





Parking Requirements

Required Parking Spaces: 83
 Required ADA Van Space: 1
 Required ADA Car Space: 3

Trip Generation

1,692 average weekday trips
 223 morning peak hour trips
 260 evening peak hour trips

Turn Lanes

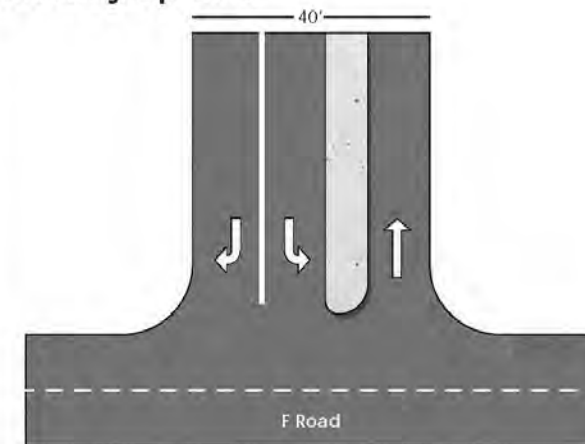
A right turn lane will be required on F Road for the library. The total required length 350 feet for the lane and the taper is greater than the width of the library's frontage, so a variance will be needed.

A right turn lane is recommended for the proposed library access. It is anticipated that there will be some library patrons making left turns when exiting, a movement which will be difficult during the peak hours. Without a right turn lane a vehicle waiting to make the left turn will block those wanting to make a right turn out.

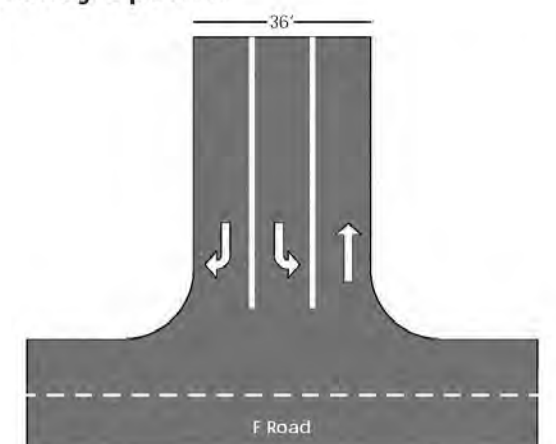
Sight Distance

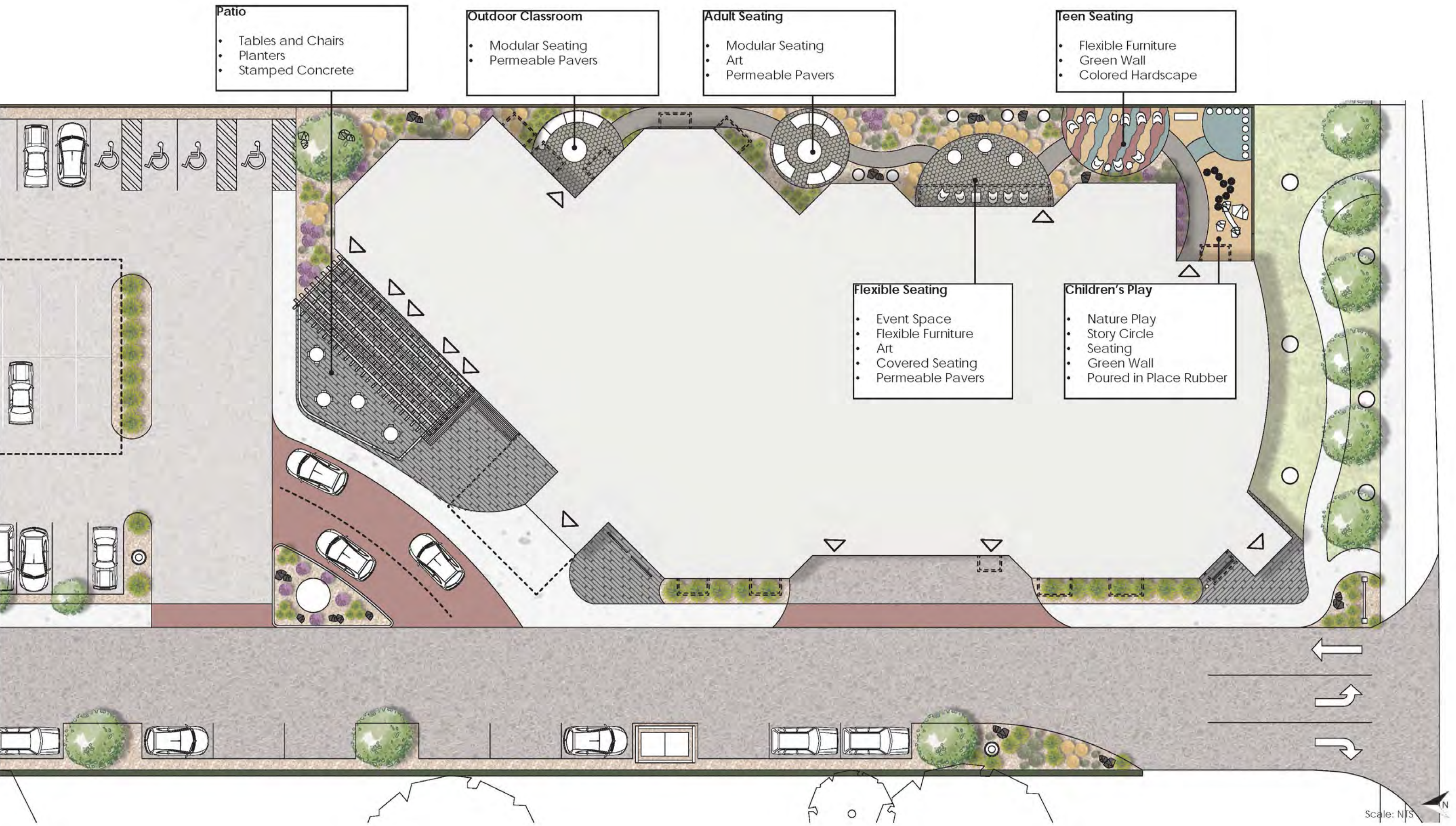
Jamison Ave: intersection sight distance of 230 feet from east to west. F Road: intersection sight distance of 500 feet from east to west.

