

MINUTES
LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT
BOARD OF TRUSTEES' DESIGN REVIEW COMMITTEE MEETING
LAS VEGAS, NEVADA
December 11, 2008
(approved January 8, 2009)

The Board of Trustees' Design Review Committee of the Las Vegas-Clark County Library District met in regular session in the Clark County Library, Las Vegas, Nevada, at 4:00 p.m., Thursday, December 11, 2008.

Present: Committee: Aldo Aguirre, Chair
A. Arthurholtz
R. Kirsh
E. Sanchez (via phone)
K. Carter

Counsel: G. Welt

Absent:

Staff: Daniel L. Walters, Executive Director
Steve Rice, General Services Director

Guests: Tom Schoeman, Michael Crowe, Teresa Labus - JMA Architecture Studios
Alberto Lau, Eduardo Escobedo - URS

Aldo Aguirre, Chair, called the meeting to order at 4:04 p.m.

Roll Call All members listed above represent a quorum. Trustee Carter arrived at 4:21 p.m.

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

Discussion and possible Committee action regarding presentation of the 95% construction documents for the Southwest Library and Service Center and proposed recommendation of approval regarding proceeding with the 100% construction documents and bidding to the Board of Trustees at its December 11, 2008 meeting. (Item III.)

General Services Director Steve Rice introduced Michael Crowe, Tom Schoeman and Teresa Labus of JMA Architecture Studios and Alberto Lau and Eduardo Escobedo of URS who will discuss the 95% construction documents for the Southwest Library and Service Center.

Mr. Crowe reviewed the square footage, cost and design of the project. He noted that the overall building is approximately 134,778 square feet on a 15 acre site with 40,326 square feet used by the library (25,000 square feet with 19,954 square feet designated as shell space for future library expansion), 86,617 square feet taken up by the Service Center (which includes shell space for future service center expansion) and an approximately 7,835 square foot, 300 seat auditorium. Crowe said that the original cost estimate of \$55 million was reduced by URS to just over \$50.5 million after a design review process. He noted that the design review process allowed the addition of the auditorium and expansion space as the different users needs were clarified and different construction and facilities solutions were presented.

Mr. Crowe showed how the site and building design respect the privacy of the neighboring properties with parking and access away from the residential areas. He reviewed the building and floor plans and noted changes that have taken place to the design since the Design Phase was approved in September 2008. The overall look of the building

would not appear to be a long, warehouse structure as the library and service center areas would each have a distinctive look. Crowe discussed the expansion space for both the library and the service center areas and emphasized that the service center centralizes District administrative functions from all over the Las Vegas valley.

In response to a question from Trustee Aguirre, Mr. Crowe explained how patrons and staff would access the property and building. Trustee Kirsh questioned whether the expansion space would be an area of land set aside or would already be part of the structure. Crowe said the space would be built out, but not finished.

Mr. Crowe then discussed the LEED certification process. The contract mandates a silver designation but the project may receive gold due to several design elements.

In response to a question from Trustee Aguirre, Mr. Rice said that the ability to use solar energy in the building was being determined as an option by a local vendor who is an expert in this type of system. The system would be located on the roof and locations would be mapped out as part of the plan. The building's electrical rooms would be designed to accommodate the equipment so that when money is identified the process to add solar energy would not be difficult.

Trustee Aguirre then asked about the resulting projected savings. Mr. Crowe said that the payback could occur over a 15-20 year period if the District paid for the entire cost. If the District obtained federal grants or loans to fund the solar energy component, payback could occur over a 10-15 year period.

Trustee Carter arrived at this time.

In response to a question from Trustee Aguirre, Mr. Crowe discussed the traffic patterns around and on the site.

Trustee Kirsh asked about future signage. Mr. Crowe said he did anticipate more signage as the plans move towards completion. Kirsh then asked if the neighbors need to approve the additional signage, if for example the signage is located on the north elevation facing the residential areas. Crowe said no.

