

26 May 2021

To: Mayor and City Council members

New public library on Shadow Creek Pkwy definitely taking shape as the sitework and structure is completing. Pictures show building in its setting well. Upcoming will be technology package and additional enhancements allowed within budget. Clay

Shadow Creek Library

Is it in Budget?		Is it on Schedule for the Current Phase per the Contract?		Community Benefit
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Project Phase?				
Construction				Connected Community and Sound Infrastructure

Highlights:

On May 12th Staff, along with project personnel from the CMAR, Spaw-Glass, organized and conducted a tour of the facility with members of the Council, PEDC, City Manager’s Office and Brazoria County Library staff to discuss the current status of the project, future construction tasks and answer questions. Staff considered this a very successful transfer of information about the project and its status.

- Structural steel erection is continuing with detailed connections being completed
- Second floor “pan” has been installed, and concrete has been poured.
- Detail steel, joists and roof deck are being installed.
- Outdoor seating area is being framed and sheathing is being installed
- Exterior framing, sheathing and air barrier are being installed.
- Interior metal stud framing has begun on the first floor.
- Mechanical, Electrical and Plumbing rough-in has begun.
- Monumental stairs and seating area have been formed and poured.
- Exterior masonry has begun.
- Metal Stairs have been welded in place and concrete has been poured.
- Left-turn lane on Shadow Creek Parkway has been poured.
- Fifty percent of the sitework paving has been completed.

Budget Info:

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
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 - CO	TBS	16,540,000		16,540,000
TIRZ Reimbursement Debt - CO			3,000,000	3,000,000
Other Funding - Brazoria County		1,000,000		1,000,000
Total Funding Sources		20,500,000	3,000,000	23,500,000

Expenditures	To Date	Future	Total
PER			-
Land	6,299		6,299
Design	1,732,219		1,732,219
Construction	16,021,094	1,089,405	17,110,499
Construction Management/Inspection			-



Construction Materials Testing	147,095		147,095
FF&E		2,190,000	2,190,000
Total Expenditures	17,906,707	3,279,405	21,186,112
Project Contingency	8%		1,863,500
Project Balance			450,388

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	

Upcoming Work Items:

- Remainder of the sitework paving and sidewalks will be completed.
- Fire suppression system will be installed.
- Sheetrock will be one-sided and door frames installed.
- Mechanical, electrical, and plumbing will all be roughed in.
- All interior cover-up inspections will begin as work permits.
- Exterior wall and interior wall insulation will be installed.
- Second side of Sheetrock will begin to be installed once cover inspections have been completed.
- Exterior masonry, metal panels and curtain wall installation will begin.
- Railings and flooring on interior will begin to be installed.
- Permanent power will begin to be established.
- Furnishings will be purchased to meet long lead times
- Audio/ Visual equipment will be priced out and perfected for order

In October 2018, Council awarded a Professional Architectural Services contract to PGAL for the design of a new County Library facility which also included interior design and procurement of final Furniture, Fixtures and Equipment (FF&E) and Audio-Visual Technology for the new building. As the facility nears completion, Staff has begun the process of identifying and specifying the required technology, furnishings and specialized equipment unique to library facilities. Historically, the City has realized best pricing options utilizing specialized platforms such as the National Cooperative Purchasing Alliance (NCPA), and National Intergovernmental Purchasing Alliance (NIPA) and plans to use the services of Liberty Interiors of Texas to procure FF&E items selected for the new library facility. This agreement will focus specifically on furnishings that are needed to occupy the library, including office furniture, chairs, end tables, desks, and credenzas for an anticipated furniture budget of \$1.3M. The Sextant Group has worked with the design team and Staff to identify a key technology package totaling \$875,000 to equip the new facility with required technology components to operate the new library. **The total FF&E and Technology for the new library is \$2,175,000.**



Staff will present a complete package to Council for approval during the June 14th Council agenda. A subsequent list of added amenities still being priced will be presented to Council on the June 28th Council agenda. Ideally, these items would be presented to Council during the same meeting for a recommendation of approval, however due to market volatility, Staff has been made aware of an anticipated escalation of pricing for all FF&E items not procured prior to June 30, 2021.