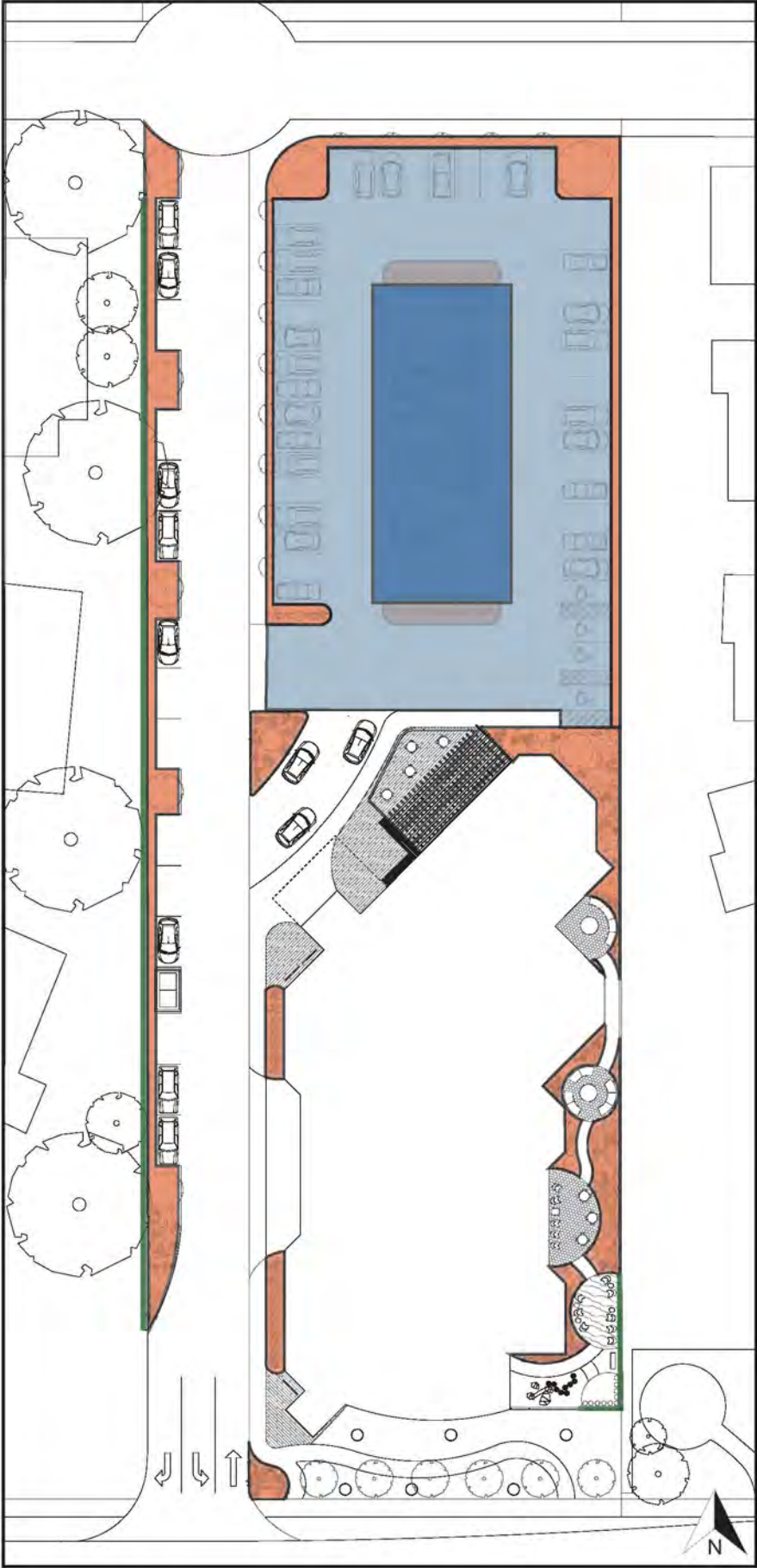
Driveway Option 1



Driveway Option 2







A solar canopy can reduce the amount of energy a building needs to operate. During peak sunlight midday, a building can run off the power generated by the solar canopy. When the amount of green energy collected exceeds the needs of the moment, that power is then saved to a system for later use. With solar canopy parking, the energy gained by the sunlight can be used throughout a power grid to power lights, air conditioning, machines and electrical appliances within a building.

Porous pavement offers a variety of environmental benefits including reduction of storm water runoff and cooler asphalt temperatures. Porous pavement requires less energy to manufacture and significantly reduces emissions, odor and smoke. With proper installation, a porous surface can infiltrate up to 80% of annual runoff. Using porous paving can reduce the need for construction and maintenance of storm water facilities – resulting in cost savings in the long-term.

Green walls can reduce the urban heat island effect by reducing temperature by covering a wall with a layer of vegetation that shades materials, which would otherwise absorb heat. Evapotranspiration provides cooling effects, as water is evaporated from the soil and plants transpire by taking water in through roots and releasing it through leaves. They also contribute to the removal of gaseous pollutants from the air.

One of the benefits of a xeriscape is that it requires very little water. This is essential in an era plagued by low rain and snow fall. In a well executed xeriscape, it can reduce water usage by as much as 70 percent. Most xeriscape designs will highlight native Colorado plants or plants from a similar environment that can thrive from season to season with minimal care. Because native plants are adapted to their environment, they are not as susceptible to pests, which reduces the need for pesticides.

Solar Covered Parking



Porous Pavement



True Grid



Green Wall



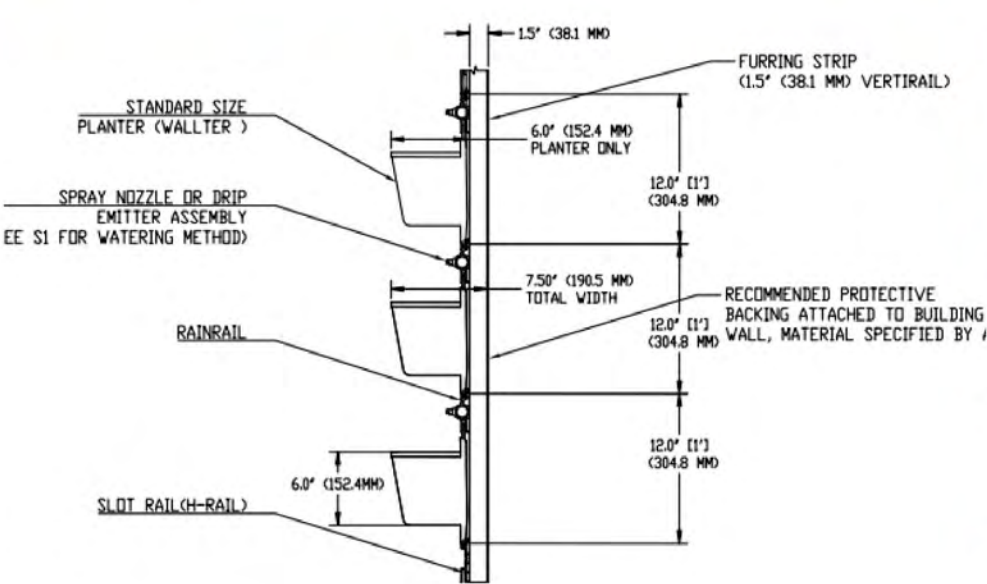
Xeriscape



Florafelt - Planter Tiles



Live Wall - Trays



Because of the harsh hot summer weather this site experiences, plants with high drought tolerance and hardiness were prioritized. These plants are low-maintenance and thrive in full-sun conditions.



Forestiera neomexicana
New Mexico Privet



Amorpha fruticosa
Fasle Indigo



Artemisia tridentata
Big Sagebrush



Delosperma cooperi
Iceplant



Hesperaloe parviflora
Redflower False Yucca



Perovskia atriplicifolia
Russian Sage



Ratibida columnifera
Prairie Coneflower



Juniperus scopulorum
Rocky Mountain Juniper



Schizachyrium scoparium
Little Bluestem Grass



Stachys byzantina
Lamb's-ear



Ceanothus fendleri
Mountain Lilac



Achillea millefolium
Common Yarrow



Chrysothamnus nauseosus
Rabbitbrush



Celtis occidentalis
Western Hackberry



Mirabilis multiflora
Desert Four-O-Clock

Children’s Play



Poured in place rubber is durable, easy to clean, and ADA friendly. It also allows for unique and colorful designs which can help differentiate the children’s play space from the other, quieter dedicated spaces.

