

MINUTES
LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT
BOARD OF TRUSTEES' DESIGN REVIEW COMMITTEE MEETING
LAS VEGAS, NEVADA
September 9, 2008
(approved October 13, 2008)

The Board of Trustees' Design Review Committee of the Las Vegas-Clark County Library District met in the Las Vegas Library, Las Vegas, Nevada, at 4:00 p.m., Tuesday, September 9, 2008.

Present: Committee: A. Aguirre, Chair
E. Sanchez
R. Kirsh
K. Carter
A. Arthurholtz

Counsel: G. Welt

Absent: F. Barron, ex-officio

Staff: Daniel L. Walters, Executive Director
Numerous Staff

Guests: Domingo Cambeiro & Vincent McCafferty, DCC Architects
John Lansdell, Lucchesi Galati Architects
Sean Coulter & Michele Tayengco, Pugsley Simpson Coulter Architects
Tom Schoeman, Michael Crowe, Mario Reyes & Teresa Labus, JMA
Architecture Studios

A. Aguirre, Chair, called the meeting to order at 4:08 p.m.

Roll Call All members listed above represent a quorum.

Agenda Trustee Arthurholtz moved to approve the Agenda as proposed. There was no opposition and the motion carried.

Discussion and possible Committee action regarding presentations from the architects on the 95% Construction Documents for the Phase II efficiency remodels which include the Sunrise, Summerlin, Spring Valley and Clark County libraries and possible recommendation of approval regarding proceeding with 100% Construction Documents and bidding for the Phase II efficiency remodels to the Board of Trustees at its September 11,

General Services Director Steve Rice said that the Phase II efficiency remodels include the Sunrise, Summerlin, Spring Valley and Clark County Libraries. Rice noted that several review meetings have been conducted with the architects and each respective library staff committee as well as upper-level Public Services staff throughout the design phase. He said that staff are recommending the plans which are being presented at the meeting.

Committee members have received plans for each affected building that include the demolition plan, new floor plan, electrical and mechanical plans and a 95% Construction Documents Phase probable cost estimate.

The estimated construction cost for each Phase II project is as follows:
Sunrise Library - \$203,732
Summerlin Library - \$262,777
Spring Valley Library - \$463,875
Clark County Library - \$761,474

The anticipated projects schedule is as follows:
95% Construction Documents Approval – September 11, 2008
Building Department Plans Review Completed – October 1, 2008
Bidding Completed and Construction Contracts Awarded – November 13, 2008
Construction Completion – April 30, 2009

Minutes - Board of Trustees' Design Review Meeting

September 9, 2008

Page 2

2008 meeting. (Item III.A.)

Domingo Cambeiro and Vincent McCafferty of DCC Architects presented the plans for the Sunrise Library efficiency remodel. In phase one of the work, the circulation desk and work area, security gates, entry foyer ramp and stairs, the back wall and ceiling inside the existing branch manager's office, the flooring throughout the entire circulation and receiving areas and a concrete slab will be removed. In phase two, a ramp in the circulation area with low walls to match the existing walls and the book return area will be added and a customer service desk and material return area will be relocated to serve patrons in a more efficient manner. New flooring in the circulation and receiving areas will be installed, self-check kiosks will be added, the offices will be relocated into the current storage area and new ceiling and lights will be added in the sort room as well. New security gates and sorting equipment as well as shelving and cabinets will also be installed. At the close of the presentation, a color board and samples were passed around to Committee members.

Committee Chair Aguirre asked for an estimate of when the proposed work would be completed as well as the effect of the construction work on the patrons. Mr. Rice said that the proposed work for the Sunrise Library as well as the Summerlin and Spring Valley libraries should be completed approximately 90-120 days after the start of the work. The work on the Clark County Library will require a longer construction period.

Mr. Rice added that if the experience from the Phase I bidding is repeated, the proposed construction cost estimates for each location will be higher than the actual bids.

