

MINUTES
LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT
BOARD OF TRUSTEES' MEETING
LAS VEGAS, NEVADA
January 12, 2017
(approved February 14, 2019)

The Board of Trustees of the Las Vegas-Clark County Library District met in regular session in the West Charleston Library, Las Vegas, Nevada, at 6:00 p.m., Thursday, January 12, 2017.

Present:

Board:	M. Saunders, Chair	R. Ence
	Y. Yturralde	S. Bilbray-Axelrod
	K. Crear	S. Moulton
	R. Wadley-Munier	M. Francis Drake
	F. Ortiz	J. Melendrez

Counsel: G. Welt

Absent: None

Staff: Dr. Ronald R. Heezen, Executive Director
Numerous Staff

Guests: Sean Coulter, Simpson Coulter Studio
Gary Eddington, Simpson Coulter Studio

M. Saunders, Chair, called the meeting to order at 6:00 p.m.

Roll Call and Pledge of Allegiance (Item I.)

All members listed above represent a quorum. Trustee Bilbray-Axelrod attended via phone and was on the line when the meeting began. Trustee Wadley-Munier attended via phone and called in at 6:05 p.m. Trustee Yturralde attended via phone and called in at 6:11 p.m. Appendix A.

Trustee Ence led attendees in the Pledge of Allegiance.

Public Comment (Item II.)

None.

Agenda (Item III.)

Chair Saunders removed Item V.B., Approval of Minutes of the Regular Session, October 13, 2016, from the Agenda. Trustee Moulton moved to approve the Agenda as changed. There was no opposition and the motion carried.

Presentation on the Human Resources Department by Human Resources Manager, London Porter

London Porter, Human Resources Manager for Employee Relations and Recruitment presented information on the staff members and responsibilities of the Human Resources (HR) Department.

Using the HR organization chart, attached as Appendix B, Mr. Porter started his presentation by praising the work of the assistants who are, he said, the key to HR's achievements. While they were not present at the meeting, Porter wanted to acknowledge their hard work.

- Joy LeFave, HR Receptionist
- Abby Rodriguez, HR Office Assistant III
- Tina Morris, HR Office Assistant
- Rebecca Gonzalez, HR Administrative Coordinator

HR Director Jerilyn Gregory has announced her retirement, effective in May, 2017. She will be missed. Mr. Porter thanked Gregory for her leadership, vision, and the opportunities she had given her staff to grow their skills.

Ms. Gregory is responsible for setting a leadership tone, the department's vision, and aligning HR priorities with the District's strategies. Activities of the HR Department include the following areas:

- Training and Development
- Recruitment and Employee Relations
- Benefits
- Human Resources Information Systems (HRIS)

Training and Development

Staff: Jacinta (J') Allen and Joy LeFave

Ms. Allen is a superior trainer with class and style. And, Porter strongly recommends that attendees better be on time to any of her training classes.

Ms. Allen creates customized programs for District staff that develop their skillset, to serve the District's community, both externally and internally. As a Board, Trustees passed the Vision 2020 initiative and one of the four factors was limitless learning.

Before Ms. Allen arrived, District employees had one learning opportunity created by HR, New Hire Orientation. Now, the District has six in-house courses, in addition to a revamped new hire orientation. Orientation now includes video of Executive Director Dr. Heezen personally welcoming new Team members to the District. Orientation is now an experience transaction versus an information transaction.

On a national level, public libraries are moving towards maker spaces, a focus on customer service excellence, and becoming more technology-driven every day.

One of Ms. Allen's six in-house classes is Achieving Customer Service Excellence. In 2016, 762 employees completed this class. More than 1,193 employees attended all of Ms. Allen's classes. One of the other HR programs is a program so that employees can shadow other areas they may want to explore. In 2016, 54 employees participated in the Job Shadowing Program

Another innovative step Ms. Allen brought to the District was collaboration. She partnered with the City of Henderson for employees to have access to nine additional career development classes. The cost to the District, zero dollars.

When Training and Development is done right the value for the District comes in:

- Improved Customer Service Skills, internally and externally
- Career development opportunities, employee retention, and improved morale
- Alignment with the District's Limitless Learning strategy

Recruitment and Employee Relations

Staff: Christine Dinino and London Porter along with assistant Abby Rodriquez

Recruitment

- The overall function is to match the best candidate with the correct position to support that specific community.
- In 2016, the District's online application system took in almost 9,746 applications and staff filled 129 positions.
- In recruitment District staff have seen a trend that shows skilled library talent at mid and high level leadership positions is becoming more challenging to find which underscores the training aspect of cultivating District talent from within.

Employee relations

Some of the Employee Relations functions are:

- Mediation
- Career and Corrective Action Coaching
- Conflict Resolution
- Conducting investigations
- Writing investigative reports
- Participating in union negotiations

Mr. Porter explained that Employee relations is all about establishing, gaining, and maintaining trust that makes employees feel safe to bring their ideas and concerns forward, to be heard with a non-judgmental mind, and know that their concerns will be addressed appropriately.

The value created when these two functions in this area are done correctly:

- Creating an Internal leadership pipeline
- Increased employee retention
- Increased employee trust
- Employees feeling respected, safe, and understood

Benefits

Staff: Manager, Tricia Skibickyj with assistant Tina Morris.

Very much like Ms. Allen revamped the new hire orientation; Ms. Skibickyj revamped the benefits open enrollment meetings. She took the District from delivering the basics to creating an experience. She brought in The Employee Network, one of the country's top employee discount programs. At this event, Skibickyj brings all of our benefit representatives to one location, to save District employees' time, so they can, in one location: check on 457 plan accounts, modify insurance, and add other benefits options as life changes.