Primary Walkways



Walkways with unique geometric paving patterns and direction can guide guests throughout the space. The walkways can become spaces themselves with alcoves and ‘nooks’ along the way.

Secondary Walkways



Stone pathways offer a unique and different experience for smaller, lesser traveled pathways around the outside of library. While less smooth, these paths can still be easily traversed by wheelchairs.

Front Patio



Outdoor patios adjacent to the building can mimic and reflect the style and colors of the building facade to tie the spaces together. Direction and specific materials can be directly related to the paving.

Teen Seating



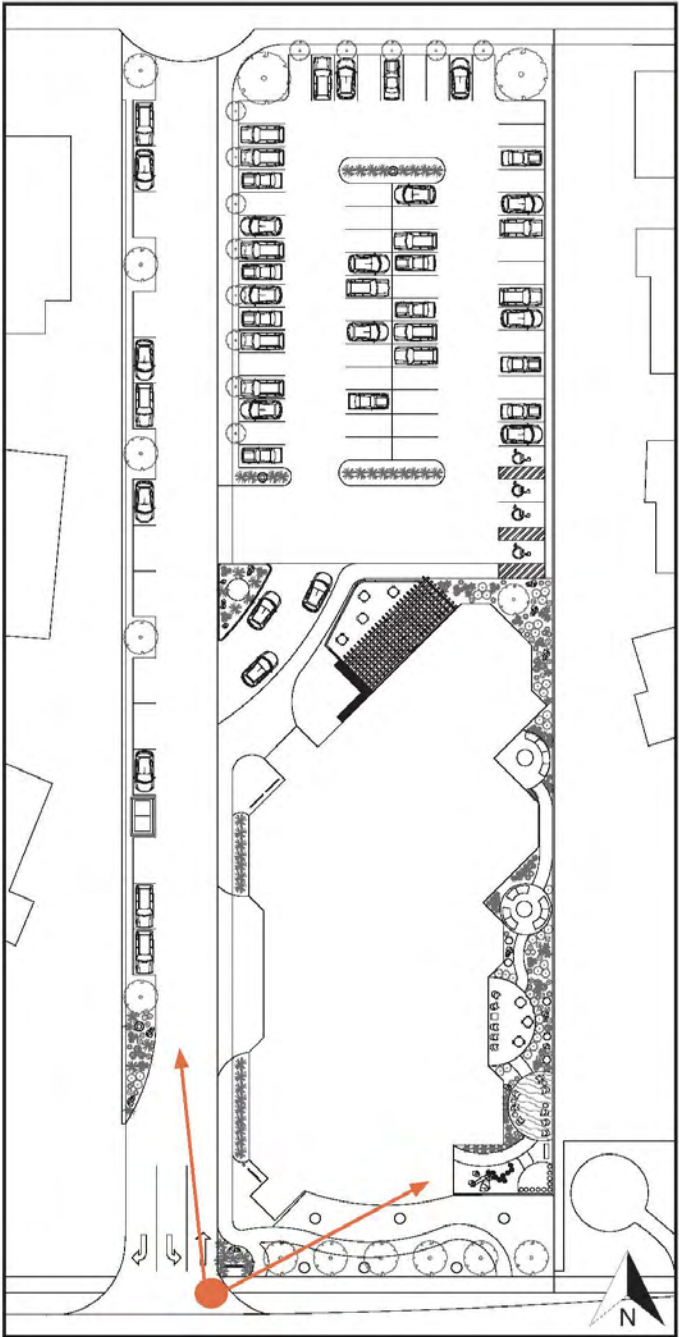
Unique colors, possibly carried over from the children’s and other areas, and strong geometric shapes make the teen area inviting and different from the surrounding areas.

Adjacent Patios



Using local stone such as Colorado Buff Sandstone not only is more sustainable, but also better ties the site to the natural surrounding landscape. This stone can also relate to elements on the building.