Trustee Kirsh confirmed the location and color of some of the carpet shown on the plan.

John Lansdell of Lucchesi Galati Architects presented the plans for the Summerlin Library efficiency remodel. The Summerlin renovations include the removal of the circulation desk, providing additional space for the work room into the lobby for the automated sorting equipment, providing space for reserved material where the used bookstore used to be located, dividing the rarely used refreshment room to provide space for the used bookstore, adding a stair to the adult library adjacent to the ramp and adding a new help desk area. Adding new security gates and self-check kiosks as well as the sorting equipment will also be a part of the renovations.

Trustee Aguirre asked Mr. Lansdell if he had considered altering the corner of the gallery, which extends into the hallway, as part of the work. Lansdell noted that the idea had been discussed and later determined to not be necessary. Mr. Rice added that, due to the work needed to alter the gallery corner due to the high ceiling in the space and adjustments that would be needed to other areas, the gain in space and traffic flow would be outweighed by the cost required to do the work.

Michele Tayengco and Sean Coulter of Pugsley Simpson Coulter Architects (formerly Wells Pugsley Architects) presented the plans for the Spring Valley Library and Clark County Library efficiency remodels.

Ms. Tayengco first discussed the work proposed for the Spring Valley Library. The efficiency remodel for this location includes demolishing the existing vestibule and adding another set of storefront windows and doors. Sorting equipment will be installed in the expanded workroom area which will be created by demolishing the existing circulation desk and two non-structural walls. Self-check kiosks will be installed at two locations in the branch. Additional work required includes extending HVAC duct work to handle the additional heat load, relocating some light and power outlets, adding additional light, power and data outlets. Rubber floors will be installed in the high traffic areas.

Ms. Tayengco noted that the additional electrical loads the new equipment will require after the remodel is complete will necessitate an increase in the Nevada Power service to the building. She reviewed the two possible locations for the additional power to be brought to the site but noted that Nevada Power must approve the location. Tayengco noted that the more expensive route is the one reflected in the cost estimate.

Ms. Tayengco then reviewed the work proposed for the Clark County Library. She said a high priority for staff was to improve the circulation and visibility of the stacks, as well as ensure the security of the collection and eliminate some of the confusing traffic flow. Tayengco and Mr. Rice both noted that the work covers all three floors of the building.

The work required for the efficiency remodel at the Clark County Library includes converting the existing Newspaper Room on the first floor to the Reference Room which will allow the existing workroom and new sorting equipment to be located in the former Reference Room area. Several walls in the workroom and two small rooms accessed from the workroom will be removed. The three sets of doors between the entry lobby and Reader Services area on the second floor will be reconfigured to make it easier for patrons to locate materials. Power and data will be installed for 12 self-check kiosks, 10 security gates and the upgrade of 6 doors in stair and elevator vestibules for magnetic hold-open devices, as well as power to light new areas of reference shelving. Additional work required will include relocating existing HVAC supply ducts and grilles to accommodate the new equipment and general zone changes. Also, new carpet and rubber flooring will be installed throughout the second floor.

Committee Chair Aguirre asked how the architects were planning to deal with the extensive addition of wiring and power. Ms. Tayengco and Mr. Rice said that there would probably need to be cuts through the floor but that would not be able to be determined until the contractor starts the work.

Mr. Rice commented that the Clark County Library is the most extensive project and the estimated cost reflects the large amount of work. He also drew attention to the large number of security gates that would be required to secure each floor, due to the large number of access points on all three floors. The security of the collection has been a huge challenge to staff in the past. Once the proposed work has been completed, patrons will be required to check out their books prior to leaving each separate area and going to different areas in the building.

In response to questions from Trustee Kirsh, Mr. Rice said that he estimated that the proposed work at the Clark County Library will take approximately 5-6 months and will not affect the Theater wing.