In addition to the above duties, Ms. Skibickyj handles the Family and Medical Leave Act (FMLA) program, one of the most challenging aspects of benefits in every large organization. Skibickyj has done an exemplary job educating staff about what FMLA is and how to properly use it, showing managers how track and record FMLA hours, and she

has made District staff feel safe during uncomfortable and highly personal conversations with respect to FMLA.

The District recently added a Cancer/Catastrophic illness benefit. What makes this special is that District employees donated more than 500 leave hours to be accessed by employees who meet the requirements of needing assistance. This demonstrates how compassionate District employees are when tragedy strikes and was one of Ms. Gregory's ideas.

Ms. Skibickyj also handles Military Leave. This is a federal law, but how companies administer this law is what's key. Skibickyj and District managers ensure that those District employees who also serve in the US military have the confidence their position is safe, their time away is honored, and their service is respected and not seen as an inconvenience.

The value the Benefits area creates:

- Employee trust during medical crisis
- Increased benefits education
- Fewer Sick days
- A value recruitment tool to attract new talent

Human Resources Information Systems (HRIS)

Staff: Manager Glodia Thomas (Glo) and assistant Rebecca Gonzalez

This area is responsible for District employees' personal information. Staff are responsible for this confidential information and to keep it safe, organized, and properly stored. HRIS staff oversee:

- Payroll
- Benefits Administration
- Performance Management Systems
- Online Recruiting System
- HR Metrics
- Timekeeping and Records Management System to name a few

HRIS provides value to the District because:

- There is less paperwork to fill out
- Employees are empowered with self-service options
- There is a more effective and efficient flow of data

In addition, the HR Department is now operates Sunday-Friday, six days a week to be available to employees who may not be able to contact the department Monday-Friday. This is a benefit that District employees appreciate.

In conclusion, Mr. Porter said that the District's HR Department is about effectively managing, cultivating, and inspiring the resources inside the humans that serve the District's diverse and ever-changing community needs.

Trustees Moulton, Crear, Ortiz, Drake, and Melendrez asked questions on internal applicants, military employees, how the District is recruiting for diversity, how individual HR staff members split up covering different branches and support departments, exit interviews, how the

District recruits for candidates requiring MLS degrees, types of questions asked during interviews, how the District removes bias in hiring, and if the District has mentoring programs. Mr. Porter, Ms. Skibickyj, and Executive Director Dr. Heezen each participated in answering questions.

Chair Saunders thanked Mr. Porter and the entire HR team for their work and their presentation.

**Approval of
Proposed Minutes of
the Naming Policy
Committee, October
13, 2016, and
Proposed Minutes of
the Naming Policy
Committee Meeting,
Finance & Audit
Committee Meeting,
and Regular
Session, all on
November 10, 2016.
(Item V.A, C-E.)**

Trustee Melendrez moved to approve, in one motion, the Minutes of the Naming Policy Committee of the Whole Meeting held October 13, 2016 and the Proposed Minutes of the Naming Policy Committee of the Whole Meeting, Finance and Audit Committee Meeting, and the Regular Session, all held on November 10, 2016. There was no opposition and the motion carried.

**Chair's Report
(Item VI.)**

Trustees briefly discussed and agreed to move the date of the April 13, 2017 Regular Board Meeting to April 6, 2017.

**Library Reports
(Item VII.)**

Trustee Moulton moved to accept Reports VII.A.1-3. There was no opposition and the reports were accepted.

**Executive Director's
Report
(Item VII.A.)**

Dr. Heezen indicated that each Trustee received a copy of the Comprehensive Annual Financial Report (CAFR) for July 1, 2015 – June 30, 2016. He congratulated Deputy Director/CFO Fred James and Assistant Financial Services Director Floresto Cabias for their work.

Dr. Heezen pointed out several flyers passed out to Trustees promoting art exhibits and programs at District libraries.

Dr. Heezen then praised Branding and Marketing Director Karen Bramwell and Public Relations Manager Karen Bramwell for the current *Highlights*.

Trustee Moulton expressed her excitement at the upcoming Education Day being held at the Sahara West Library on January 13, 2017, for the Leadership Las Vegas program. The District is working with the Clark County School District on the event. Dr. Heezen explained that Development and Planning Director Danielle Milam will be making a presentation at the event and Heezen will also be present, along with other District staff.

**Library Operations,
Security Reports
and Monthly
Statistics (Item**

No questions.

VII.A.1.a.)

**Branding and
Marketing Report
and Electronic
Resources Statistics
(Item VII.A.2.a.)**

No questions.

**Community
Engagement Report
and Monthly
Statistics
(Item VII.A.2.b.)**

No questions.

**Development and
Planning Report
(Item VII.A.2.c.)**

No questions.

**Information
Technology Report
(Item VII.A.2.d.)**

No questions.

**Financial Services
Report
(Item VII.A.3.a.)**

No questions.

**General Services
Report
(Item VII.A.3.b.)**

No questions.

**Human Resources
Report
(Item VII.A.3.c.)**

No questions.

**Unfinished Business
(Item VIII.)**

None.