Mr. Walters wanted to make sure that the Committee understood the issues associated with the use of solar power. There is no expectation that the addition of solar power will pay for itself through reduced utility expenses. However, Walters said that given volatile energy prices it could turn out to be a good investment. Putting in solar power would be an expression of the District's commitment to conservation and recognition of the responsibility to contribute to power as public entity in the middle of the desert. He reiterated that there should be no expectation on the part of Trustees that solar power would be an investment in technology that would be expected to quickly pay for itself as might be a case with an HVAC system.

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Trustee Aguirre had questions about the purpose of different areas in the Service Center area which were answered by Mr. Crowe.

Alberto Lau of project managers URS thanked Trustees for the opportunity to work on the project and look forward to its completion. He said their involvement began with the design review process where approximately \$4.5 million in savings was identified due to making changes. For example, the central plant location was changed which reduced the amount of piping required for the building. A number of unnecessary parking spaces was eliminated which allowed for a landscape buffer instead of retaining walls. The interior layout was also improved throughout the building. Mr. Lau said that the net result was a lower cost, higher quality building.

During the Design Development phase, Mr. Lau said URS staff worked with JMA and District staff to make further improvements, such as continuing to refine the space plan. There were also site plan improvements such as using concrete in the truck area as opposed to asphalt for a more durable surface.

During their review of the 50% construction documents, Mr. Lau said URS staff examined all the disciplines such as civil, architectural, structural, mechanical, electrical, plumbing, low-voltage and the cost estimate. The recommendations from URS and the response from the design team were tracked. The process was repeated and included a review of the site landscaping during URS' review of the 95% construction documents.

Mr. Lau noted that the 95% construction documents cost estimate is \$49,502,112, which he believed is a very conservative estimate by perhaps \$1 million to \$1.3 million, so the cost is within the project budget.

Mr. Lau said that the next step, if the 95% construction documents are approved by the Board, is for staff to proceed with 100% construction documents. Bidding would begin sometime in March 2009 with a contractor to be selected by the Board at the May 2009 meeting. URS staff recommends approval of the 95% construction documents.

Mr. Walters noted that the project is occurring in an economic context that the District did not anticipate when the project was first proposed. The flux in the economy does not give staff any reason to believe the District cannot move forward with the project but it does mean the District may not elect to borrow as much as anticipated. As the building owner, the District may want to capture the savings realized by the good work of the construction management team and the design team. This would be done by not leaving the savings as a contingency amount for the project but by reducing the project cost.

Mr. Walters congratulated Mr. Rice, JMA staff and URS staff for their good work in paring down and scrutinizing the documents and presenting the Committee and the Board with an exceptional project for

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the dollar. In light of the current economic forces, District staff and Trustees must be careful about the amount approved for project construction due to the impact of the economic forces on reducing revenue as well as project construction costs. He anticipated that the District will not need to borrow as much as \$50,000,000 due to the reduction in costs for the project. URS was hired, in part, to help realize such savings.

Mr. Walters said that he will be meeting with his executive team next week to review all the District's capital projects in light of the budget issues. They will also confirm that all of the budget assumptions remain sound as the District moves forward in January to issue the bonds that were approved by the Board.

Trustee Aguirre asked the cost per square foot for the each part of the building. Mr. Crowe discussed how the costs were shown in the updated Opinion of Probable Cost handed out at the meeting but said he had not broken the costs out by square feet.

Trustee Carter moved to recommend to the Board of Trustees approval of the 95% construction documents for the Southwest Library and Service Center and to authorize the Executive Director to approve the 100% construction documents upon completion of the Clark County Building Department review and to proceed with the bidding phase. There was no opposition and the motion carried.

**Public Comment
(Item IV.)**

None.

**Adjournment (Item
V.)**

Committee Chair Aguirre moved to adjourn the meeting at 4:44 p.m. There was no opposition and the motion carried.

Respectfully submitted,

Aldo Aguirre, Committee Chair