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.

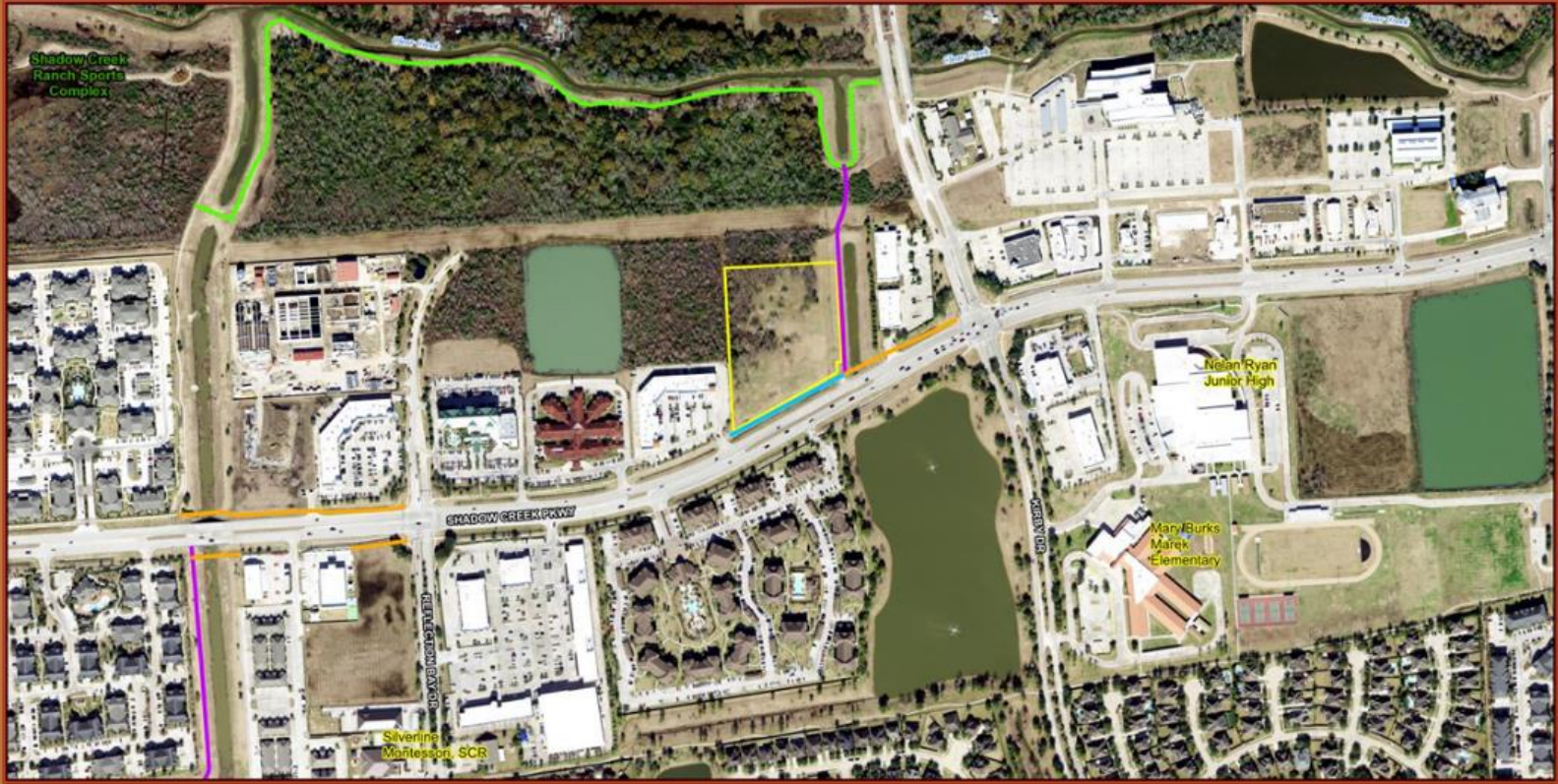
Justification: In late 2012, the City initiated construction of a temporary (7 to 10 year) 6,000 sq. ft. County Library Annex in a commercial storefront space off Broadway and Business Center Drive. Since its inception, the library has experienced substantially higher utilization than any other branch 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, 2/25/21



