

23 February 2021
To: Mayor and City Council members
Update on progress for constructing new public
library on Shadow Creek Parkway. On track for
opening this fall. Pictures here on pages six and
seven give sense of the building pad site, show the
structural steel that's going up. Clay

# Shadow Creek Library

Is It In	Budget?	Is It On Schedule?		Community Benefit
Yes	□ No	Yes	□ No	Accommodate the Growing
		Project Phase?		Population Demands and
		Construction		Encourage Community Development

## **Highlights:**

- Temp Fencing has been installed.
- Site has been demoed and selected trees removed.
- Building pad has been cut and filled.
- Site underground utilities have been installed.
- Foundation Piers have been drilled and poured.
- Grade beams have been excavated and poured.
- Mechanical, electrical and plumbing underground has been installed.
- Building slab has been poured.
- Structural steel erection has begun.
- Turn lane has been poured on Shadow Creek Ranch Parkway.

#### **Budget Info:**

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
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			19,540,000	19,540,000
Other Funding - Brazoria County		1,000,000		1,000,000
Total Funding Sources		3,960,000	19,540,000	23,500,000

Expenditures	To Date	Future	Total
PER			-
Land	6,299		6,299
Design	1,717,219		1,717,219
Construction	15,854,356	89,405	15,943,761
Construction Management/Inspection			-
Construction Materials Testing	147,095		147,095
FF&E		2,190,000	2,190,000
Total Expenditures	17,724,969	2,279,405	20,004,374

<b>Project Balance/Contingence</b>	ncy	3,495,626
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Staff will be reducing the project budget at mid-year.



	Base Line	Current
Design Start	November-18	November-18
Bid Start	May-20	August-19
Construction Start	October-20	October-20
<b>Construction Completion</b>	October-21	

Rain Days: 0

### **Upcoming Work Items:**

- Structural steel will continue to be erected.
- Second floor "pan" will be installed and concrete floor poured.
- Stairs will be installed.
- Roof construction will begin.
- Exterior Skin will begin to be installed.

Project Manager: Fatema Weekly

Construction Manager: Michael Collins

Designer: PGAL

Contractor: SpawGlass

**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 Annexin 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.

Previous Memos: 10/4/18, 7/18/19, 11/7/19, 2/20/20, 4/30/20, 7/23/20, 9/17/20





# CITY OF PEARLAND Future Shadow Creek Ranch Library Site

- Shadow Creek Ranch Trail

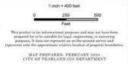
Shadow Creek Ranch Trail Phase II - TIRZ Funding

Shadow Creek Library Sidewalk In Project

Shadow Creek Parkway - Sidewalk, Landscape - TIRZ Funding

Future Library Site









**Aerial Photo of Site Preconstruction** 



Plumbing Underground Installed





Steel Being Tied-In



Forms Set and Rebar Tied-In Place





Slab Poured and Forms Removed



**Aerial Photo of Poured Slab** 





Steel Laid Out for Erection



Steel Erection has Begun