



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	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		<i>Accommodate the Growing Population Demands and Encourage Community Development</i>
Project Phase?					
Construction					

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

Project Balance/Contingency	3,495,626
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Staff will be reducing the project budget at mid-year.



Schedule Info:

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

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



Project 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 the informational program 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 2010
 CITY OF PEARLAND GIS DEPARTMENT

Project Photos:



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