Entry



Rotating Sculptures



Bike Racks



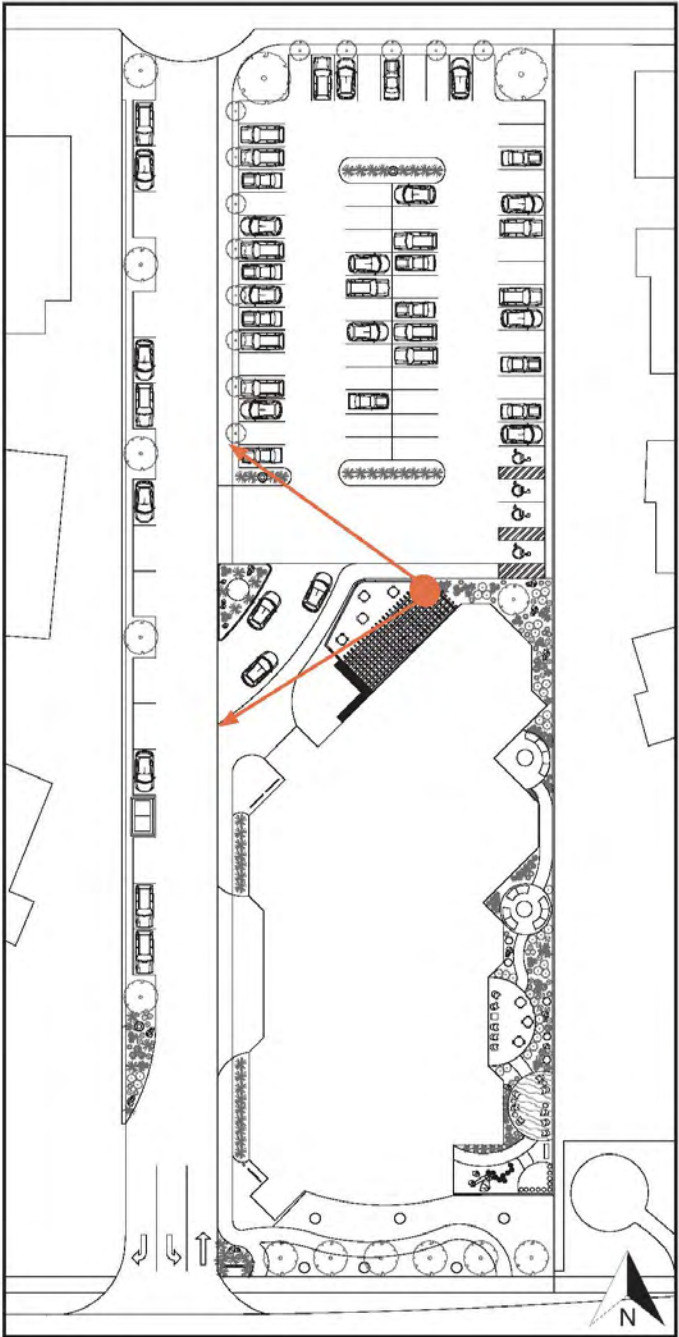
Bike Station



Signage



Patio



Seating



Green Wall



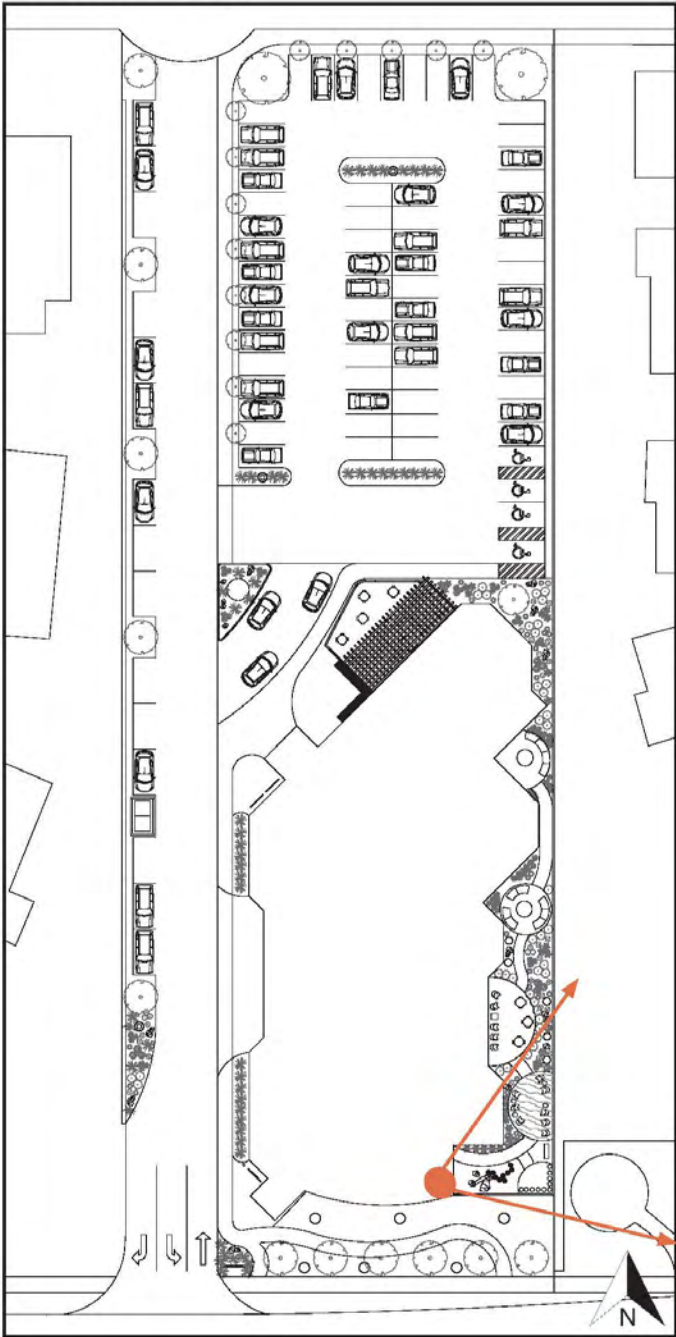
Pride of Place Art



Benches



Children's Play



Nature Play



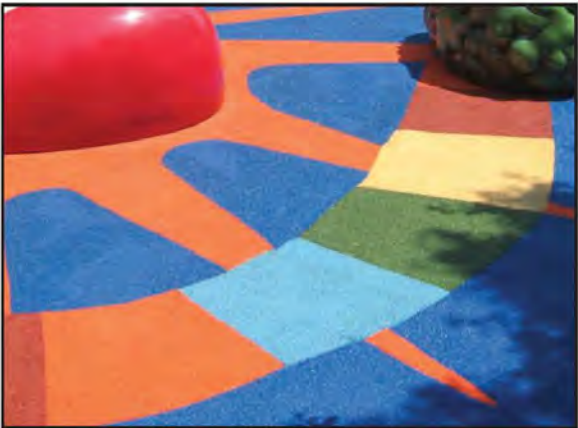
Reading Circle



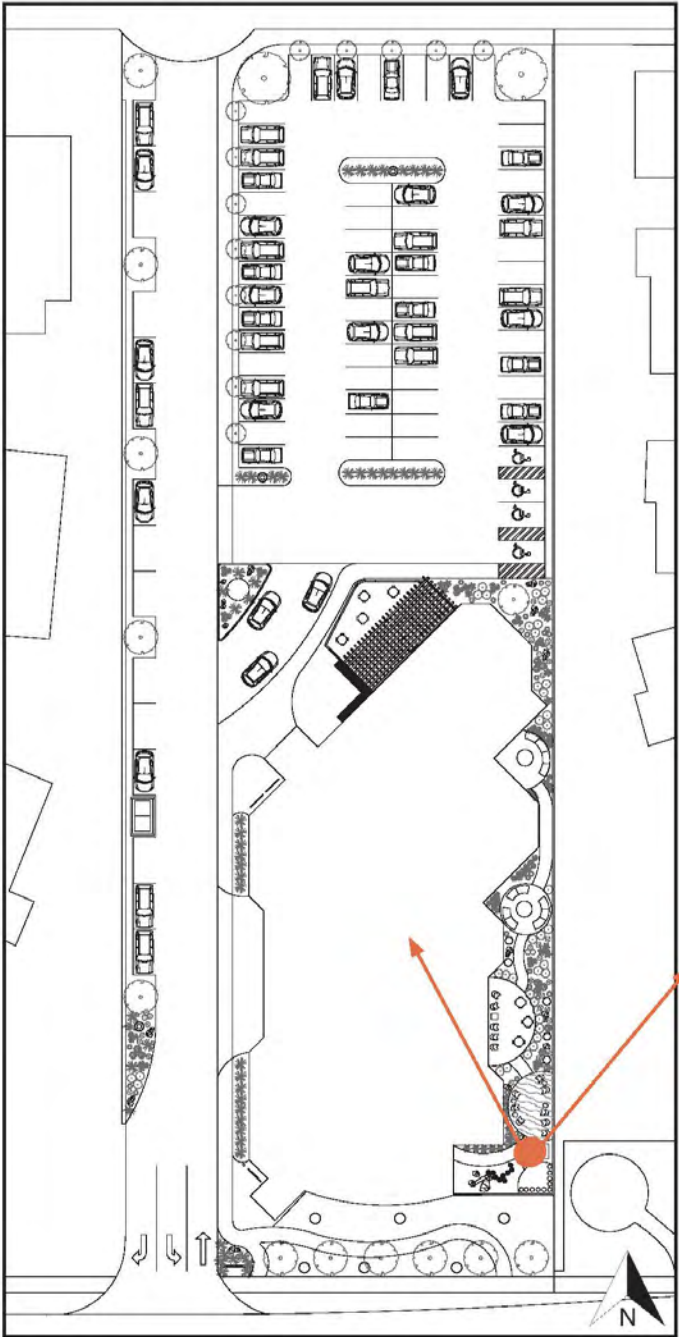
Green Wall



Poured In Place Rubber



Teen Seating



Seating



Green Wall



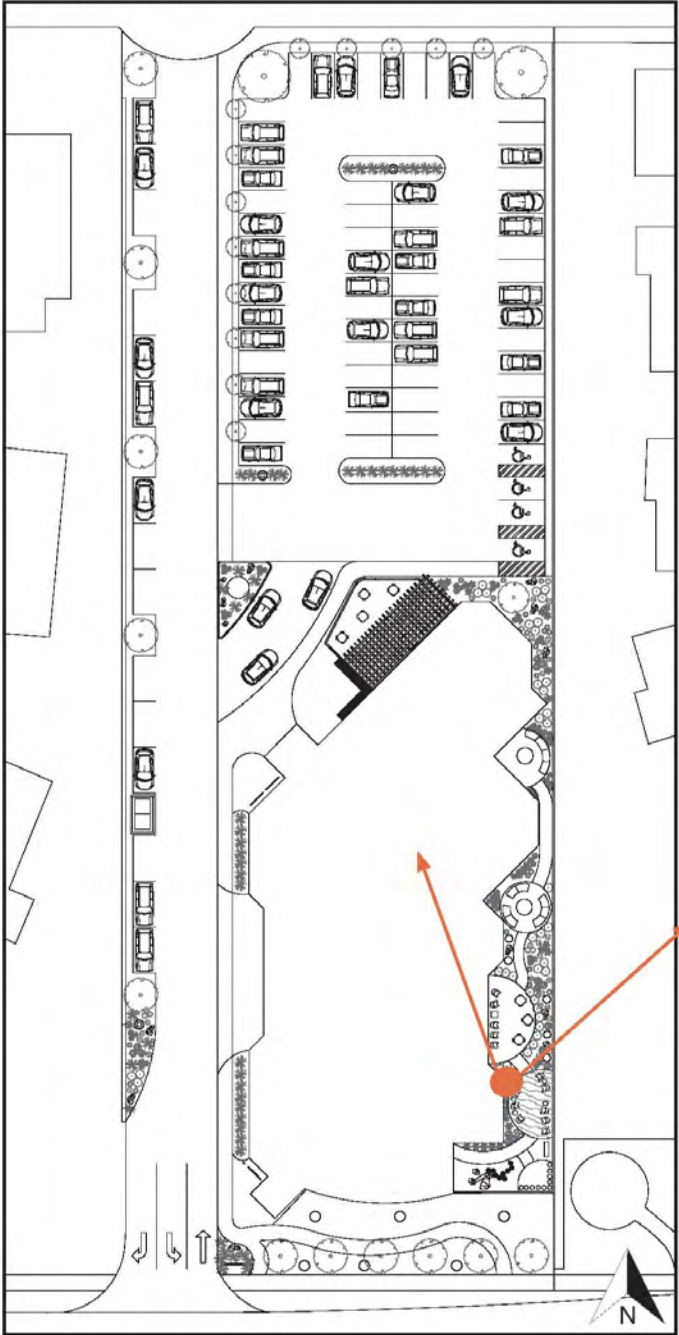
Art



Colored Hardscape



Flexible Seating



Flexible Seating



Tables



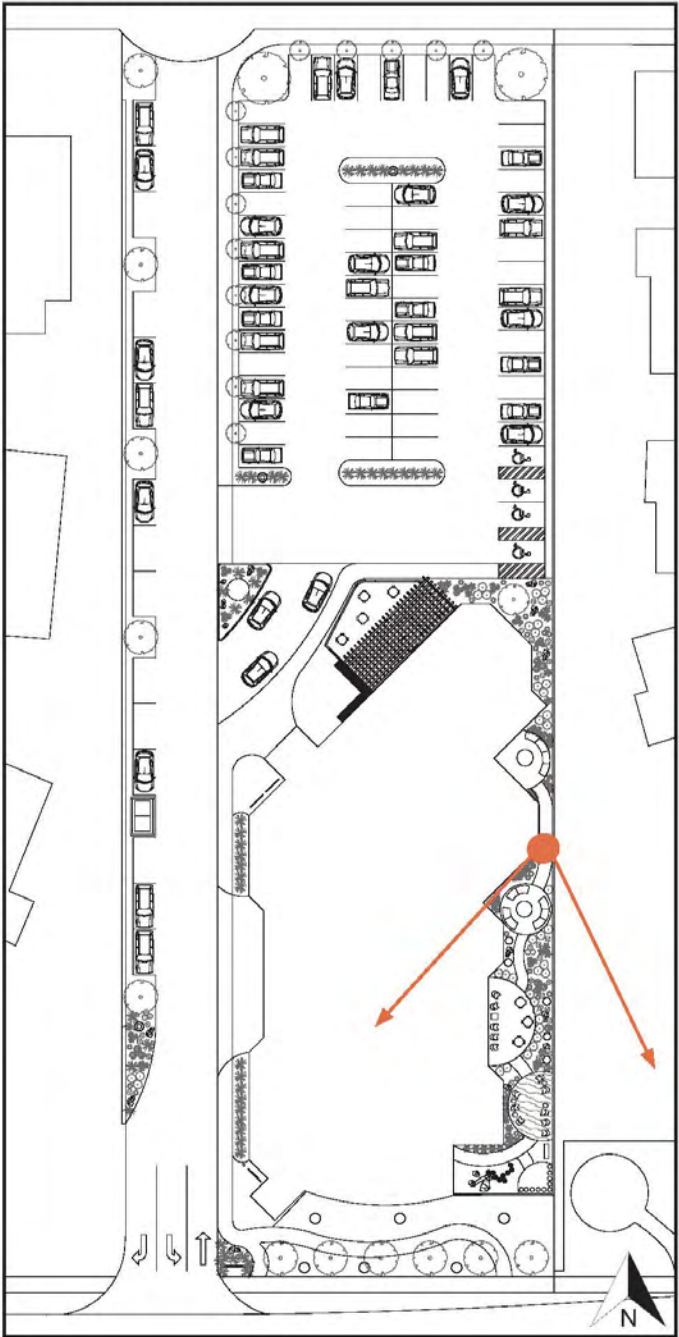
Art



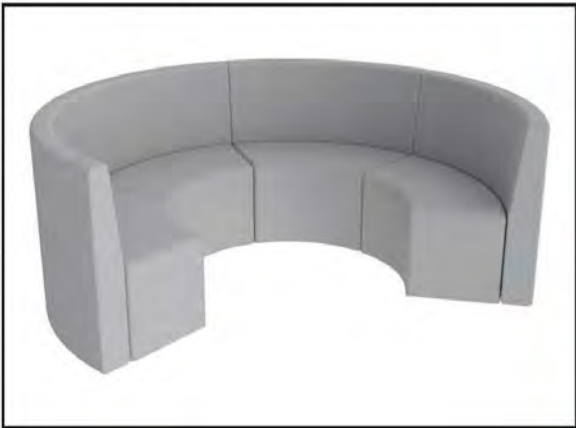
Permeable Pavers



Adult Seating



Modular Seating



Fence



Art



Permeable Pavers



SPACE PROGRAM SUMMARY					
(New) MCL Branch Library					
CATEGORY / SPACE NAME	PROPOSED SF	PROPOSED TOTAL SF	CURRENT SF	CURRENT TOTAL SF	COMMENTS
LIBRARY SPACE ALLOCATIONS					
Collections Space	4,350	4,350	3,748	3,748	
Adult Collections and Reading Area	1,300		1,149		
New Releases Area	100		✓		Incorporated into collections on floorplan
Periodicals	100		✓		Incorporated into collections on floorplan
Electronic Media Collections	150		✓		Incorporated into collections on floorplan
Teen Collections and Reading Area	800		917		
Teen Lab w/ Storage	300		339		Includes small storage closet