**Consent Agenda
Discussion and
possible Board
action regarding
approval of
Resolution No.
2017-01 of the
Board of Trustees of
the Las Vegas-Clark
County Library
District approving
the Declaration of
Covenants,**

Trustee Wadley-Munier moved to approve the Consent Agenda in its entirety, which

Approved Resolution No. 2017-01 of the Board of Trustees of the Las Vegas-Clark County Library District approving the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements between the City of Mesquite (City) and the Las Vegas-Clark County Library District (District), terminating the existing Interlocal Agreement dated August 11, 2016 (Resolution No. 2016-03), and approving a new Interlocal Agreement between the City and District for landscape maintenance services for the existing library site, subject to final review by Counsel.

Resolution No. 2017-01 is attached as Appendix C.

Conditions, and Restrictions and Reservation of Easements between the City of Mesquite (City) and the Las Vegas-Clark County Library District (District), terminating the existing Interlocal Agreement dated August 11, 2016 (Resolution No. 2016-03), and approving a new Interlocal Agreement between the City and District for landscape maintenance services for the existing library site.

Discussion and possible Board action regarding approval to amend the Interlocal Contract for the Transfer of Land Between the City of Las Vegas and the Las Vegas-Clark County Library District to extend the Holdover Term to January 31, 2019.

(Item IX.A.1-2)

Discussion and possible Board action regarding approval of design development for the Mesquite Library.

(Item IX.B.)

Approved amending the Interlocal Contract for the Transfer of Land Between the City of Las Vegas and the Las Vegas-Clark County Library District dated April 15, 2015 to extend the Holdover Term to January 31, 2019.

There was no opposition and the motion carried.

General Services Director Steve Rice explained that Simpson Coulter Studio (SCS) has completed design development for the Mesquite Library and Learning Center. The project consists of an approximate 13,000 square foot public library facility on 1.6 acres located at 105 West Mesquite Boulevard, Mesquite NV, 89027 and minimal remodel of the existing 5,464 square foot library facility located at 121 W. First North Street, Mesquite, NV 89027.

Several work sessions were conducted by SCS with staff throughout the design development process to refine the design of each functional area and system within each facility.

The budgeted construction cost is \$6,167,000.

Proposed project schedule:

Complete Schematic Design	August 2016
Complete Design Development	November 2016
Complete Construction Documents	February 2017
Complete City Plan Check Review	March 2017
Finalize CMAR Construction Services Agreement	March 2017
Construction Start	June 2017
Construction End	March 2018
Complete FF&E Set-up and Move-in	April 2018
Open to Public	May 2018

A narrative of the project and refined drawings depicting the building site and landscape plans, floor plan, floor finish plan, interior and exterior elevations, and a design development phase probable cost estimate are included in the attached documents. The design narrative is attached as Appendix D.

Mr. Rice introduced the design team from SCS, Sean Coulter and Gary Eddington.

Mr. Coulter walked through the attached documentation provided to Trustees. He then discussed the progress made to this point.

- The design team is focusing on the connection between the existing building and the new building to emphasize that the two buildings are a campus. To do that, some of the materials from the new building will also be added to the existing building, so there is a visual connection. People will see that the two buildings relate to each other and our part of a campus.
- The design team has been continuing to work on the site plan and details, working with the City of Mesquite's Planning Department.
- For the Learning Center (the original Mesquite Library Building), the design team has been working with District staff and Work Force Connections to develop a floor plan to make it feasible for the Work Force Connections component.
- For the library building, one of the major things the design team have made great progress on is the Café and Gallery area, coordinating with Nevada Department of Employment, Training & Rehabilitation (DETR) and District staff. The floor plan has changed since the Trustees saw it last. The Café will be unique for this area and this community.
- While the exterior has not really changed from the original presentation, the design team has been moving forward with the color palette to keep a lot of natural light and glass filtering in the new building.

Mr. Coulter then discussed the colors and materials being used in the project:

- There will be a lot of natural materials in earth tones used for the exterior.

- The interior of the building has a more intimate scale, with more colors.
- Artwork will be displayed in cases in the Gallery area.
- The family area will have carpet and portable furniture that can easily be reconfigured. The carpet also helps for acoustics. The ceiling will have acoustical tile as well.
- The Café will have a concrete flooring in case anyone drops anything for easy cleanup.

Trustee Crear asked about the LEED standard the District is looking to achieve and Mr. Coulter said the project has been designed to achieve SILVER, which would be one of the first in Mesquite.

Trustee Ortiz asked if there will be new air conditioning in the Learning Center (the original Mesquite Library building) and Mr. Rice explained that, when this building was remodeled four years ago, the mechanical systems were replaced at that time.

Mr. Coulter then discussed the budget, which is \$6,167,000. At this point in the process, the projected expenditures are at \$6,299,000, so the project is about \$133,000 over budget, about 2%. While it is still early on in the process, designers did not take into account some of the cost of the interior finishes. District staff, SCS, and CORE Construction will work together to review the project and the budget and determine some items that will be scaled back. CORE and SCS staff are both very comfortable that this is doable.

Construction will start in June 2017 and wrap up in May of 2018. After that, they will start to work on the existing building. They will start working on the modifications and renovations of the existing building, and that will wrap up in September of 2018. The District does not want to shut down the Learning Center while the main building is built, so it will be concurrent.

Trustees Ortiz and Bilbray-Axelrod asked whether the subcontractors were all from out of state. Mr. Rice explained that the subcontractors have not been selected because the project has not yet gone out for bid. CORE Construction will put every aspect of the process out to bid because they do not self-perform. That process will occur after the design gets through Plan Review.