Trustee Sanchez moved to recommend to the Board of Trustees approval of the 95% Construction Documents for the Sunrise, Summerlin, Spring Valley, and Clark County libraries efficiency remodels and to authorize the Executive Director to approve the 100% Construction Documents upon completion of the City of Las Vegas and Clark County building department reviews and to proceed with the bidding phase. There was no opposition and the motion carried.

Discussion and possible Committee action regarding presentation of the Design Development Phase documents for the Southwest Library and Service Center and possible recommendation of approval regarding proceeding with the Construction Documents Phase for the Southwest Library and Service Center to the Board of Trustees at its September 11, 2008 meeting. (Item. III.B)

Mr. Rice began the discussion of the Design Development Phase documents for the Southwest Library and Service Center by saying that a revised cost estimate for the project was being distributed. The original estimate sent to Committee members lacked the costs for the single vehicle truck wash and alternative fueling location. The revised project cost estimate is \$50,325,568, still within the projected project budget of \$50.5 million.

Mr. Rice said that since the April 10, 2008 meeting at which the Board of Trustees approved the Schematic Design Phase for Southwest Library and Service Center, JMA Architecture Studios has worked on the Design Development Phase for the approximately 140,937-square-foot facility that includes:

Library	27,096 SF
Library Shell Space – Future Growth	11,342 SF
Lobby/Pre-Function Area	4,604 SF
Community Meeting Room	1,507 SF
Auditorium (300 Seats)	9,390 SF
Gallery	381 SF
Service Center	86,617 SF

Several progress/review meetings have been conducted with JMA and the District's Executive Director and the Southwest Library and Service Center building committees throughout the design development process.

Tom Schoeman, Michael Crowe, Mario Reyes and Teresa Labus of JMA Architecture Studios presented the proposed design for the Southwest Library and Service Center. Mr. Schoeman thanked the District for the opportunity to be a part of the project. Mr. Crowe acknowledged the work of URS, the project managers retained by the District, who led a

value engineering workshop that was able to reduce the proposed construction budget from \$55 million to \$50.5 million. The workshop also allowed staff to validate the program square footage and eliminate unneeded space from the design. This allowed the addition of an auditorium to the space which is planned to be a performance and meeting space for the southwest area.

Mr. Crowe then discussed the role that the Service Center will play in centralizing all the administrative and support functions for the District, currently spread out at many different sites. He noted that the support function areas at the Service Center will occupy only 25,000 square feet of the 142,000 square foot building. The building is designed as a library complex that also includes an office building, auditorium and service facility that is adjacent to the people who will run it.

Mr. Crowe then described the plans for the building, noting the changes in the design since the conceptual design phase was approved by the Board in April 2008. The major changes addressed the concerns of neighboring residents and District staff regarding ingress and egress to the site by patrons, staff and deliveries as well as the impact on the neighbors so that traffic flow, drop off locations and loading areas were oriented away from the residential areas.

Residential areas are located to the west and the north (across Santoli Avenue) of the site. The south side of the site is bordered by Windmill Lane, a major commercial street, which will be the main access road for patrons, staff and deliveries. The library will be located on the west side of the building while the service center and administrative offices will be located on the east side of the building. Deliveries will be oriented towards the commercial areas. The commercial areas are on the east side of the site, going towards Rainbow Boulevard. Parking for patrons, the service center and staff follows the same direction. Walls and landscaping will also screen the site from the residential areas. Service areas will also be secured by walls and gates from the parking lot.

The building is designed on an east-west axis to take advantage of the solar envelope and add daylight to the building. Clerestory windows will allow light to enter the building and reflect off the ceiling to the space below, allowing most areas to be lit by natural light.

Water naturally flows across the site and will be used to water the landscape. Mr. Crowe said that there will be dry wells as the ground percolates very well, and the dry wells will absorb water through concrete that will allow it to pass through so the water flow on the site will be contained on site. The landscaping meets code requirements as well as utilizing the water naturally occurring on site, which allows the site to meet LEED requirements.