Chapter Books Collection (Grade 2-6) and Reading Area	300		362		
Children's Collection	500		665		
Children's Reading & Storytime Area	400		316		
Children's Play Area	400		Exterior 400 SF		Excluded from interior calculation
Meeting & Classroom Space	7,200	7,200	5,334	5,334	
Classroom	300		394		Shared classroom with ALC
Library Study Rooms (3 @ 200sf)	600		357		4 study rooms in main library
Group Study Area	300		113		
Public Computers	250		297		
Children's Public Computers	-		112		
Creative Studio with Recording Booth	400		382		
Multi-Purpose Room - 2 dividers	2,500		2,301		
Storage: table/chairs	250		211		
Warming Kitchen/ Demo Kitchen	200		-		Removed per Library request
Adult Learning Center (Reception Foyer)	400		124		
Classroom (x3)	1,500		738		One addt'l classroom shared with library
Study Rooms (4 @ 100 sf)	400		305		4 Study rooms in main library
Small Study Room (2 @ 50sf)	100		-		
Administration Space	2,100	2,100	2,120	2,120	
Circulation Desk	200		199		
Staff Private Office (1 @ 150)	150		154		
Staff Open Office	400		444		
Staff Workroom	250		280		
ALC Head Office	150		111		
ALC Staff Office	200		218		
ALC Storage	300		237		
Temporary Holding/Storage	150		124		
General Storage	300		203		
Book Drop / Storage	-		150		
Marmot Office Space	2,600	2,600	2,215	2,215	
