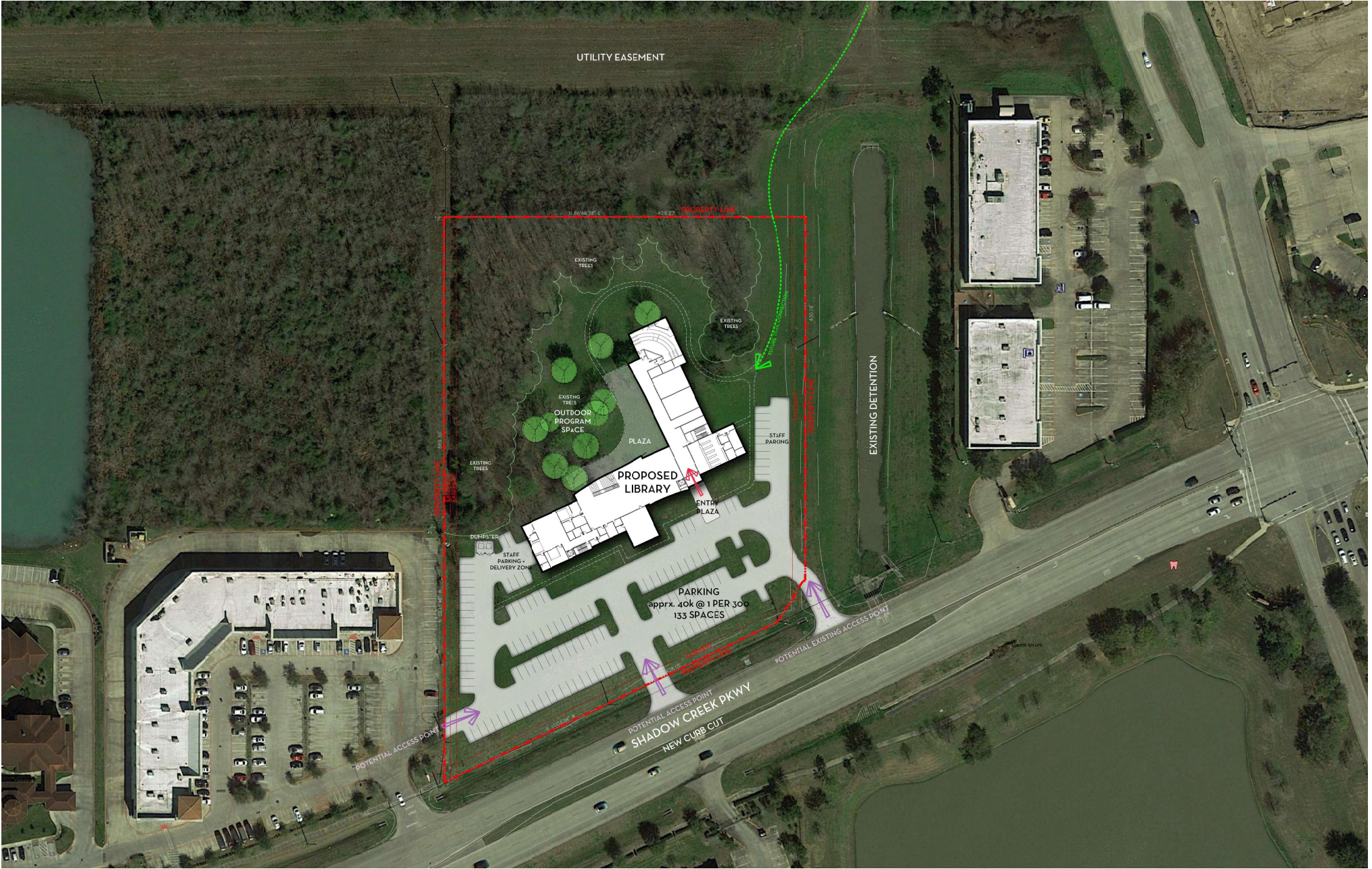
Previous Memos: 10/04/18

**Project Location Map:**



**Proposed Design Concept:**

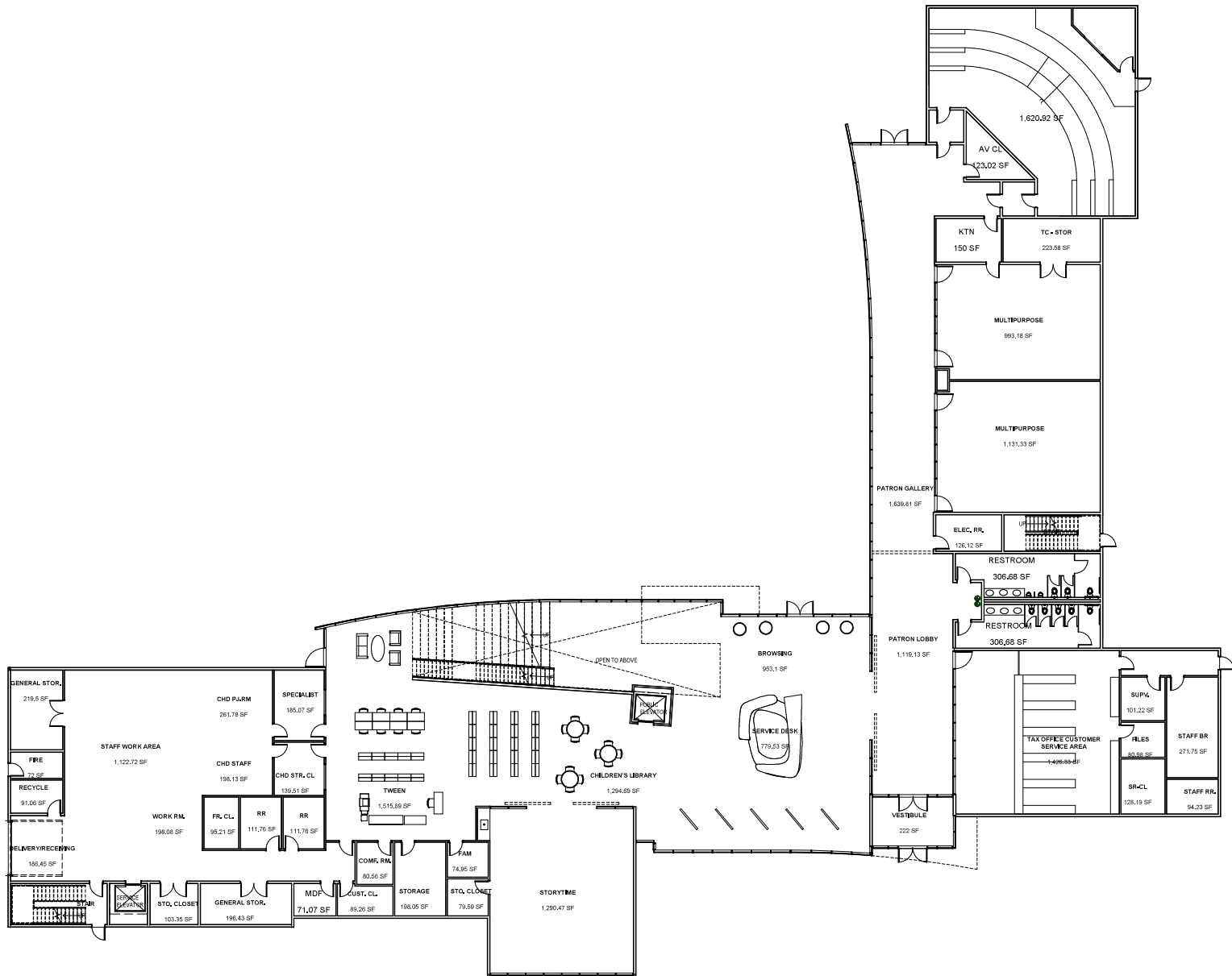
The below concept was selected by the design team in the July 11 meeting. The team recommended that the angle be widened beyond a right angle allowing the project to retain several trees located within the rear plaza area, enlarging the rear plaza and give the building the feel of two separate facilities (1) Library; 2) Public meeting spaces and tax office) combined by the front lobby.



