



# Memo

**To:** Clay Pearson, City Manager

**From:** Fatema Weekly, Project Manager

**CC:** Trent Epperson, Deputy City Manager  
Robert D. Upton, Director of Engineering & Public Works  
David Van Riper, Assistant Director of Public Works  
Skipper Jones, Assistant Director of Capital Projects

**Date:** August 12, 2021

**Re:** West Pearland Library Change Order

12 August 2021  
To: Mayor and City Council members  
Project CIP budget balance is \$3.6. We will not need to sell an additional \$2 mm in TIRZ CO bonds that had been anticipated. More good news, with forthcoming recommendation described here, we will be able to accomplish \$271k in enhancements.  
Clay

## Executive Summary

This memo provides information about the forthcoming proposed change order to add additional amenities to enhance the overall project amenities and appearance within the community.

Staff seeks to take advantage of a unique opportunity to enhance the new library facility and teaching theater with functional and aesthetic additions to the project. Working in conjunction with Brazoria County Library Systems, the architect and Staff have identified and assembled a list of upgrades and additions that can be paid for from remaining project funds. The following list of items recommended by Staff for adding to the scope of the project include:

- Upgrades fixtures to hands free usage (\$92,280) – upgrades facility fixtures to hands free units per the City's Covid-19 pandemic response plan.
- Add additional cameras (\$10,134.44) – includes interior security cameras to first floor multi-purpose rooms to be utilized during afterhours programming.
- Upgrade Trellis Roof Material (\$79,490.02) – changes roofing material from fiberglass to a perforated metal material of the exterior amphitheater trellis included in the original design located at the rear of the facility. The originally designed material cost \$31,000 and has a 3-5 year shelf life, whereas the proposed upgraded metal roof provides a 20+ year life expectancy and recognizes a minimum cost savings of approximately \$45,000 during its anticipated lifecycle.
- Upgrade perimeter landscaping (\$30,300) – upgrade shrub species to meet and exceed Shadow Creek Ranch Management Association height requirements.
- Extend Sidewalks (\$36,250) – increases sidewalks from 6 feet to a 10-foot shared path to match the forthcoming sidewalk improvement project along Shadow Creek Parkway.
- Add Sound Dampening (\$22,750) – provides acoustical treatment to the North and South walls in the Teen Area.

The above recommended items total **\$271,204.46** which is inclusive of materials, delivery, installation, and additional General Conditions.

The Shadow Creek Library project is funded by Certificates of Obligation (COs) that will be 100% reimbursed by Pearland Tax Increment Reinvestment Zone 2 (TIRZ2).

## Background

In late 2012, the City initiated construction of a temporary (7 to 10 year) 6,000 sq. ft. County Library Pearland 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. 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.

On October 12, 2020 Council awarded a contract to SpawGlass, as the selected Construction Manager at Risk (CMAR) to construct the newly designed library facility. The CMAR's final submitted Guaranteed Maximum Price (GMP) was \$15,964,931, approximately 4% lower than the advertised Request for Proposal issued on August 19.

Staff requests approval to utilize \$271,204.46 of remaining project funds to accommodate the recommended change order items listed above.

**Current Status**

In addition to framing, sheathing and air barrier, current activities include ongoing installation of exterior masonry and continued rough-in of mechanical, electrical and plumbing. The recent and continuous inclement weather patterns have delayed the contractor's ability to fully dry in the building and finalize roofing applications. With the delays and slow supply chains within the market, the anticipated completion date has changed to December 31, 2021.

**Next Steps**

Staff plan to present a recommendation to approve a change order adding additional scope to the construction of the Shadow Creek Library project on the August 09, 2021 Council agenda meeting.

**Budget Info**

Sold July 2021 \$16.54 MM (R2021-115)

will not be needed to be sold

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 - CO	TBS	16,540,000		16,540,000
<del>TIRZ Reimbursement Debt - CO</del>			2,000,000	2,000,000
Other Funding - Brazoria County		2,000,000		2,000,000
<b>Total Funding Sources</b>		<b>21,500,000</b>	<b>2,000,000</b>	<b>23,500,000</b>

Expenditures	To Date	Future	Total
PER			-
Land	6,299		6,299
Design	1,732,219	40,000	1,772,219
Construction	16,021,094	271,204	16,292,298
Construction Management/Inspection			-
Construction Materials Testing	147,095		147,095
FF&E	1,648,767	23,406	1,672,173
<b>Total Expenditures</b>	<b>19,555,474</b>	<b>334,611</b>	<b>19,890,085</b>

<b>Project Contingency</b>	<b>8%</b>	<b>1,863,500</b>
<b>Project Balance</b>		<b>1,746,415</b>

**Schedule Info**

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

**Recommendation**

Staff will recommend Council approve a change order to the contract with SpawGlass, totaling \$271,204.46 for Construction Services on the Shadow Creek Library project at its August 23, 2021 regular meeting.

**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, 4/29/21, 5/27/21

# Vicinity 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 project is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or planning purposes. It does not represent an endorsed survey and represents only the approximate relative location of property boundaries.

MAP PREPARED: FEBRUARY 2020  
 CITY OF PEARLAND GIS DEPARTMENT

## Project Photos



North Facing Aerial View



Front View of Library