Mr. Rice then explained how the process would work. The District has selected CORE as its Construction Manager At Risk (CMAR). They are the General Contractor. They will put the project out to bid. When the bids are opened, the District is at the table with CORE and District staff have the right to object to a subcontractor. Once the bids are opened, CORE will present District staff a proposal for a guaranteed maximum price. While CORE has cost estimates based upon the design, this will vary slightly from the final bid based upon the approved plans. At that time, District staff will know the subcontractors.

The contract will be two parts. There will be a construction services contract with CORE and then there will be a construction contract on with a negotiated Guaranteed Maximum Price.

Trustee Ortiz asked if the project required rezoning and Mr. Coulter said that no rezoning was required.

Trustee Crear asked about the connection between the Library and the Learning Center. Mr. Coulter explained that there will be a designated zone in the street with a specific paving pattern, as well as flashers. There will also be on-street parking.

In response to a question from Counsel Welt, Mr. Coulter explained that as there is no median in the street and the cross-walk will be straight across the street.

Trustee Ence moved to approve design development for the Mesquite Library and to authorize staff to have Simpson Coulter Studio complete construction documents and submit for plan check review. There was no opposition and the motion carried.

**Announcements
(Item X.)**

The next Naming Libraries Policy Committee Meeting will be held Thursday, February 9, 2017 at 4:30 p.m. in the Clark County Library.

The next Board Meeting will be held Thursday, February 9, 2017 at 6:00 p.m. in the Clark County Library.

Dr. Heezen thanked SPS technicians Brian Zawistowski and Sandra Fong, as well as West Charleston PAC Coordinator Firouzeh Forouzmand for their help with this Board meeting.

**Public Comment
(Item XI.)**

None.

**Executive Session
(Item XII.)**

Removed from Agenda.

**Adjournment
(Item XIII.)**

Chair Saunders adjourned the meeting at 7:05 p.m.

Respectfully submitted,

Elizabeth Foyt, Secretary

2017 ATTENDANCE

Appendix A

January 12, 2017 Regular Board Meeting

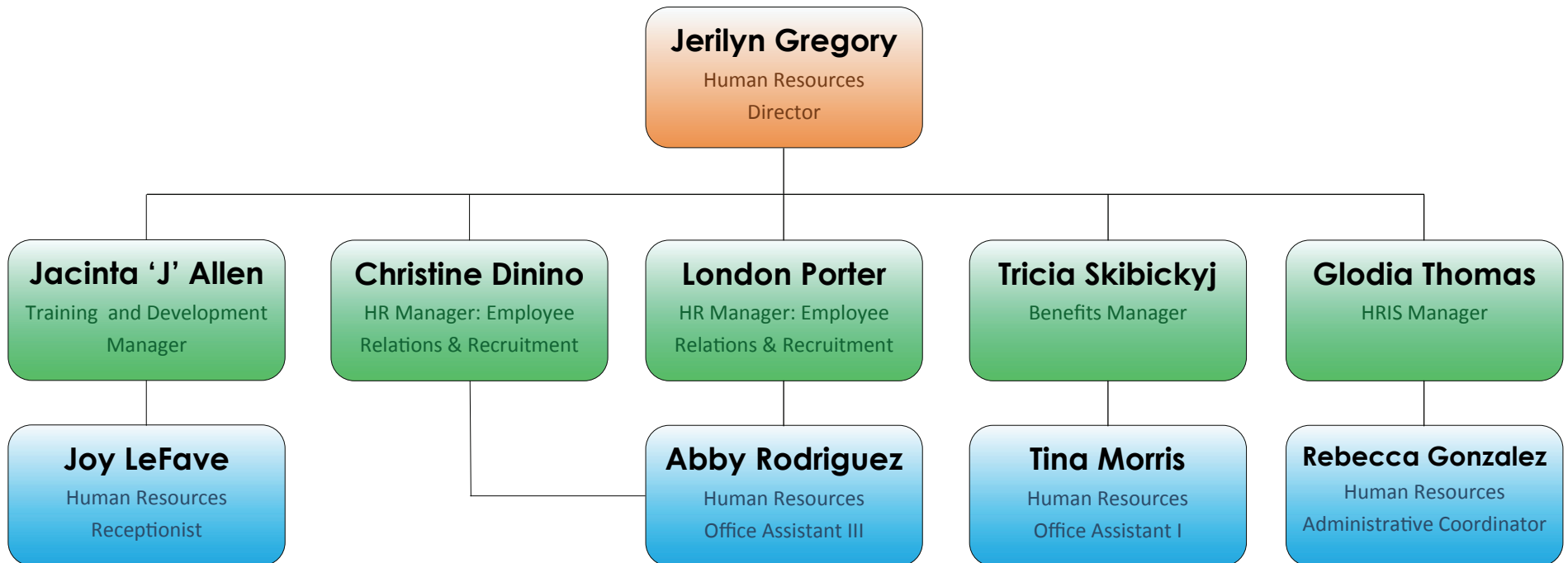
		2017	January 12 Regular Board Mtg										
Bilbray-Axelrod	Shannon	P											
Crear	Keiba	P											
Drake	Marilyn	P											
Ence	Randy	P											
Melendrez	Jose	P											
Moulton	Sheila	P											
Ortiz	Felipe	P											
Saunders	Michael	P											
Wadley-Munier	Robin	P											
Yturralde	Ydoleena	P											
			attended Committee meeting but not a member										

A-E Excused Absence
A-U Unexcused Absence

as of January 12, 2017

HUMAN RESOURCES DEPARTMENT

ORGANIZATIONAL CHART • 2017



A RESOLUTION OF THE BOARD OF TRUSTEES OF THE LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT (DISTRICT) APPROVING THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS BETWEEN THE CITY OF MESQUITE (CITY) AND THE LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT (DISTRICT), TERMINATING THE EXISTING INTERLOCAL AGREEMENT DATED AUGUST 11, 2016 (RESOLUTION NO. 2016-03), AND APPROVING A NEW INTERLOCAL AGREEMENT BETWEEN THE CITY AND DISTRICT FOR LANDSCAPE MAINTENANCE SERVICES FOR THE EXISTING LIBRARY SITE.

