

23 July 2020

To: Mayor and City Council members

New Shadow Creek Public Library plans completed and remains under budget (to be reimbursed by TIRZ #2). Share to advisory board and coordination with Brazoria County going well. Tremendous lifelong learning asset and public investment feature in Pearland, using CMAR method for construction, being advertised. 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 Extra territorial 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				-
TIRZ Reimbursement Debt - CO	2018	200,000		200,000
TIRZ Reimbursement Debt - CO	2019B	1,760,000		1,760,000
TIRZ Reimbursement Debt - CO	2020B	1,000,000		1,000,000
TIRZ Reimbursement Debt			20,540,000	20,540,000
<b>Total Funding Sources</b>		<b>2,960,000</b>	<b>20,540,000</b>	<b>23,500,000</b>

Expenditures	To Date	Future	Total
PER			-
Land	6,299		6,299

Design	1,717,219		1,717,219
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
<b>Total Expenditures</b>	<b>2,583,351</b>	<b>19,490,000</b>	<b>22,073,351</b>
<b>Project Balance/Contingency</b>			<b>1,426,649</b>

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>
<b>Design Start</b>	November-18	November-18
<b>Bid Start</b>	May-20	August-19*
<b>Construction Start</b>	October-20	
<b>Proposed Construction Completion</b>	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:**

- After a successful Technical Review Committee (TRC) meeting held on July 8, 2020 the project design team submitted 100% Construction Drawings to Permitting on July 15<sup>th</sup> for final review and approval.
- The project's Construction Manager at Risk (CMAR), SpawGlass, released an initial project advertisement on July 16, 2020, with a secondary advertisement scheduled for July 23<sup>rd</sup>.
- Continued coordination with Shadow Creek Ranch Management Association and utility providers remain ongoing.
- Left turn Construction Drawings were completed and submitted to TxDOT for approval on June 26, 2020; Pending.
- Staff met with the Westside Library Board on July 16, 2020 to provide an update to the project and to show them renderings of the building. The meeting was held virtually and went very well. The group was very receptive and appreciative of the presentation and where the project is in the process. The board did have a couple of questions about the FF&E regarding rolling book shelves and also the topic of fund raising was brought up. The project group is finalizing the evaluation of which shelves will be rolling and which ones will be permanent. The board is very excited about the project, the process and hearing that SpawGlass is in the bid process for the project.

### **Upcoming Work Items:**

- The CMAR has scheduled a project pre-bid meeting for July 28, 2020 to communicate project guidelines and expectations with interested bidders.
- Staff anticipates receiving a proposed Guaranteed Maximum Price (GMP) for the cost of construction on August 17, 2020.
- Upon review and approval of the GMP, Staff will take its recommendation to Council early October 2020.