The interior plans now reflect space for future growth on both the library and service center sides of the building, due to the work done at the value engineering workshop. As mentioned previously, a 300-seat auditorium that can accommodate most types of productions and

meetings was added, along with an expanded community meeting room. Mr. Crowe noted the relatively small space for sorting and storage on the first floor in the service center area while he showed the administrative areas that take up the rest of the service center side of the building.

Mr. Crowe acknowledged the work of Mr. Reyes on breaking up the north side of the building so that residents on that side of the site are not faced with a long "warehouse view." Decorative walls, which will also act as sound walls, will screen views of loading and unloading activities. Materials being used on the building are generally glass and stucco with metal accents to break up the long axis. The east and west axes of the building will not use as much glass so as not to overheat the building. Again, the use of clerestory windows will allow the extensive use of natural light in almost all spaces of the building with ample provisions for artificial light as necessary. Crowe said the idea is to utilize the natural light in the space while reflecting the heat out of the space.

Mr. Crowe showed elevations for each side that reflect similar but different images. He said the Service Center will appear as an upscale Class B office building and the Library will make a definite statement that it is a special building.

Mr. Crowe noted the extensive use of glass throughout the building and explained the different types that will be used. Vision glass, which is clear glass, will be used at levels of 3 feet to 7.5 feet. Above 7.5 feet, the building will be using a special type of glass, manufactured only in Germany, which uses blinds fixed within the glazing system to reflect the sun to the ceiling. The ceiling will be made of very reflective material that will allow the sun to penetrate 35-40 feet within the space. The glass works very well and the look is very handsome and high-tech.

The large use of natural light, combined with high efficiency lights that can be dimmed and a high efficiency mechanical system, will allow the building to operate 35-40% below the benchmark and slightly more than that below the code.

Trustee Arthurholtz suggested that staff consider changing the name of the service center to something which more clearly described the large number of District functions occurring at the location. Mr. Walters noted that the name had already been changed from "Compass Point" to "Southwest" due to the fact that Compass Point does not have any relevance at all; it was the name the original developer gave to the area which is not used at this time. Walters continued to say that while "service center" does have nomenclature significance in the library industry, there are a number of names which can be considered, such as "administrative service center." He will be recommending to the Board that it may want to consider working with Clark County Commission members and area residents to come up with a final name.

For the working name of the building, Southwest Library and Service

Center will do to move the project forward.

Mr. Crowe briefly discussed the 300-seat auditorium. An audio-visual consultant is being used to ensure that the space will be very versatile. The floor slopes and there will be a screen and projection system. As work progresses, other refinements may be added.

Colors used will follow a warm, desert palette. Mr. Reyes showed Committee members sample boards with colors and proposed materials for the flooring, walls and ceiling for both the library and the service center area.

Trustee Kirsh asked about the ceiling material and how the light is reflected in the space. Mr. Schoeman noted that the light is indirect, in that it is filtered through the glass with the blinds directing it towards the ceiling which then reflects it through the space. Mr. Crowe explained that it is above the vision glass and above the normal individual's view. What the individual sees below is a shaded surface.

Mr. Crowe closed by saying that the Southwest Library and Service Center plan presented has been reviewed several times by JMA Architecture staff and URS is now reviewing the figures. The proposed cost estimates have also been reviewed several times by the estimator and JMA staff. Crowe believed the plan will provide the District with a handsome building that will fill the needs of the District within the mandated budget and thanked the District for the opportunity to work on a project of this type.

Trustee Aguirre asked about the gate for trucks accessing the site. Mr. Crowe confirmed there is one gate from Windmill for direct access to the loading area. Crowe said that most of the trucks using the site will be box trucks and only rarely will 18-wheelers need access. The box trucks, only 2 to 3 a day, load up in the morning and then are gone all day.

He commented that the Clark County Planning Department likes the project but wanted to see the input from area residents and to see that the District will be a good neighbor.