WHEREAS, Nevada Revised Statutes Chapter 277.180 provides that two or more public agencies may enter into an interlocal agreement for the performance of any governmental service, activity or undertaking which any of said agencies is authorized by law to perform; and

WHEREAS, Nevada Revised Statutes Chapter 277.045(2) requires that interlocal agreements be adopted by formal resolution or ordinance; and

WHEREAS, the District and the City entered into an interlocal agreement (Resolution No. 2016-03) on August 11, 2016; and

WHEREAS, the Parties have agreed to memorialize the terms and conditions set forth in the interlocal agreement dated August 11, 2016, in a Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements to be recorded against the involved properties; and

WHEREAS, the Parties have negotiated a new interlocal agreement setting forth the terms and conditions for the City to provide landscape maintenance services for the existing library site; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Trustees of the Las Vegas-Clark County Library District:

1. The interlocal agreement dated August 11, 2016 (Resolution No. 2016-03) is hereby terminated.
2. The Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements is hereby approved.
3. The new interlocal agreement for landscape maintenance services is hereby approved.
4. All efforts necessary to implement the above are hereby authorized.

PASSED, ADOPTED, AND APPROVED by the Board of Trustees of the Las Vegas-Clark County Library District on the 12th day of January, 2017.

Las Vegas Clark County Library District:

By: 
Michael Saunders, Chair, Board of Trustees

ATTEST:


Member, Board of Trustees

Approved as to Form:


Gerald M. Welt
Attorney for Las Vegas-Clark County Library District

MESQUITE LIBRARY

DESIGN DEVELOPMENT SUBMITTAL



JANUARY 4, 2016

VOLUME 3

LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT

Simpson Coulter | STUDIO
PLANNING • ARCHITECTURE • INTERIOR DESIGN

MARGARET SULLIVAN STUDIO



MARGARET SULLIVAN STUDIO

VOLUME 3

Table of Contents

Cover Letter & Project Team..... Tab A

Project Narratives Tab B

 Architectural

 Structural

 Mechanical and Plumbing

 Electrical

 Low Voltage

 LEED – Sustainability

Geotechnical Evaluation Tab C

Cost Estimates Tab D

VOLUME 1- Proposed Library Design Development Drawings under separate cover

VOLUME 2- Learning Center Design Development Drawings under separate cover

Simpson Coulter | STUDIO
PLANNING • ARCHITECTURE • INTERIOR DESIGN

MARGARET SULLIVAN STUDIO

January 04, 2017

Mr. Stephen J. Rice
General Services Director
Las Vegas-Clark County Library District
7060 W. Windmill Lane
Las Vegas, NV 89113

RE: Las Vegas-Clark County Library District Mesquite Library Schematic Design Submittal

Dear Steve,

On behalf of the Simpson Coulter | STUDIO and Margaret Sullivan Studio team, I am pleased to submit the Design Development submittal for the Mesquite Library. Included in this submission are 20-11"x17" Volume 1 packets, 20-11"x17" Volume 2 packets, 20 – 8½"x11" Volume 3 packets, and 2 compact discs containing PDFs of all documents. A conceptual cost estimates will be forthcoming.

The 11"x17" Volume 1 – Proposed Library packet includes colored renderings of the interior and exterior of the building, photograph of the materials board, and design development drawings for the project including civil, landscape, structural, plumbing, mechanical, electrical, interior, and architectural.

The 11"x17" Volume 2 – Learning Center packet includes the design development drawings for the project including civil, landscape, mechanical, electrical, interior, and architectural.

Each Volume 3 packet consists of project narratives from members of the architectural team including architecture, structural engineering, mechanical and plumbing engineering, electrical engineering, Low Voltage and sustainability consultants. The packet also includes a geotechnical report.

Please review the documents and provide any comments or questions the Library District team has regarding the project.

Thank you and we look forward to continuing the project with you and the Library District team.

Sincerely,



Gary Eddington
Project Architect

Date: 1-4-17

LV-CCLD Mesquite Library

Simpson Coulter | STUDIO

PLANNING • ARCHITECTURE • INTERIOR DESIGN

MARGARET SULLIVAN STUDIO

Project Team

Architect:

Pugsley. Simpson. Coulter. Architects
151 East Warm Springs Road
Las Vegas, NV 89119

Interior Design:

Margaret Sullivan Studio
307 7th Avenue, Suite 504
New York, NY 10001

Civil Engineering:

Poggemeyer Design Group, Inc.
6960 Smoke Ranch Road, #110
Las Vegas, NV 89128

Landscape Architecture:

Hill/Clark and Associates
94 Megan Drive
Henderson, NV 89074

Structural Engineering:

Mendenhall Smith, Inc.
2580 Montessori Street, #107
Las Vegas, NV 89117

Mechanical/Plumbing/Electrical/Low Voltage:

TJK Consulting Engineers
5459 So. Durango Drive, #100
Las Vegas, NV 89113

Sustainability:

Greenview Global LLC
360 E. Desert Inn Road, #604
Las Vegas, NV 89109

Geotechnical Engineering:

Geotechnical & Environmental Services, Inc.
7150 Placid Street
Las Vegas, NV 89119

Cost Estimation:

O'Connor Construction Management, Inc.
170 So. Green Valley Parkway, Suite 345
Henderson, NV 89012

Acoustics:

Sound Design International
533 West 2600 South, Suite 110
Bountiful, UT 84010

MARGARET SULLIVAN STUDIO

Architectural Narrative for Mesquite Library

Concept:

The Mesquite Library will be a community campus, comprised of two buildings in the heart of downtown Mesquite. The two buildings will create an opportunity for dynamic outdoor space that has the potential to be as vibrant as the library buildings! The two buildings of the campus will be a Community Center (the new 13,000 s.f. library) and a Learning Center (a renovated existing 5,464 s.f. library).