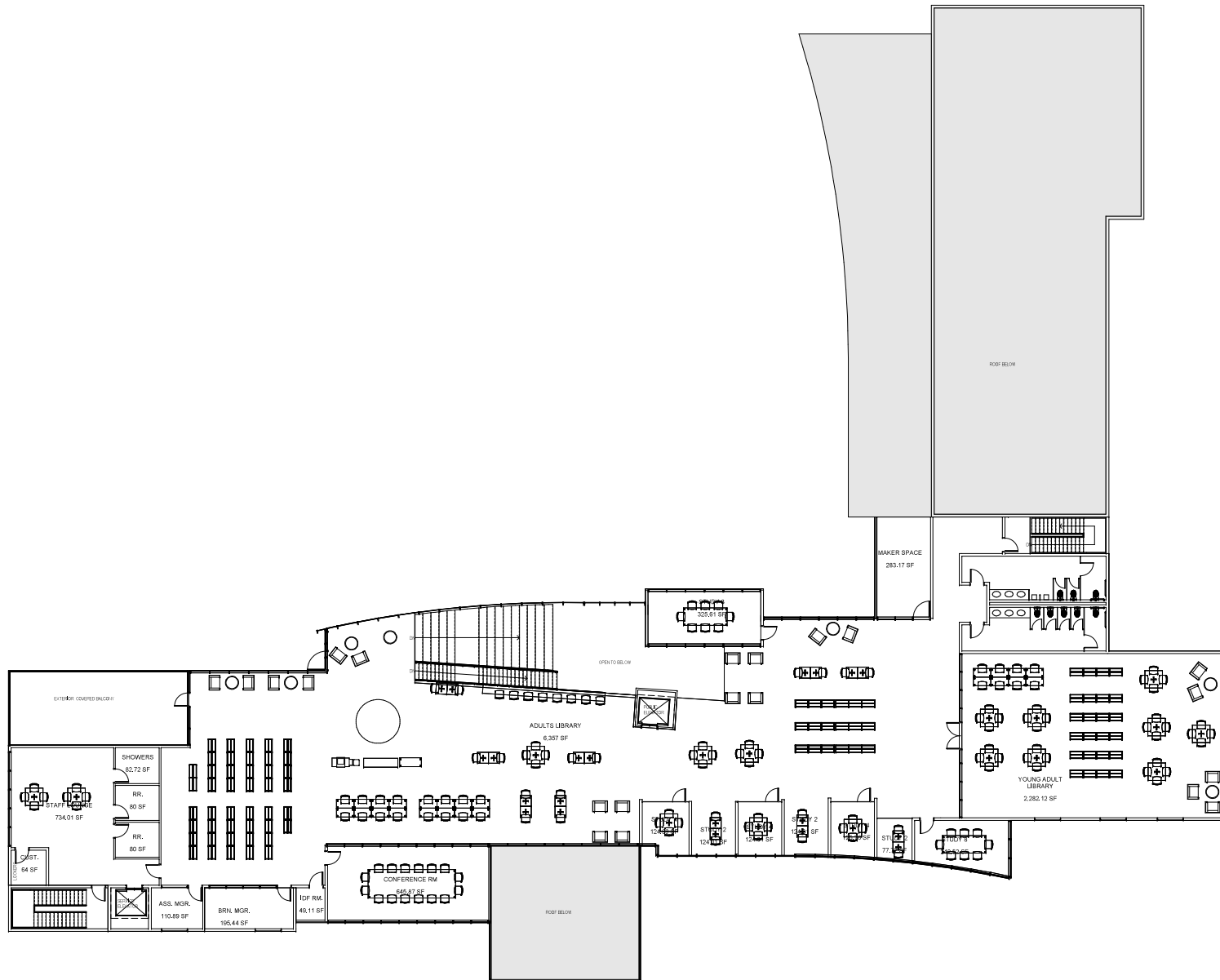
SITE PLAN - OP.D