Staff Office Space	1000		899		
Breakout Rooms [occ: 4 ppl] (2 @ 200sf)	400		395		
Storage Room	400		349		
Server Room	400		305		
Records Room	400		267		
Shared Space	1,339	1,339	878	878	
Small Conference Room [occ: 4] @ 200	200		-		
Large Conference Room [occ: 15 Persons]	700		404		
Break Room	300		269		
Copy & Supply	75		44		
Staff Unisex Restrooms (64sf)	64		161		Two unisex staff restrooms
Building Support Space	1,695	1,695	1,967	1,967	
Lobby	375		880		
Men's and Women's Restrooms (2 @ 200sf)	400		621		1 block in library, 1 block in community center area, excludes children's unisex RR
Children's Unisex Restroom (4 @ 50 sf)	200		51		One children's unisex restroom
Loading Area	500		Exterior 340 SF		Excluded from interior calculation
Custodial	100		86		
Security Office	120		79		
Mech	-		250		
LIBRARY SUBTOTAL (NET AREA) excluding mech/walls/circ	19,284	19,284		16,262	
Walls/Circulation (25% Grossing Factor)	4,821		4,407	21%	Walls/Circ are 21% of gross area
Building Footprint Total Area (Gross Area)	24,105			20,669	

An adjacency matrix is a design exercise used to organize spaces that should be adjacent to one another, near one another, or separated

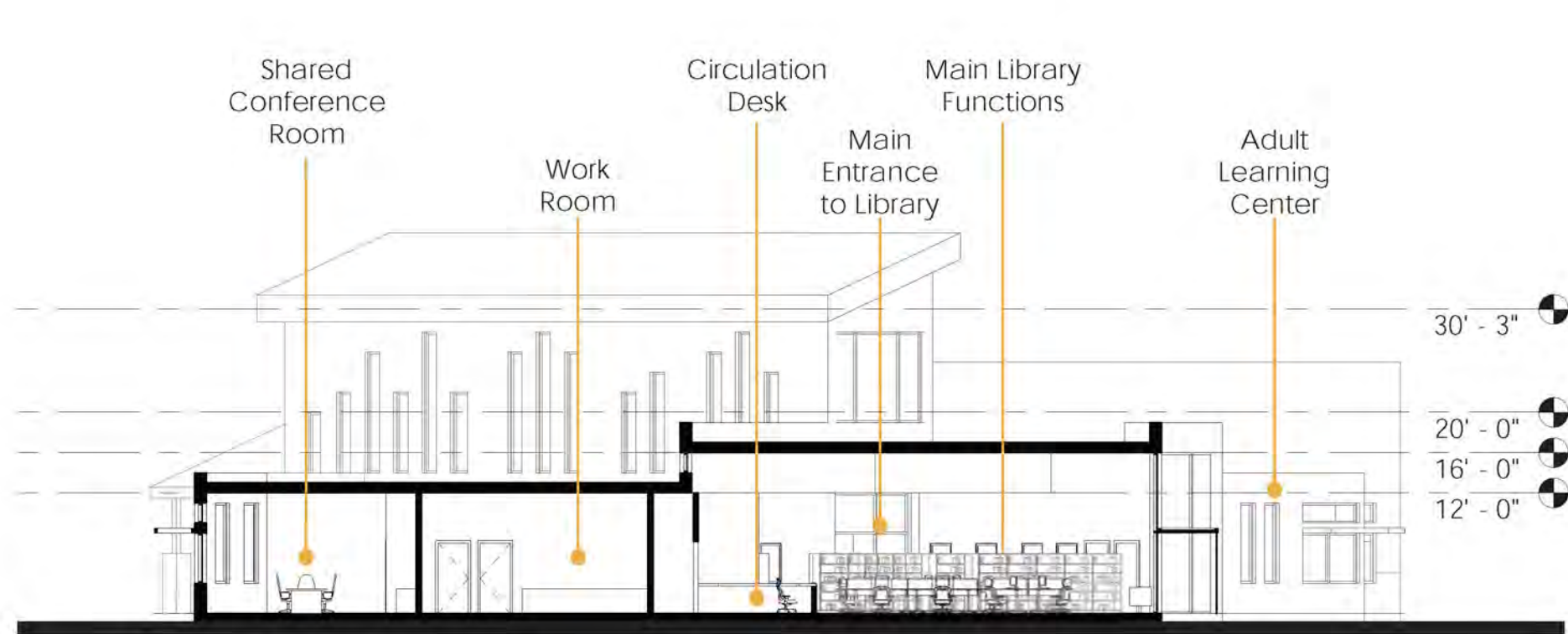
Key:

- m Mandatory Adjacency
- s Secondary Adjacency
- Inconsequential Relationship
- x Mandatory Separation