When you walk into the new Mesquite Community Center, you will see a flurry of activity with people of all ages enjoying the library facility! It will have the look and feel of a community bookstore with an open café, popular browsing materials and a dedicated area for the community to buy books. There will also be a variety of lounge seating that will be Mesquite's Living Room. You will see families and community members of all ages reading together, playing board games at the tables together and slowing down and visiting with a cold or hot drink. You may see a family with children of all ages engaging in a variety of activities: the 4-year old may be nestled with a mom in a lounge seat reading a board book; the 8-year old may be on the floor building with Legos; the 12-year old may be hanging out at the café with his friends working on a school project. This will bet the heart of the community that will be more than just a Library; it will be an iconic gathering place for Mesquite!

This new building will also have dedicated spaces for a variety of activities, including a quiet reading room for seniors to gather and enjoy each other's company, watching the morning news and recreational activities. There will be a dedicated space for families and youth to play in the children's area. And at certain times of the day, the library will feel like it is being taken over with youth and families.

Mesquite Library will also be a dynamic cultural center! The community meeting room will be abuzz with activities like community concerts, community theater and community movie night!

Across the street will be dedicated Learning Center hosting classes on everything under the desert sun, from computing to coding, to movie making to gardening. Although classes are offered for all ages, the seniors love that they have a place dedicated to life-long learning. Classes will be taught by librarians, community partners and volunteers. There will also be a dedicated social services center that will connect the community with social and government resources.

The spirit of volunteerism and community partnerships will be a hall mark of this library. The community leaders will also be extremely proud of the Mesquite Library "campus". It will be an economic development catalyst, enhancing the quality of life for the entire region.

Site:

The site of the new Mesquite Library is located on the southeast corner of West First North St. and Desert Road in Mesquite Nevada immediately to the south of the existing library. The site was once the site of an LDS church and is now cleared. The Library District will be using approximately 1.7 acres of the 3.22-acre site. The remainder of the site (1.52 acres) will remain in the possession of the City of Mesquite. The new site configuration will accommodate the new 13,000 s.f. library building, public plaza and approximately 20 new parking spaces for the library. To supplement the parking needs of the library, approximately 22 spaces will be located on West First North St.

The two buildings will be connected by a pedestrian crosswalk across West First North St. designed to slow the traffic between them with a public plaza immediately in front of the new library. The primary function of the public plaza is a connector between the existing and new libraries. A bosque of trees will welcome and shade the visitors to the new building. The open portion of the plaza will act as a public gathering space and will allow for community events such as festivals, small concerts, etc. and a small area will be dedicated to a community garden or other public activity.

Conceptually, the courtyard tells the story of Mesquite, the path connecting the two libraries can be seen as the Virgin River, the bosque of trees and community garden seen as the farming that takes place in the valley. Masonry walls extend out from the building connecting the site to the building and providing linear vocabulary for both the site and building. Gabion walls further tie the building and the plaza together as they provide seating, define spaces, enhance pedestrian paths and provide texture to the site.

Along the south side of the property an enclosed and secure outdoor learn/play court will be dedicated to the children with an interactive sundial. This private court will also allow for a mobile maker truck or food truck as events spill out from the community room to the outdoors.

A unique feature to the library district in general and to Mesquite Library specifically will be a drive-thru window located on the east side of the building that will serve as a place to pick up books on hold or to grab some refreshments.

Building:

Exterior

The building forms were inspired by the geology topography of the area. The overall form of the building is low and horizontal mimicking Flattop Mesa to the west of the site. This form allows for ample windows on the north and south sides of the building; the north windows looking out onto the plaza while the south windows look out on the children's play area and the mountains to the south. Massive overhangs on the north and south side protect the windows from direct sunlight during the hot summer months and allows for exterior covered areas for outdoor activity. The west and east walls anchor the building to the ground with masonry walls that extend past the windows and building edge to help shade the north and south glazing and protect the building from the intense east west exposure.

Interior

The interior is very open and welcoming. When you enter the building you will see an exhibit space and café to your left, the entry to the community room directly in front of you and the Family Room to your right. The children's area is located on the south side of the building with massive windows for ample natural daylight. Next to this space and adjacent to the community room is the tinker zone, a place to get hands-on learning with things like computers, 3d plotters etc.

Along the north side of the building is area for holds, a club room and teen spaces. These will be energized most of the day as teens and children have fun learning.

Systems

The building structure will be comprised of a concrete slab on grade, steel columns, steel beams and steel bar joists. Thick masonry walls anchor the east and west walls providing lateral support. In certain areas, i.e., family room, an accessible floor may be used to allow for flexibility of the space. The roof will be single-ply membrane on rigid insulation on corrugated steel deck. The mechanical system will be rooftop units serving specific zones on the floor plan. Along the perimeter of the building there will be a 12'-0" high ceiling to allow daylight into the building. An 11'-0" ceiling will be used elsewhere with the exception of the Community Room where a 15'-0" ceiling giving the space more volume for multiple events. Lighting throughout the building will be LED light fixtures. Data will serve the entire library. With each of these systems, flexibility is the key driver to allow for future reconfiguration of spaces.