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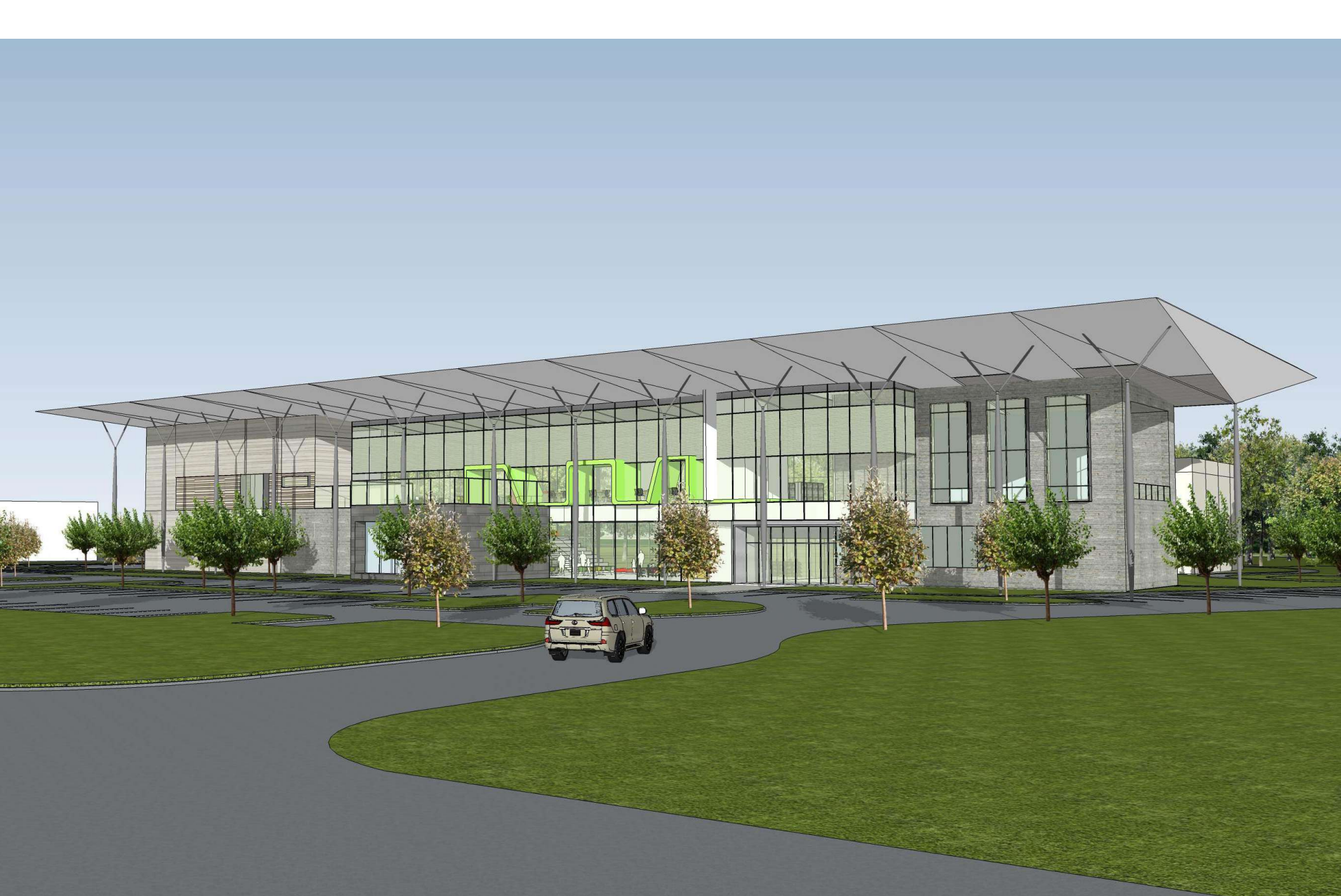


