



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
Clarence Wittwer, Director of Public Works
Date: September 17, 2020
Re: Shadow Creek Library
Contract Award - Guaranteed Maximum Price

16 September 2020
To: Mayor and City Council members
Tremendous addition to the quality of life and attractions in Pearland with this addition of public library committed to lifelong learning for all.
CMAR process again proving valuable as Guaranteed Maximum Price coming to you well below project budget. Clay

Purpose

This memo provides information about the progress on the Shadow Creek Library project and the proposed **award of an amendment to the Construction Manager at Risk (CMAR) Pre-Construction Services contract to approve the Guaranteed Maximum Price (GMP) for the Construction Phase of the project.**

Background

In late 2012, the City initiated construction of a temporary 6,000 sq. ft. County Library Annex in a commercial storefront space off Broadway and Business Center Drive. Since opening, this library has experienced the highest utilization of any branch library within the County Library system and in 2014 this temporary facility was expanded to approximately 10,000 square feet to accommodate this utilization and growing demand for community literacy and educational resources. The construction of a 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, and provide much needed community space.

The Project consists of the construction of an approximate 39,000 square foot permanent Brazoria County Branch Library facility located on Shadow Creek Parkway just west of Kirby Drive. Also included in the new library facility will be a satellite Brazoria County Tax Office relocated from the Public Safety Building on Cullen Parkway. Other features included are multi-purpose community meeting rooms, a 100-seat teaching theater, collaborative study rooms, staff work areas, RTF (Radio/TV/Film) Maker Space, and self-checkout stations.

As a result of a Request for Proposal advertised August 2019, the City selected SpawGlass, as the Construction Manager at Risk (CMAR) to assist with final design and provide competitive sub-contractor bidding and vendor pricing for the Shadow Creek Library project and to assist in the development of the most cost-effective plans and specifications for the project. **SpawGlass was awarded a contract for Preconstruction Services in December 2019 with the future intent to amend that contract to include Construction Phase Services upon receipt of an acceptable GMP.**

Current Status

On July 28, 2020 SpawGlass received sub-contractor bids for all sub-contractor work packages drawn from a list of pre-approved sub-contractors and vendors. SpawGlass provided transparent access to all bids for the work with anticipation of awarding packages to the lowest responsible bidder. After all scope clarifications and final cost/scope negotiations with each sub-contractor, SpawGlass provided the City with a statement of the cost for the CMAR's GMP detailing the cost of construction of the Shadow Creek Library based on plans issued for permit. **The CMAR's final submitted GMP total is \$15,964,931 which is approximately 4% lower than the advertised estimate of \$16,600,000 included with the Request for Proposal issued on August 2019.** These costs include all sub-contracts, material and equipment purchases (excluding FF&E), and the CMAR's Construction Fee (3%) approved in the CMAR contract. The GMP represents the benefit of the CMAR process and reduces the risk for change orders outside of owner driven scope changes.

The FF&E budgeted for the project is \$2,190,000 and will cover all technology costs associated with both the City's internal IT department, our third-party technology consultant specializing in library facilities, Audio/visual equipment, furniture, and library shelving. The FF&E will be brought back to Council for approval at the appropriate time for installation as construction progresses.

Based on the GMP and estimates for FF&E the project is expected to be completed well below the established budget.

Submitted by: SpawGlass		
Pearland Shadow Creek Library IFP - GMP		
Estimate Date: 8/12/2020	Document Date: 7/15/2020	
Project Size (SF): 39,065	Project#: 4019043	
Project Location: Pearland, TX	Lead Estimator: Kan Phaobunjong	
	Cost	Cost/SF
Direct Costs – Construction materials & labor	13,892,253	355.62
Indirect Costs – General conditions	2,072,678	53.06
Total Cost	\$15,964,931	\$408.68

Next Steps:

Staff has reviewed the results of the bidding process and the complete GMP packaged submitted by the CMAR and on October 12, 2020 will recommend that Council amend the CMAR contract to include Construction Services for the not to exceed amount of \$15,964,931. Upon approval, staff will issue an immediate Notice to Proceed (NTP) commencing applicable services.

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
Total Funding Sources		2,960,000	20,540,000	23,500,000

Expenditures	To Date	Future	Total
PER			-
Land	6,299		6,299
Design	1,717,219	15,000	1,732,219
Construction	859,833	15,979,336	16,839,169
Construction Management/Inspection			-
Construction Materials Testing		130,000	130,000
FF&E		2,190,000	2,190,000
Total Expenditures	2,583,351	18,314,336	20,897,687

Project Balance/Contingency	2,602,313
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The Shadow Creek Library project is funded by Certificates of Obligation (COs) that will be reimbursed by Pearland Tax Increment Reinvestment Zone (TIRZ) No. 2. The additional funds for the expanded scope including design and construction were included in the TIRZ 5th Amendment which was approved by the TIRZ Board at their October 28, 2019 meeting. The final approval of the TIRZ 5th Amendment was approved by the City Council at the November 25, 2019 Council Meeting. The portion of the project attributable to the Brazoria County Tax Office will be pre-financed by Brazoria County via a pending Interlocal and/or Lease Agreement. At the point in time when the TIRZ reimburses the City for project expenditures, the City will reimburse the County for their share.