**Previous Memos:** 10/4/18, 7/18/19, 11/7/19, 2/20/20, 4/30/20

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



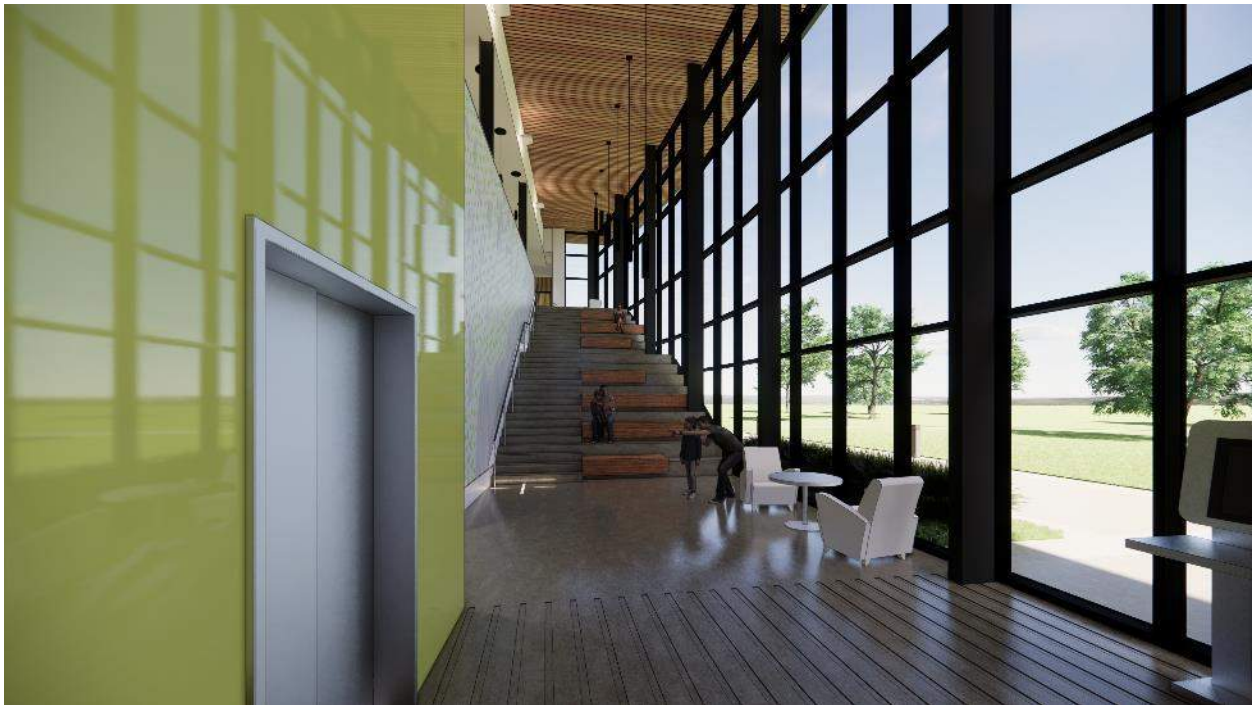
Exterior Front View



Exterior Front Entry



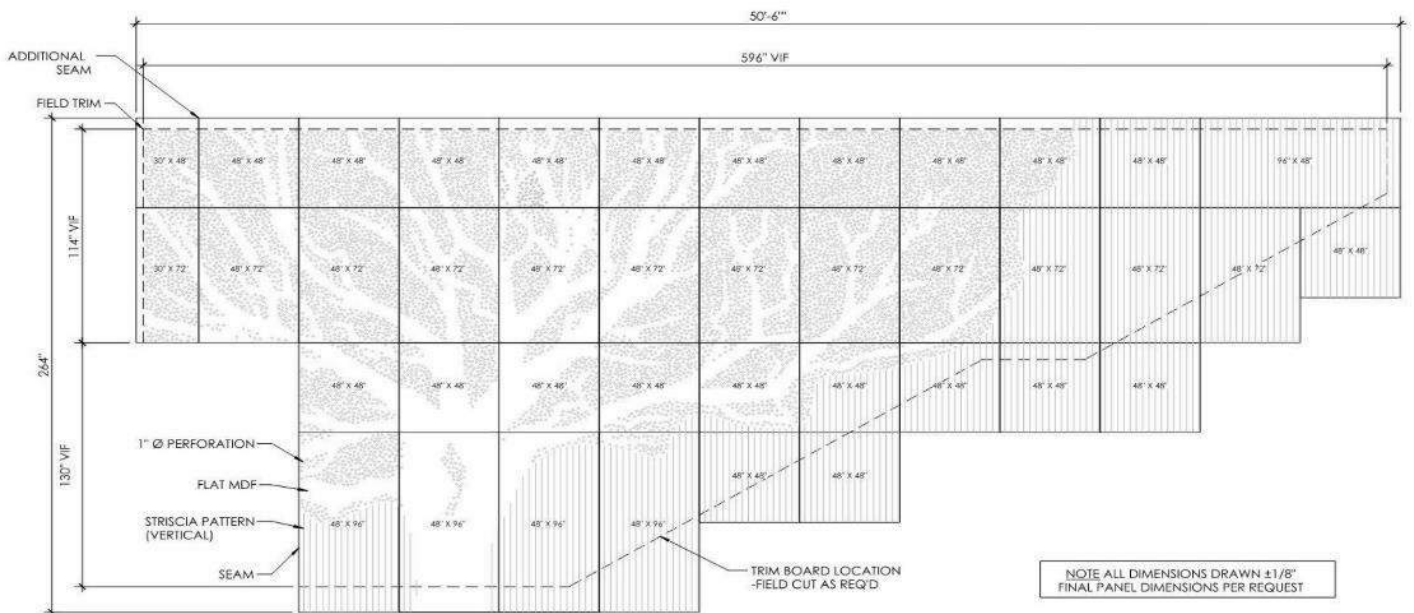
Interior Front Lobby



First Level – Monumental Staircase



2nd Level & Feature Wall



Monumental Wall Tree Design