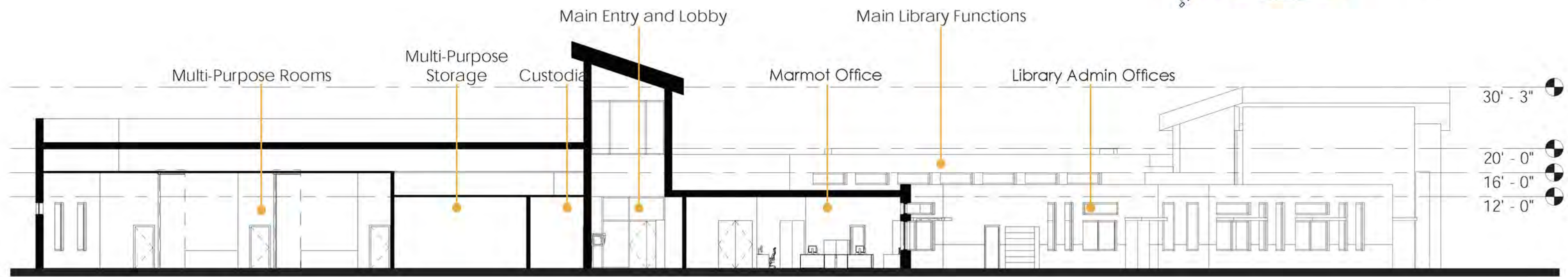
		Key:																																																								
		m Mandatory Adjacency s Secondary Adjacency - Inconsequential Relationship x Mandatory Separation																																																								
		Adult Collections and Reading Area	New Releases Area	Periodicals	Electronic Media Collections	Teen Collections and Reading Area	Teen Lab w/ Storage	Chapter Books Collection and Reading Area	Children's Collection	Children's Reading & Storytime Area	Children's Exterior Play Area	Library Classroom	Library Study Rooms	Group Study Area	Public Computers	Children's Public Computers	Creative Studio with Recording Booth	Multi-Purpose Rooms	Multi-Purpose Storage: table/chairs	ALC Classrooms	ALC Study Rooms	Circulation Desk	Admin Private Office	Admin Open Office	Admin Workroom	ALC Head Office	ALC Open Office	ALC Storage	Admin Temporary Holding/Storage	Book Drop / Storage	Marmot General Storage	Marmot Open Office	Marmot Breakout Rooms	Marmot Storage	Marmot Server Room	Marmot Records Room	Large Conference Room	Break Room	Copy & Supply	Staff Unisex Restrooms	Lobby	Men's and Women's Restrooms	Children's Unisex Restroom	Loading Area	Custodial	Security Office	Mechanical											
Collections Space	Adult Collections and Reading Area		m	s	s	x	x	x	x	x	x	s	s	s	s	x	s	-	-	-	-	m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	m	m	x	x	-	-	-	-										
	New Releases Area	m																				m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	m	m	x	x	-	-	-	-											
	Periodicals	s	-																			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-											
	Electronic Media Collections	s	-			s																-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-											
	Teen Collections and Reading Area	x	-		s		m	x	x	x			s	s	s		m	-	-	-	-	m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										
	Teen Lab w/ Storage	x	-			m																-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-											
	Chapter Books Collection and Reading Area	x	-			x				m	m	m			x	x	m	-	-	-	-	m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-									
	Children's Collection	x	-			x		m		m	m	m			x	x	m	-	-	-	-	m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	Children's Reading & Storytime Area	x	-			x		m	m		m				x	x	m	-	-	-	-	m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
Children's Exterior Play Area	x	-				m	m	m								s	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
Meeting & Classroom Space	Library Classroom	s	-										s	s			-	-	m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	Library Study Rooms	s	-			s							s				-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	Group Study Area	s	-			s		x	x	x		s			s	x	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	Public Computers	s	-			s		x	x	x					s		x	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	Children's Public Computers	x	-				m	m	m	s			x	x			-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	Creative Studio with Recording Booth	s	-			m												-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	Multi-Purpose Rooms	-	-															-	-	m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	Multi-Purpose Storage: table/chairs	-	-															-	-	m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	Adult Learning Center (Reception Foyer)	-	-										m	-				-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
Administration Space	ALC Classrooms	-	-														-	-	m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	ALC Study Rooms	-	-														-	-	m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	Circulation Desk	m	-			m	-	m	m	m	-	-	-	-	-	-	-	-	-	-	-	-	s	m	-	-	-	-	m	s	-	-	-	-	-	-	-	-	-	m	s	s	s	s	-	-	-	-	-	-	-	-						
	Admin Private Office	m	-				-										-	-	-	-	-	-	m	m	-	-	-	m	m	s	s	-	-	-	-	s	s	s	s	-	-	-	-	s	-	s	-	-	-	-	-							
	Admin Open Office	-	-				-										-	-	-	-	-	-	s	m		m	-	-	-	m	m	s	s	-	-	-	s	s	s	s	-	-	-	-	s	-	s	-	-	-	-							
	Admin Workroom	-	-				-										-	-	-	-	-	-	m	m	m		-	-	m	m	s	-	-	-	-	s	s	-	-	-	-	-	-	-	-	-	s	-	-	-	-							
	ALC Head Office	-	-				-										-	-	m	m	m	-	-	-	-	-	-	m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	ALC Open Office	-	-				-										-	-	m	m	m	-	-	-	-	-	-	m		m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	ALC Storage	-	-				-										-	-	m	m	m	-	-	-	-	-	-	m	m		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
Marmot Office Space	Admin Temporary Holding/Storage	-	-				-									-	-	-	-	m	m	m	m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	Admin General Storage	-	-				-									-	-	-	-	s	m	m	m	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	Book Drop / Storage	-	-				-									-	-	-	-	s	s	s	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	Marmot Open Office	-	-				-									-	-	-	-	s	s	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
	Marmot Breakout Rooms	-	-				-									-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
Shared Space	Marmot Storage	-	-				-									-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	Marmot Server Room	-	-				-									-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	Marmot Records Room	-	-				-									-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
	Large Conference Room	-	-				-									-	-	-	-	s	s	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																



- Library
- Admin
- Shared Admin
- Utility
- Community
- Circulation



Section A Sections 1/16" = 1'-0"



Section B Sections 1/16" = 1'-0"