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
 0 200 400
 Feet

This product is the 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



Rendering of Exterior Front View



Rendering of Exterior Rear View



Project Photos:



Second Floor Being Poured



Concrete Being Screeded and Floated on Second Floor



Covered Outdoor Seating Area, Being Framed and Sheathed



Sheathing and Air Barrier Being Installed on Exterior Steel Framing



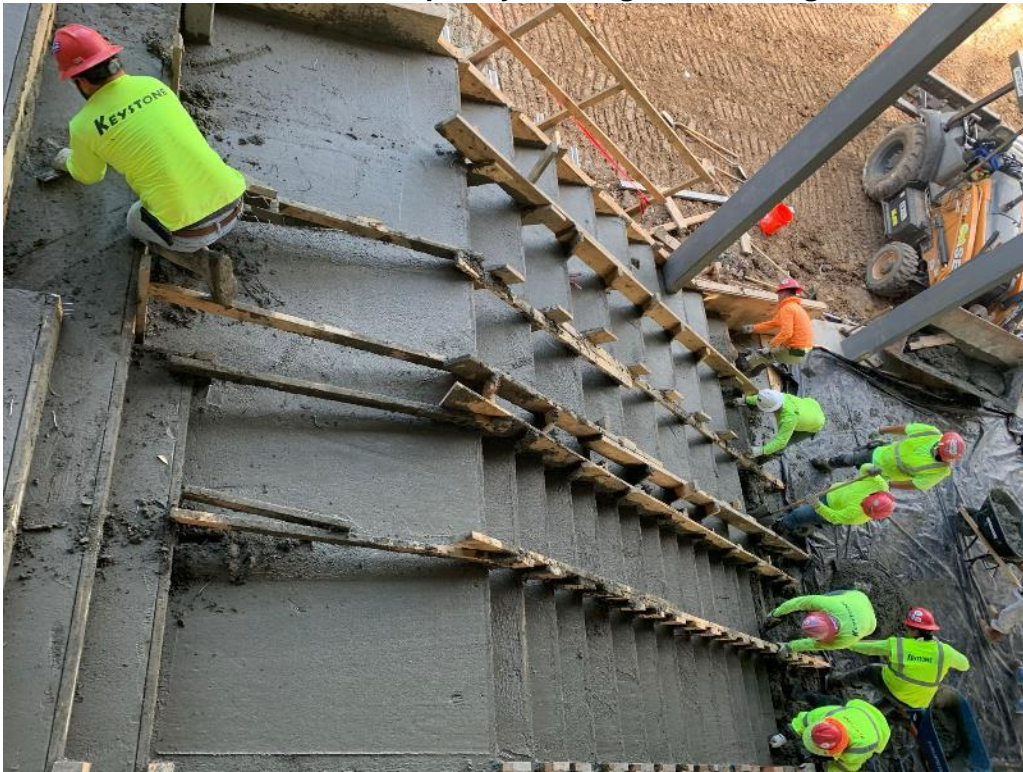
Interior Framing and MEPs are Being Installed



Drywall is Being Installed on One Side of Interior framing



Monumental Stairs Temporary Shoring and Framing Erected



Monumental Stairs Being Poured



Monumental Stairs



Roof Above Multipurpose Rooms and Theatre



Detail Steel and Roof Decking Being Installed



Air Barrier Being Applied



Left-Turn Lane has been Completed



Fifty Percent of Total Paving has been Poured On-Site