FIRST FLOOR PLAN - OP.D



SECOND FLOOR PLAN - O.P.D



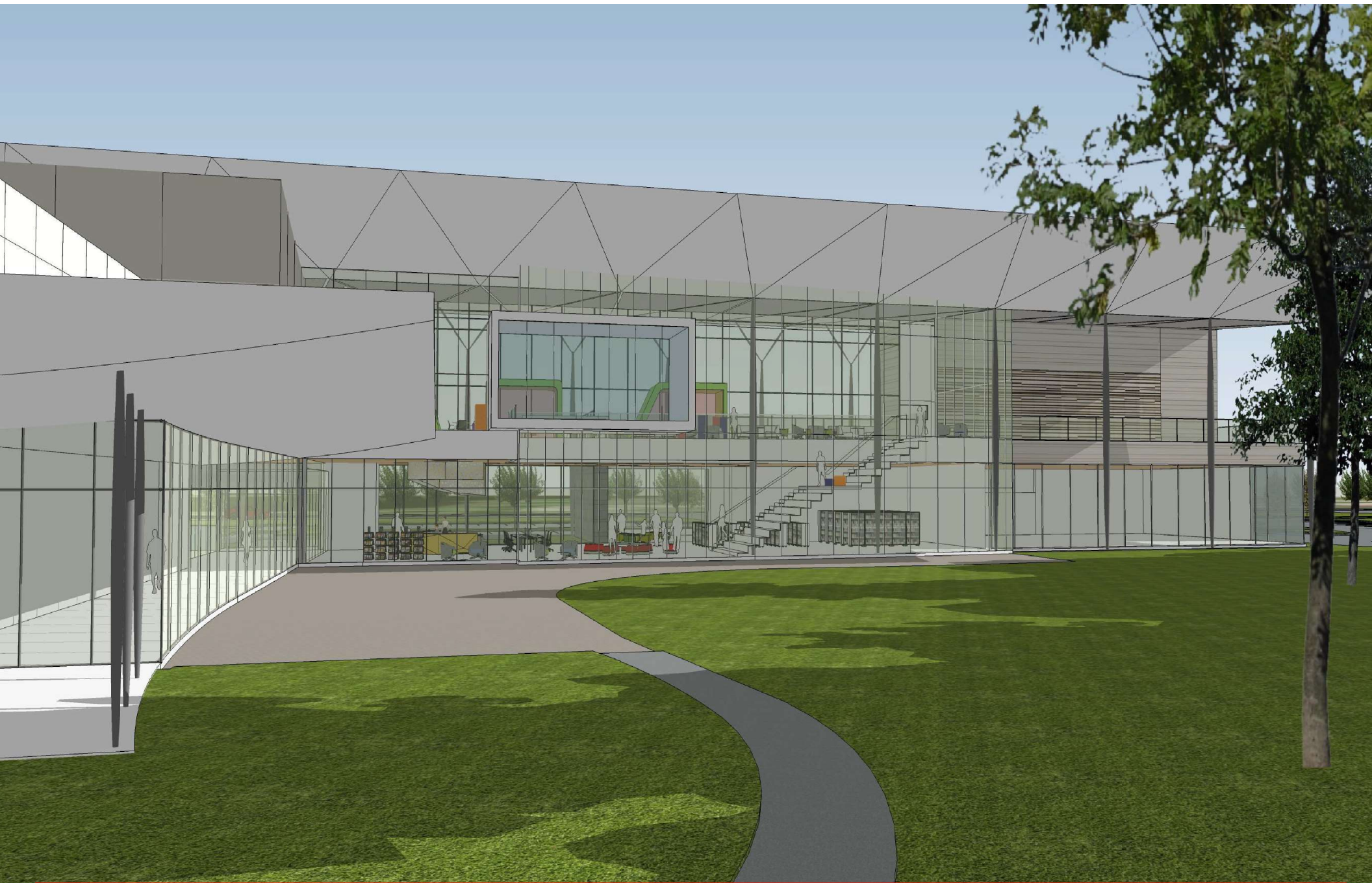


EXTERIOR PERSPECTIVE - OP.D



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