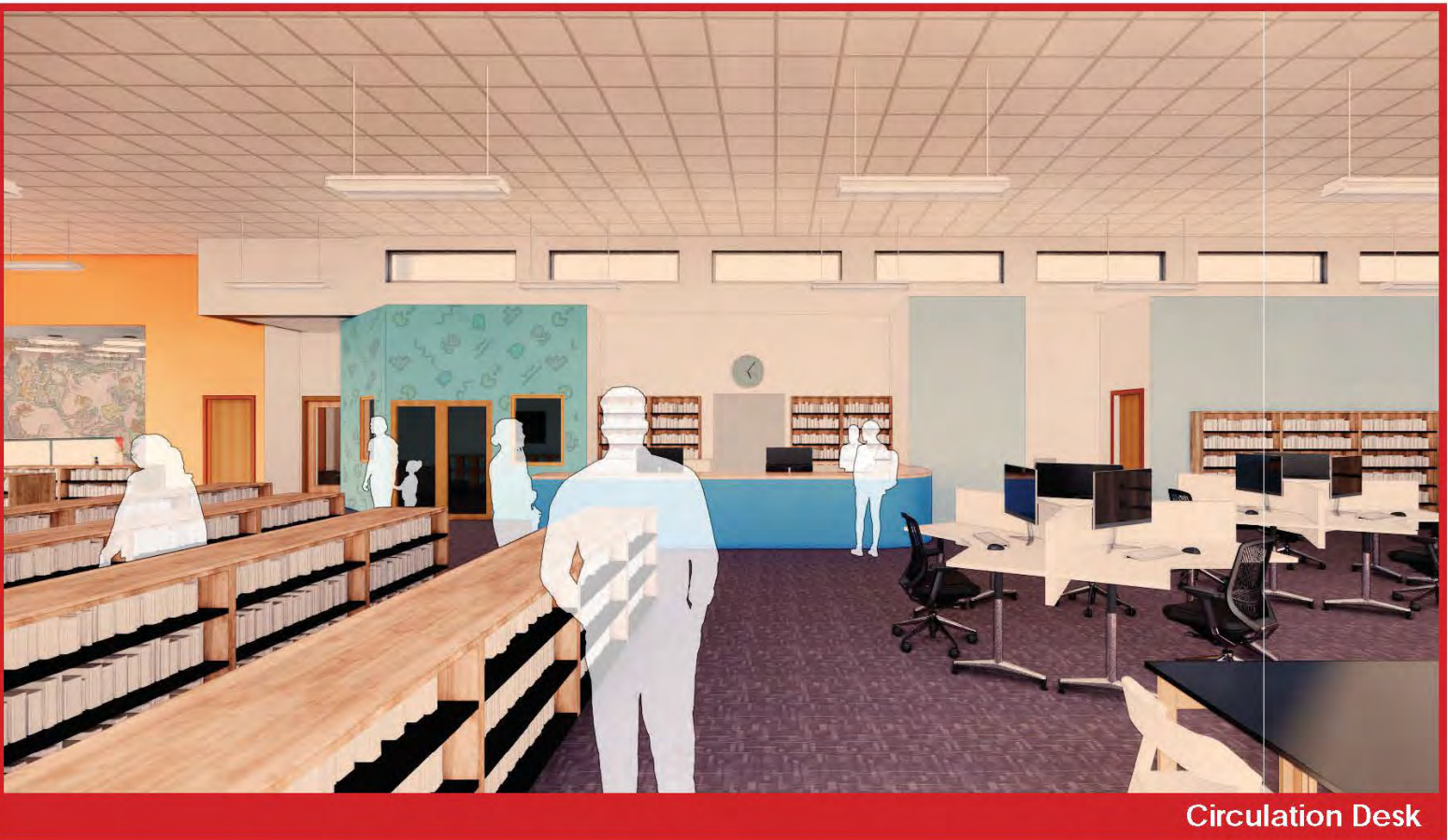
North Entry Corridor



Multi-Purpose Rooms



Adult Learning Center Classroom



Circulation Desk



Public Computers Area



East Wall



Children's Stack



Children's Reading Area

DESIGN FORM AND INSPIRATIONS

Taking inspiration from the surrounding landscape, the form and materiality of the building looks to mimic the unique features of Mt. Garfield, located to the Northeast of the library site. Some of these features include:

- Curtain walls: Adapting the process of geological erosion and exposure of mountains into a visual concept that is applied to the curtain walls - the opaque envelope of the building “erodes” to reveal the interior of the building, while also allowing for ample daylighting of the interior space.
- Material patterns: Using a layered patterning of masonry with corrugated metal paneling on the facade to emulate vertical layering and stratified patterns found on geological features.
- Varied roof heights: These allow the building to mirror the peaks and valleys created by the mountains in the landscape.



MATERIALS

In considering the region, as well as the building’s relation to existing Mesa County Libraries buildings, durable and aesthetically related materials were desired for use. This allows us to develop an identity palette that can be linked to the central library, and potentially be applied to future branch libraries of the region.

- Light, sand-colored masonry and round stone as wainscoting
- Burgundy and brown corrugated metal siding
- Wood trusses and structural members





① East
1" = 20'-0"



② South
1" = 20'-0"



③ North
1" = 20'-0"



④ West
1" = 20'-0"



Main North Entry



View from Patterson Road



Secondary South Entry





Preliminary Opinion of Cost / Order of Magnitude
New Clifton Branch Library

Q1 - 2021

Building Area:		Gross SF:	20,700	SF
1.a	New Construction		15,000 sf	(library collections, administration, ALC center)
1.b	Multi-Purpose Meeting / Community Wing		3,200 sf	(multi-purpose rooms, mechanical and restrooms)
1.c	Marmot Office Suite		2,500 sf	(office space and server)
Assessment of Construction Cost			Low Range	High Range
A. Building Cost				
(All costs of construction within 5 ft of building)				
		Impacted Square Footage	SF Cost	SF Cost
1.a	New Construction	15,000 @	\$ 180 = \$ 2,700,000	\$ 235 = \$ 3,525,000
1.b	Multi-Purpose Meeting / Comr.	3,200 @	\$ 225 = \$ 720,000	\$ 275 = \$ 880,000
1.c	Marmot Office Suite	2,500 @	\$ 200 = \$ 500,000	\$ 230 = \$ 575,000
LINE A: Total Cost			= \$ 3,920,000	= \$ 4,980,000
B. Fixed Equipment			15% of Line A \$ 588,000	15% of Line A \$ 747,000
(Lockers, fixed seating, casework, etc.)				
C. Site Development			35% of Line A \$ 1,372,000	45% of Line A \$ 2,241,000
(All site work outside 5 ft of building)				
D. Estimated Total Construction Cost:			(A + B + C) \$ 5,880,000	(A + B + C) \$ 7,968,000
Soft Costs and Contingencies			Low Range	High Range
Costs to consider:				
E. Site Acquisition / Demolition			N/A \$ -	N/A \$ -
F. Moveable Equipment			25% of Line A \$ 980,000	35% of Line A \$ 1,743,000
(Generally items not built in place)				
G. Professional Fees			12% of Line D \$ 705,600	12% of Line D \$ 956,160
H. Contingencies			10% of Line D \$ 588,000	10% of Line D \$ 796,800
J. Administrative Costs			2% of Line A \$ 78,400	2% of Line A \$ 99,600
Subtotal of Soft Costs:			(E thru J) \$ 2,352,000	(E thru J) \$ 3,595,560
K. Total Budget Suggested			(D + E thru J) \$ 8,232,000	(D + E thru J) \$ 11,563,560
Total Budget Cost per Square Foot			\$397.68	\$558.63

This cost opinion is based upon preliminary conceptual design and planning and should be used for information only for purposes of determining an order of magnitude. The estimate was completed without actual engineering and is subject to change. The estimate should be refined as more detailed design stages provide accurate quantities. The data used to compile the estimate is derived from industry standard sources such as 2020 RS Means data sets. Prices are subject to change with time and other industry related factors.

- Notes:
- a Site is owned by the Library
 - b Includes implementation of base industry standard sustainability measures (i.e. LEED or Green Globes)

- C. Site Development: Includes all work required within the site boundary and from 5 feet of the building perimeter. This usually consists of utilities, grading and fill, roads and parking, fencing, landscaping, site lighting, site furniture, etc.
- D. Total Construction: This number represents the total budget for construction, or the contract documents base bid.
- Soft Costs:
- E. Movable Equipment: This includes all equipment not generally secured to the building that is movable and all furniture items, or FF&E. This may include tables and chairs, office furniture, books, or other items to furnish interior spaces.
- F. Site Acquisition / Demo: This is the money budgeted to purchase the project site and/or demolish existing structures.
- G. Professional Fees: Cost for the services of the Design Team (Architect and sub-consultant) to generate the design and construction documents and perform construction administration. Typical design team will be the Architect, Landscape Architect, Civil Engineer, Structural Engineer, Mechanical, Electrical and Plumbing Engineer. Other sub-consultants may be required based on project type.
- H. Contingencies: A recommended percentage of the total construction cost which serves as a planning contingency, bidding contingency, and construction reserve to cover unknown and changes (change orders, etc.).
- J. Administrative Costs: Cost the owner is responsible for during the planning process such as, legal fees, site survey, soil testing, insurance and other hook up fees.
- K. Total Budget: This is the cost which represents the total budget required to fully occupy the new facility and/or renovated facility.

b

a