The exterior building materials will consist of primarily oxidized steel siding, aluminum storefront window systems and masonry walls. In certain areas, i.e., planters, gabion walls will be used as retaining.

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Structural Narrative for Mesquite Library

Building:

The proposed new construction will principally consist of a one level Library Building of approximately 13,000 total square feet. The preferred structural system for the building is described below.

Framing Systems

The roofs will be framed using open-webbed steel joists spaced at approximately 6 feet on center spanning between bearing walls and/or wide flange steel beam sections. The steel beams will be supported by steel columns placed at the interior, and where required, exterior of the building. The building will primarily be enclosed by concrete unit masonry walls stud walls and glass curtain walls. The maximum span of the roof joists will be approximately 30 feet, with ends cantilevering as much as 12 feet beyond the exterior walls. The maximum span of the supporting steel roof beams will be approximately 30 feet. The anticipated depth of the roof joists is approximately 18 inches at the supports. The top chords of the joists will be sloped. Steel beam depths will range from 18 to 24 inches. The structural roof diaphragm will be 1-1/2 inch deep metal (steel) deck. Maximum roof heights will be approximately 19 feet. Intermediate roof framing members may be required where mechanical equipment and architectural elements are supported by the roof structure.

Lateral Systems

The lateral resistive system of the structure will be concrete unit masonry shear walls. Lateral forces will be transferred to the shear walls by the steel deck diaphragm, both directly and through steel section drag strut elements.

Foundation Systems

The building foundation system is anticipated to be conventionally reinforced cast-in-place concrete, using earth forms. A relatively "shallow" foundation system can be used both for the continuous bearing wall footings and the "pad" footings at the columns.

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Mechanical and Plumbing Design Narrative for Mesquite Library

The following systems will be used in design of the residential buildings:

1. Heating and Cooling
2. Air Distribution
3. Ventilation
4. Waste Considerations
5. Roof Drains
6. Water Distribution
7. Water Heating
8. Gas Distribution

Common Heating and Cooling:

1. The open areas will be heated and cooled through roof top packaged units sitting between columns C and D. There are a few options for the RTU's that will be considered to achieve the highest efficiency possible.
 - a. High Efficiency Heat Pump
 - b. High Efficiency Gas Pack
 - c. Gas Drive Heat PumpThe units will have powered exhaust and fully modulating economizers.
2. The smaller offices will either be conditioned the same as option 1 above, or the following options may be used:
 - a. Single zone VAV type RTU's.
 - b. Variable Refrigerant Flow system(s).
3. The IT and Server rooms will have ductless split cooling only units with the condensing units on the roof.
4. The Fire Riser room will have a ductless split system with the heat pump on the roof.
5. The units will be connected to a building automation system (BAS) and controlled via that system.

Air Distribution:

1. The ductwork shall all be sheet metal insulated to meet code minimums.

2. The main supply and return ducts will run from the units towards the North and South sides of the buildings.
3. At Column Lines C and D, there will be high throw diffusers that will be directed to the exterior walls in the large open areas.
4. In the offices and smaller rooms, the diffusers and grilles will be lay-in type.

Ventilation:

1. There will be one exhaust fan for the public restrooms. The exhaust fans will be sized for 70cfm of exhaust per water closet and urinal. The exhaust fan will be on the roof. This fan will be programmed to run during occupied hours, including nighttime events.
2. There will be a ceiling exhaust fan in each employee restroom that will be controlled by a switch.
3. There will be an independent exhaust fan for the Janitor's closet. This fan will be on the roof and set to run 24/7.
4. The fresh air requirements will be provided by the units on the roof. Depending on the LEED requirements, one or two Energy Recovery Units may be used to precondition the fresh air.

Waste Considerations:

1. The waste and vent lines should be domestic cast iron.
2. Using preliminary estimates, it is anticipated that there will be one (1) 4" waste connections for the building.

Roof Drains:

1. Primary and overflow roof drains will be placed on the roof per the architectural plans. It is not anticipated that any roof drain shall be over 4". The roof drains shall collect together, where they will discharge at lines should terminate 6-12 inches above finished grade at lamb's tongue downspouts.
2. Roof drains leader piping shall be domestic cast iron shall be used and piping shall be insulated.

Water Distribution:

1. There shall be a single meter for domestic cold water. Landscaping should have a separate meter.
2. Piping shall be run above the ceiling to the various locations needed.
3. Using preliminary estimates, it is anticipated that the service size will be 2".
4. Pipe type copper type and/or PEX.
5. Low flow fixtures and faucets will be used throughout the facility to achieve the LEED requirements.

Water Heating:

1. Hot water for the public restrooms, kitchen, and janitor's closet will be served by a 40- gallon gas water heater in the janitor's closet. A recirculation pump and line will be included.
2. Hot water for the employee restrooms will be electric insta-hots at each sink.
3. All hot water lines shall be insulated.

