



2 December 2021  
 To: Mayor and City Council members  
 Update on new West Pearland Library branch of the Brazoria County Library System. Moving along on the finishing elements. Clay

# West Pearland 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	Connected Community and Sound Infrastructure
<b>Project Phase?</b>				
Construction				

## Highlights:

On October 14<sup>th</sup>, staff, along with project personnel from the CMAR, Spaw-Glass, organized and conducted a tour of the facility to discuss the 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.

- Site work is over 95% complete throughout complex.
- The Northern Patio, Southern Walkway and Trellis installation was completed at the end of October.
- The mechanical, electrical, and plumbing (MEP) rough-in has been completed.
- All interior framing, insulation and sheetrock has been completed.
- The installation of the ceiling grid on the 2<sup>nd</sup> floor has been completed.
- The interior finishes have begun and are at an overall completion of 75%. These finishes include tile in the restroom, polished floors, millwork installation, mechanical, electrical, plumbing trim-out and painting.

## 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 - CO	2021B	16,540,000		16,540,000
TIRZ Reimbursement Debt - CO	TBS 2022	2,000,000		2,000,000
Other Funding - Brazoria County		2,000,000		2,000,000
<b>Total Funding Sources</b>		<b>23,500,000</b>	-	<b>23,500,000</b>
Expenditures		To Date	Future	Total
PER				-
Land		6,464		6,464
Design		1,734,178		1,734,178
Construction		16,288,091		16,288,091
Construction Management/Inspection				-
Construction Materials Testing		147,095		147,095
FF&E		1,649,146		1,649,146
<b>Total Expenditures</b>		<b>19,824,974</b>	-	<b>19,824,974</b>
<b>Project Contingency</b>	<b>8%</b>			<b>1,863,500</b>
<b>Project Balance</b>				<b>1,811,526</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

**Upcoming Work Items:**

- Exterior metal panel and soffit installation is in progress.
- Standing Seam Roof at the Story-time Room is in progress.
- All exterior paving, curbs, sealing, striping, and sidewalks will be in place by the beginning of December.
- Irrigation installation is currently underway and expected to be completed early December.
- Completing above ceiling MEP / Low Voltage items prior to closing Level 1 Area B and Tax Office.
- The feature wall is currently in progress and nearing completion.
- Interior glass storefront systems installation in progress on Level 1 and Level 2.
- Carpet installation will be completed.

**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, 10/23/21



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

MAP PREPARED: FEBRUARY 2020  
 CITY OF PEARLAND GIS DEPARTMENT



**Project Renderings:**



**Rendering of Exterior Front View**



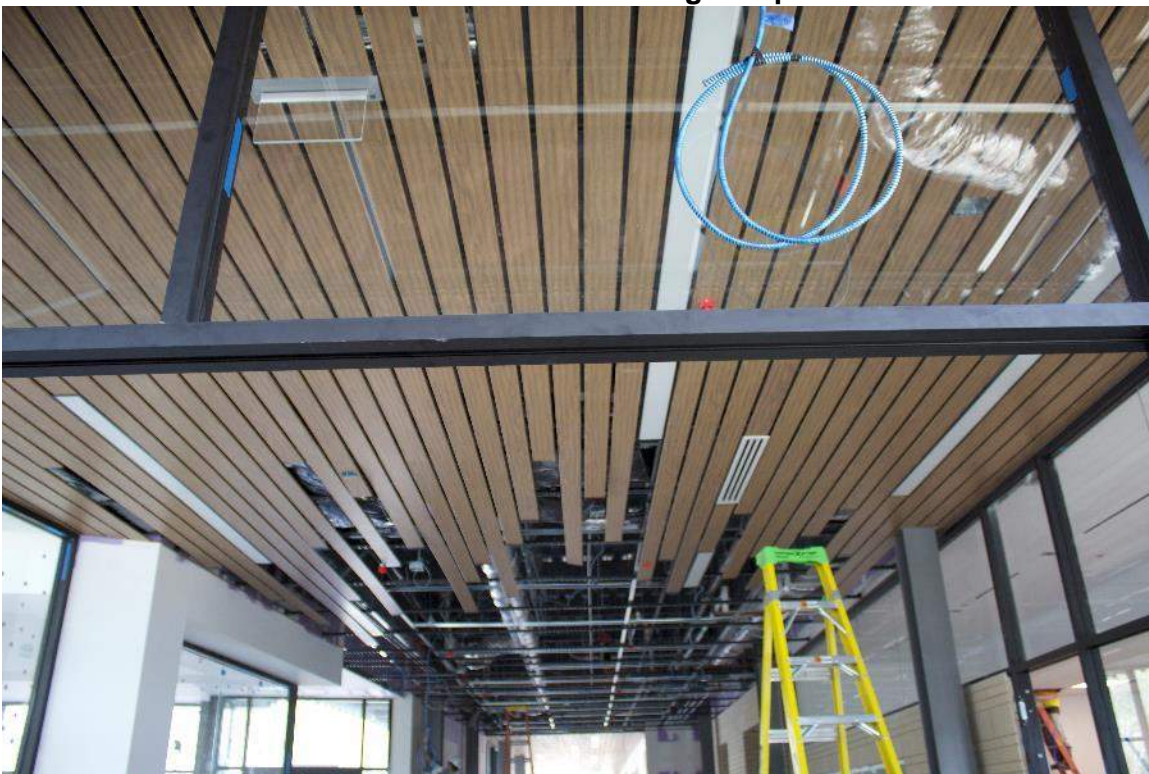
**Rendering of Exterior Rear View**



**Project Photos:**



**Exterior Finishes are Nearing Completion**



**Ceiling Finishes are Being Installed**



**Millwork in Tax Office Has Been Installed.**



**Plumbing Fixtures Have Been Installed**



**Teaching Theater is Nearing Completion**



**Rear Courtyard and Amphitheater**