

4/30/2020

To: Mayor and City

Council members

Update on the progress towards finalizing design, working with selected Construction Manager At Risk, to deliver a new replacement permanent public library (to be operated by Brazoria County Library System) on north side of Shadow Creek Parkway. City interim financing to be reimbursed by TIRZ #2 still anticipated. 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>
<i>Design Start</i>	November-18	November-18
<i>Bid Start</i>	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:

- The Design Development Phase has been completed and the design team has transitioned into the Construction Document Phase of the project, with 50% Construction Drawings (CDs) being submitted to Staff April 20th for review and comments. Staff plans to return comments to the design team the first week in May for review and response. Construction Drawings will also be submitted for review to the Shadow Creek Ranch Management Association (SCRMA).
- The CMAR’s deliverable for the Design Development Phase estimates construction costs at approximately \$17.1M, exceeding the construction budget by approximately \$500,000. Finalized material selections and first round value engineering (VE) efforts have resulted in an approximate \$1 million in cost reduction. A list is being kept of all VE items so that those most desired can be added back in if future cost estimates allow. Additionally, while VE options will remain open for discussion and consideration as the construction drawings are developed, it is noteworthy to mention, the CMAR expects the Library bidding phase to commence during a timeframe when the market will offer “very competitive pricing” assisting with the slight budget overages. The market is continually being monitored in light of the current COVID19 situation and any changes that are result of the situation will be reviewed and any impacts to the project determined.
- Staff, along with the Architects have met with the Brazoria County Information Systems team to discuss technology roles and responsibilities for the new facility. A subsequent meeting is being planned for late April to finalize initial building technology and acoustical functions.

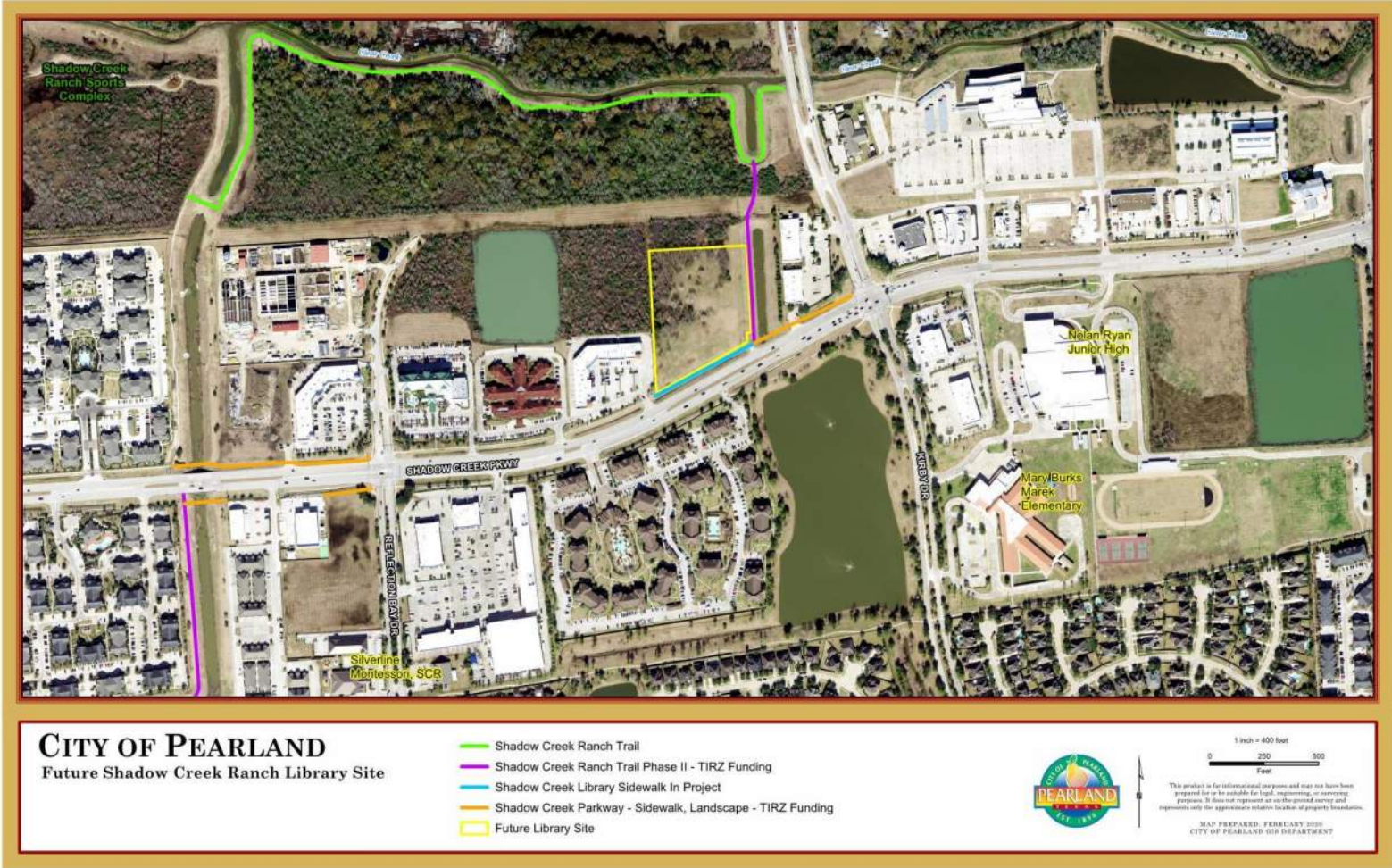
- Additional survey services extending into the adjacent property has been completed to ensure the grade transition at the secondary site driveway is designed correctly with a seamless transition.
- Construction drawings for the Shadow Creek Parkway left turn median cut for access into the project site are being finalized with a TxDOT permit application anticipated to be submitted late April.
- The left turn Construction Drawings are expected from the design team early May.

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.
- The design architect will submit a formal request to TxDOT for an eastbound left-turn lane into driveway number 2 on the Shadow Creek Library site.
- Staff, City's IT and the project design team to meet with the Brazoria County Information Systems team to finalize technology roles and responsibilities of the new facility.
- 50% Construction Drawings will be submitted to SCRMA for required review and approval of site and building updates.
- Staff will continue to coordinate with CenterPoint Energy on power source for the building.
- Staff to coordinate a meeting with Brazoria County to ensure the facility meets the needs for voting requirements.
- Staff is expected to receive a 90% Construction Drawing submittal mid-June. At this time, plans will also be submitted to permitting for their review and comment as was done previously. During this time the CMAR will begin to initiate bidding for the project and will produce the subsequent Guaranteed Maximum Price (GMP) for Staff review and approval. After review of the GMP, and negotiating best value, the anticipated Council date for consideration and approval is anticipated for the September 14 Council meeting.

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

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 PERSPECTIVE – FRONT CORNER



CITY OF PEARLAND
SHADOW CREEK LIBRARY

509 Design Development Meeting | February 6, 2020

Exterior Rear View



EXTERIOR PERSPECTIVE – BEAR TREE GROVE VIEW



CITY OF PEARLAND
SHADOW CREEK LIBRARY

509 Design Development Meeting | February 6, 2020