Gas Distribution:

1. There will be one gas meter for the facility.
2. Gas piping shall be black iron pipe.

MESQUITE LIBRARY

DESIGN DEVELOPMENT SUBMITTAL



JANUARY 4, 2017
VOLUME 1

LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT

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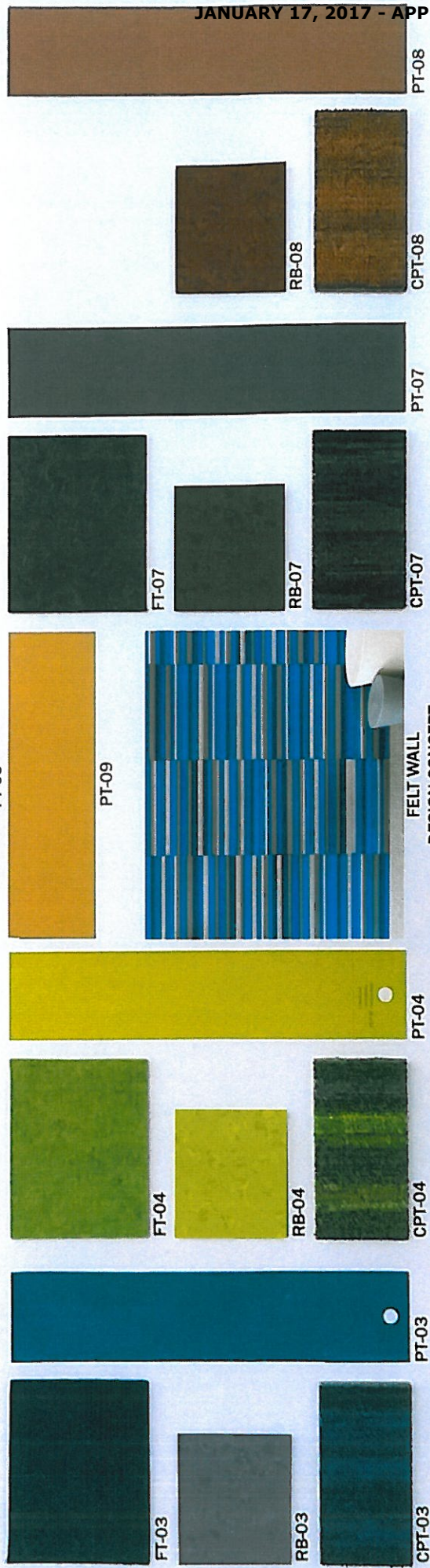








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INTERIOR FINISH BOARDS [2017.01.04]



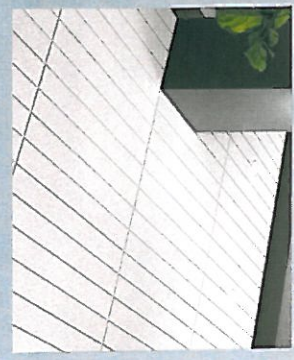
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MT-02 "WOOD" METAL CEILING

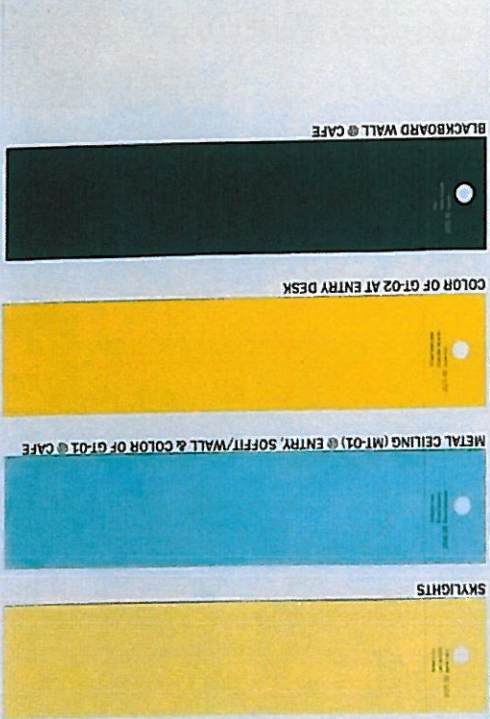


MT-01 METAL CEILING
PAINTED PT-11



ACT-01

GENERAL WHITE



PT-10

SKYLIGHTS

PT-11

METAL CEILING (MT-01) @ ENTRY, SOFFIT/WALL & COLOR OF GT-01 @ CAFE

PT-12

COLOR OF GT-02 AT ENTRY DESK

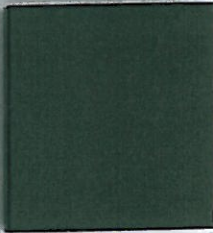
PT-13

BLACKBOARD WALL @ CAFE

PT-14



SI-01



SI-02



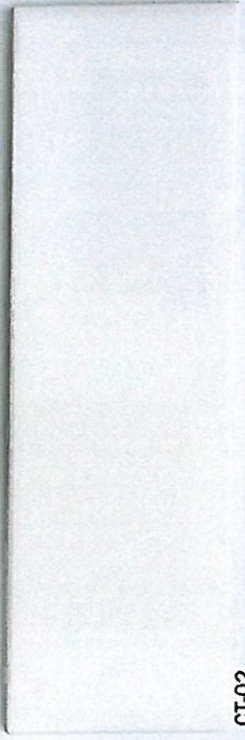
GT-01 (WITH PT-11)



GT-02 (WITH PT-12)



PL-01



CT-02



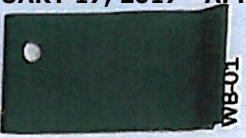
CT-01



CON-01



WOOD STAIN



WB-01



WM-01



WOOD MURAL HERO'S JOURNEY WALL

MESQUITE LIBRARY

INTERIOR FINISH BOARDS [2017.01.04]