

2/20/2020

To: Mayor and City Council members

Update on new public library design, ultimately funded by TIRZ #2. Positive long-term investment for lifelong learning and enrichment, site designated for public purpose on Shadow Creek Parkway with great visibility, adjacent to natural area. Clay



Shadow Creek Library

Scope: Construct a permanent County Library facility on the west side consisting of approximately 39,000 square feet, using current space requirements and usage information provided by the Brazoria County Library Systems. Other features will include: humidity control systems for HVAC, specialized chill water systems, exterior security lighting, a 100-seat teaching theater, multipurpose community rooms, private study rooms, a Brazoria County Satellite Tax Office, and specialized library furnishings.



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 the 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. Current 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.

Project Manager: Fatema Weekly

Designer: PGAL, Inc.

Contractor: SpawGlass

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 - CO	2018	200,000		200,000
TIRZ Reimbursement Debt - CO	2019B	1,760,000		1,760,000
TIRZ Reimbursement Debt			21,540,000	21,540,000
Total Funding Sources		1,960,000	21,540,000	23,500,000

Expenditures	To Date	Future	Total
PER			-
Land	6,235		6,235
Design	1,676,115		1,676,115

Construction	859,833	17,110,000	17,969,833
Construction Management/Inspection			-
Construction Materials Testing		180,000	180,000
FF&E		2,200,000	2,200,000
Total Expenditures	2,542,183	19,490,000	22,032,183
Project Balance/Contingency			1,467,817

The Shadow Creek Library project is currently funded by COs that will be reimbursed by Pearland Tax Increment Reinvestment Zone (TIRZ) No. 2.

Schedule Info:

	<i>Base Line</i>	<i>Current</i>
Design Start	November-18	November-18
Bid Start	May-20	August-19*
Construction Start	October-20	
Proposed Construction Completion	April-22	

Rain Days:

*This project is being procured through the Construction Manager at Risk (CMAR) process. The original/base line schedule was projected using the design-bid-build process.

Highlights:

- Council approved a Construction Manager at Risk (CMAR) contract for SpawGlass at its December 9, 2019 regular meeting. With the CMAR now fully engaged, initial cost estimating has begun which has generated discussions regarding exterior material selections. CMAR questions have pushed final conclusive material selections and opened the door to cost savings based largely on material selections.
- The CMAR's initial 30% cost estimate placed construction costs at approximately \$17.9M, exceeding the construction budget by \$300,000. Finalized material selections and first round value engineering (VE) efforts have resulted in approximately \$1 million in cost reductions. A list is being kept of all VE items so that those most desired can be added back in if future cost estimates allow.
- Staff, along with the Architects have met with Shadow Creek Ranch Management Association (SCRMA) to review a proposed site plan. On November 12th Staff received a provisional Conceptual Site Plan approval. Ongoing meetings for review and approvals will be held with SCRMA as plans progress.
- Staff presented project updates and answered questions at the Friends of Pearland Westside Library meeting on January 30, 2020. Feedback from the meeting was excellent and met with excitement and enthusiasm with the continued progress and direction of the project. Staff will present updated renderings at the next meeting anticipated in March or April.
- The building design includes an exterior high-performance glass facade which accounts for 28% of the exterior walls and complies with the 2018 IECC allowed maximum of 30% vertical fenestration in the subject climate zone. Experience and modeling indicate an ideal proportion of fenestration will reduce energy consumption (costs) due to the daylight strategies being employed, reducing the

lighting power density (LPD) of the facility. Additionally, large window walls with a southern exposure provide an abundance of daylight while lighting controls reduce the artificial lighting levels and conserve energy.

- Staff has engaged a traffic engineering consultant to provide the required Traffic Impact Analysis (TIA) for the Shadow Creek Parkway median cut and left turn lane that will provide access to the main entrance of the library. TxDOT requested the City perform a TIA as part of the application process. The TIA supports the space requirements for the left turn lane and TxDOT should be able to approve.
- Required paperwork has been submitted to the Texas Department of Insurance to ensure building design standards meet applicable building windstorm requirements.
- Staff received a 60% design package on January 28th; Pending City review and comments.
- Staff met with PGAL, SpawGlass, and County library staff of February 6, 2020 to review the project documents and layouts during a progress meeting and to go over the 60% package that is in review. Revised renderings were provided (attached) to look at the overall site and elevations of the building. PGAL begin to provide some material selections to review. Staff will be partnering with the County Library Staff to begin the process of final selection of materials and colors.

Upcoming Work Items:

- Staff will continue to coordinate plan reviews with internal departments and external stake holders (County Library System and Tax Office) for comments/questions to be addressed by the design team.
- Staff will submit a formal request to TxDOT for an eastbound left-turn lane into driveway number 2 on the Shadow Creek Library site.
- City's IT, Staff and Brazoria County's IT are to meet to discuss IT needs and responsibilities for the new library facility.
- Staff and the design team will meet with SCRMA to review site and building updates.
- Staff to coordinate a meeting with Brazoria County to ensure the facility meets the needs for voting requirements.
- Staff is coordinating an Interlocal Agreement with Brazoria County establishing the County's share of the initial building costs for the Tax Office, County reimbursement from the TIRZ (through the City) and a long term lease for the County's Tax Office space within the building.

Previous Memos: 10/4/18, 7/18/19, 11/7/19

Location Map:



CITY OF PEARLAND
 Future Shadow Creek Ranch Library Site

- Shadow Creek Ranch Trail
- Shadow Creek Ranch Trail Phase II - TIRZ Funding
- Shadow Creek Library Sidewalk In Project
- Shadow Creek Parkway - Sidewalk, Landscape - TIRZ Funding
- Future Library Site



1 inch = 400 feet
 0 250 500
 Feet

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.

MAP PREPARED: FEBRUARY 2020
 CITY OF PEARLAND GIS DEPARTMENT

Exterior Front View



EXTERIOR PERSPECTIVE – FRONT CORNER



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509 Design Development Meeting | February 6, 2020

Exterior Rear View



EXTERIOR PERSPECTIVE – BEAR TREE GROVE VIEW



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