Schedule Info:

SpawGlass has committed to a 12-month construction duration once the GMP is approved, and upon receipt of the Notice to Proceed.

	Base Line	Current
Design Start	November-18	November-18
Bid Start	May-20	August-19
Construction Start	October-20	October-20
Proposed Construction Completion	October-21	



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.

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

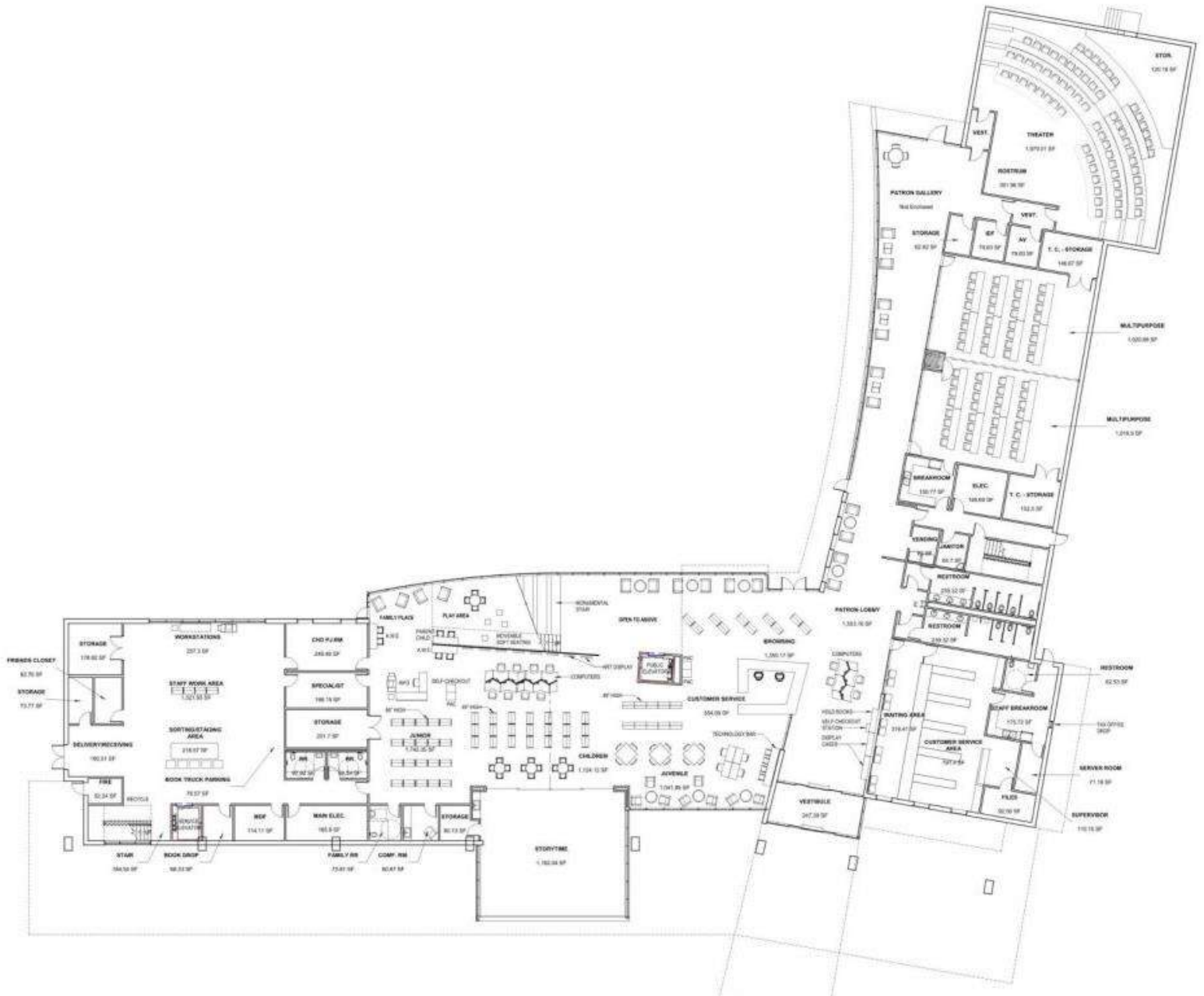
JUNE 2018
GIS DEPARTMENT



Proposed Shadow Creek Library Site Improvements



First Level Floor Plan



Second Level Floor Plan



Exterior Front View



Exterior Rear View