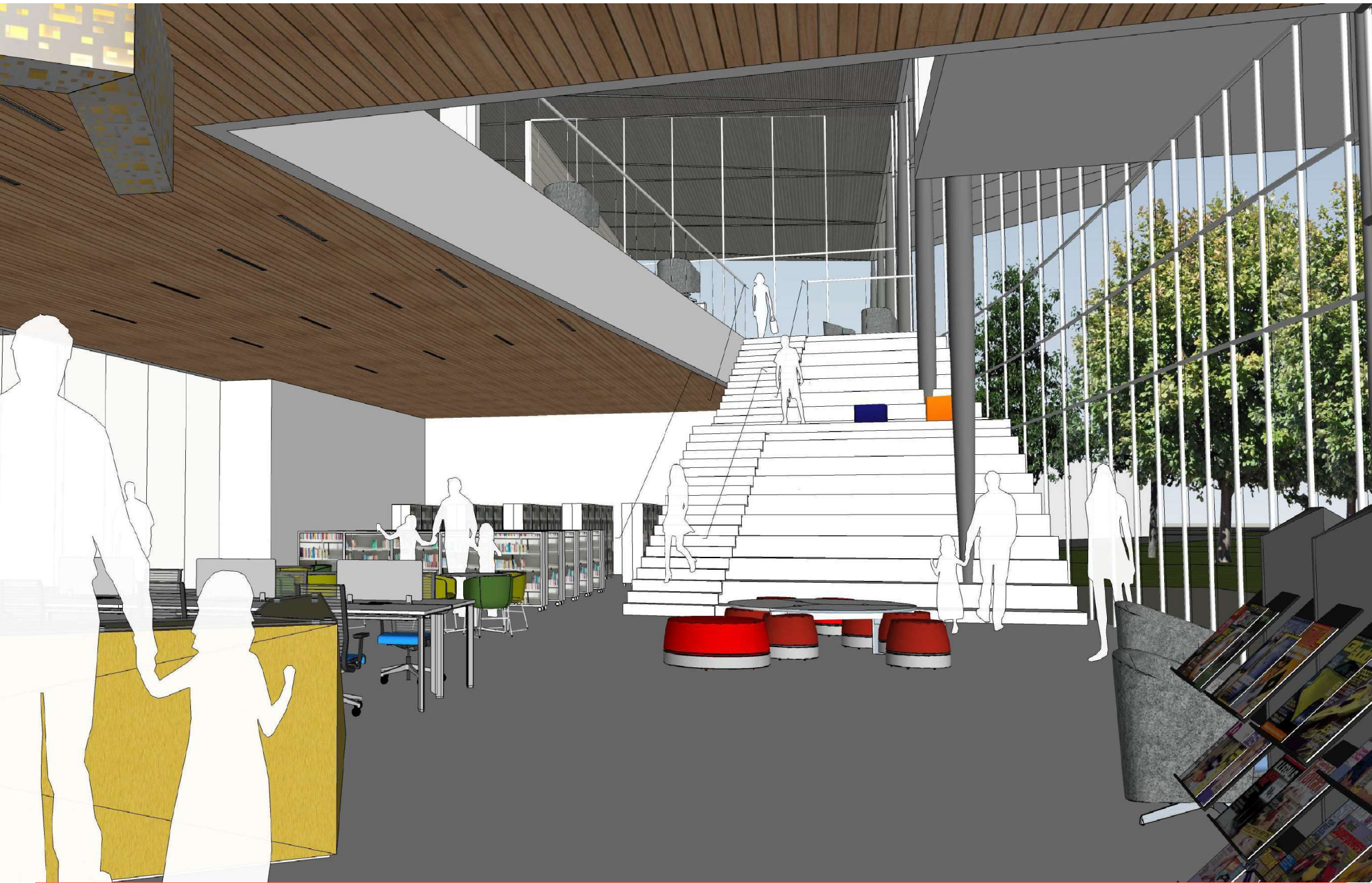




EXTERIOR PERSPECTIVE - OP.D



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INTERIOR PERSPECTIVE - OP.D