Mr. Rice commented that the site is currently zoned for rural estates and the Clark County Planning Department has recommended that the District seek a conforming zoning change to public use. The County's Enterprise Master Plan shows the site as a public library.

Mr. Rice said that a meeting with the area residents is planned for September 23. He reported that there is a very active community group in the area known as SWAN. SWAN members have been invited to attend, along with library card holders in the area, and they are very excited about the project. The Enterprise Town Board meeting is in early October, followed by the Clark County Commission meeting which will consider the zoning change. Rice does not anticipate any problems with the request as the site fully conforms to the zoning requirements

of the area.

Trustee Kirsh asked whether there are currently stoplights at the Rainbow and Windmill intersection and if none, will stoplights be installed. Mr. Rice confirmed that stoplights are already in place at the intersection. Mr. Crowe said that JMA is in the process of completing a traffic and drainage study which will be reviewed once the zoning change has been approved. He said that there will perhaps be a need for traffic control at the public entrance to the site. At this time, traffic exiting at the public entrance can make a left or right. Due to the Windmill median, traffic exiting the site via the delivery entrance will only be able to make a right turn.

Trustee Aguirre asked about ADA accessibility at the drop-off and entrance locations as well as whether the use of alternative energy sources such as solar power was investigated. He also wanted to know if there would be covered parking for staff.

Mr. Crowe showed the location of the handicapped stalls at the front of the building. All entrances will be ADA accessible and there will be an elevator at the main entrance of the building for access to the second floor of the service center. Crowe also noted that handicapped access is available at the drop off zone which is a one-way driveway. There are no steps and all access is via a surface grade.

Mr. Crowe said the space is available on the roof for the conversion equipment and metering if the District can find the funds. The infrastructure plans can be added during the construction documents phase, if requested. Mr. Walters said District staff would investigate the costs to add alternative energy sources during the construction documents phase with the design team and URS.

No decision had been made on covered staff parking.

In answer to a question from Trustee Aguirre, Mr. Crowe pointed out the library staff entrance, which is located close to library staff parking in the back of the building. Mr. Rice said the parking spaces in front of service center side of the building are for the service center staff and there is an entrance for those staff close to their parking. Mr. Walters said the decision to put the service center parking on the front of the building was made so that the residential areas off Santoli Avenue in the back of the building would not see an influx of 200 cars each morning. Walters continued to say that the exit leading to Santoli would probably be gated and used for emergency access only. Rice added that the service center staff parking is anticipated to be used by library and auditorium patrons outside of the service center business hours, which will generally be from 8 a.m. to 5 p.m. Monday through Friday.

Trustee Aguirre asked then if the parking for patrons at the site was adequate. Mr. Crowe said that there are 599 parking spaces at the site and a great deal of discussion went into their location and use in order to provide for the needs of all site users.

Minutes - Board of Trustees' Design Review Meeting

September 9, 2008

Page 9

Trustee Carter moved to recommend to the Board of Trustees approval of the Design Development Phase for the Southwest Library and Service Center and to authorize the Executive Director to have JMA Architecture Studios proceed with the Construction Documents Phase. There was no opposition and the motion carried.

Executive Director Walters acknowledged the work of Mr. Rice and his team, the other District staff participating in the project, as well as JMA Architecture Studios and URS staff. Mr. Walters said that everyone involved has done a tremendous job accelerating the project, keeping it on schedule as well as keeping a careful eye on the proposed budget. He said that staff will continue to investigate the use of solar power and will have more information as the project gets to the construction documents stage.

Mr. Walters continued to say that on the funding side, the Clark County Board of Commissioners and the Las Vegas City Council had both, in the last week, unanimously approved resolutions in support of the Board's intent to sell medium-term bonds to fund the project.

**Public Comment
(Item IV.)**

None.

**Adjournment
(Item V.)**

Committee Chair Aguirre moved to adjourn the meeting at 5:16 p.m. There was no opposition and the motion carried.

Respectfully submitted,

Aldo Aguirre, Committee Chair