



# FEFPA Winter Conference 2020

## Shared Space – Case Study of Joint Use

### City of Clearwater East & St. Petersburg College Joint-Use Library and Student Services Building

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City of Clearwater &  
St. Petersburg College  
**Joint-Use Library &  
Student Learning Center**



**CREATIVE  
CONTRACTORS  
INC.**

**cb  
a**  
CANERDAY  
BELFSKY  
+ ARROYO  
ARCHITECTS INC

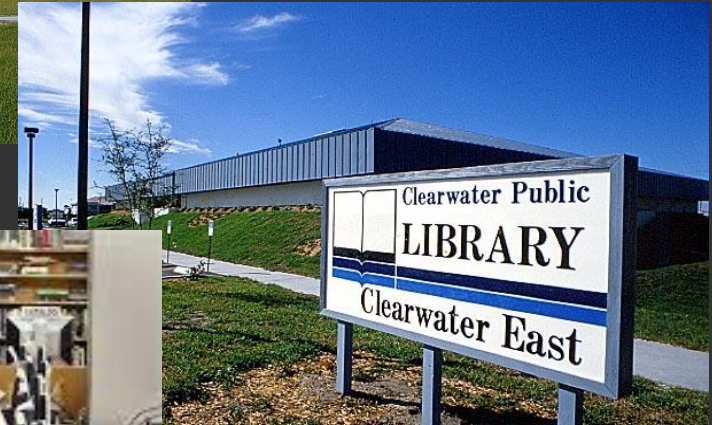




1970s insulating earth berms:  
small windows, minimal natural light  
& moisture issues

## Existing Clearwater East Library

High usage reading and  
computers areas by the community





No windows inside a box  
within a green campus



**Existing SPC Library**

Quiet individual research/study  
no collaboration



Image illustrates proposal to raise  
roof to allow natural light





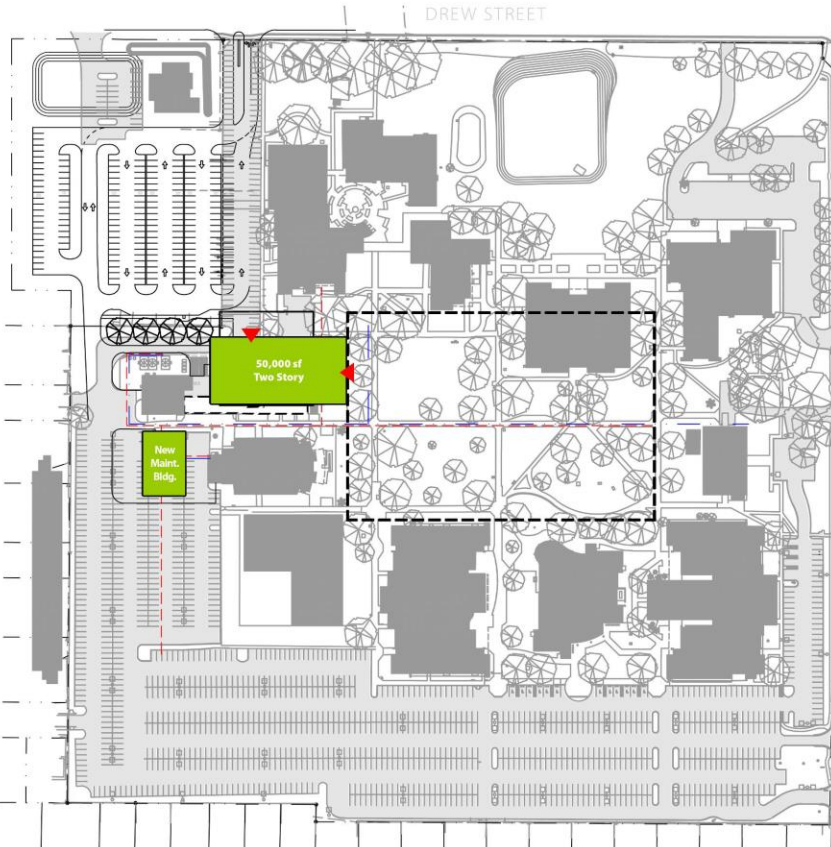
Transitioning to a more inspiring  
ambiance with happy colors and  
movable furniture that promotes  
collaboration



# Site Planning

Library Building - Clearwater Campus  
Project Number 1707-P-12-2

OPTION A2



## CONSIDERATIONS

### Concept / Vistas / Image

- + In-the-Quad / Reaching towards the community.
- + Closer to the heart of the College.
- + Establish West Edge of Quad.
- + Does not speak to the Ethics Building.
- + Isolates Maintenance from Quad.
- + Dual entrance.
- + Views: North, parking/roof of crossroads building; South, arts auditorium wall; East, quad; West, cooling towers
- + Medium noise from cooling towers.
- + Normal image of parking/building sequence from Drew.
- + Potential of façade extension
- + Community reaching canopy.
- + Regular shaped building for functional flexibility.

### Phasing/Scheduling Issues

- + Maintenance Building and service yards for compactors and dumpsters will need to be replaced at new location to allow construction of the new library.
- + Utilities relocation, land fill.
- + Campus access from Drew Street will be impacted by construction of new drive.

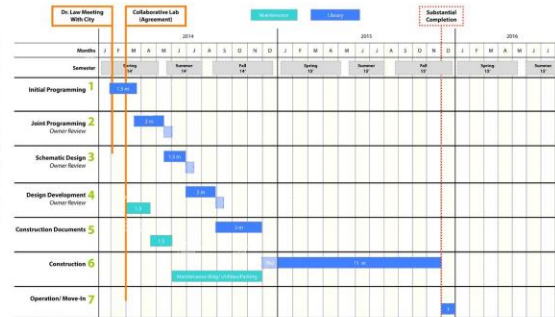
### Vehicular Access / Parking

- + Traffic circulation interruption for students and staff at north/west access.
- + New drive, curb cut and revised Drew Street median for turning and stacking.
- + Traffic light long term possibility after study and location proposal.
- + Public Library & College Traffic will be using the same new drive.
- + Limit growth of Emerging Technology site.
- + Retains perimeter drive along west edge.
- + Adequate loading/deliveries / drive-through book drop
- + Not able to replace and increase parking capacity to current levels. (82 spaces reduced from overall count)

### Utilities / Trees

- + Some disruption of utilities.
- + Requires runoff detention for west portion of campus.
- + Minimal replacement of trees.

## CONCEPTUAL SCHEDULE



SITE DIAGRAM  
1" = 150'



St. Petersburg College  
**SPC**

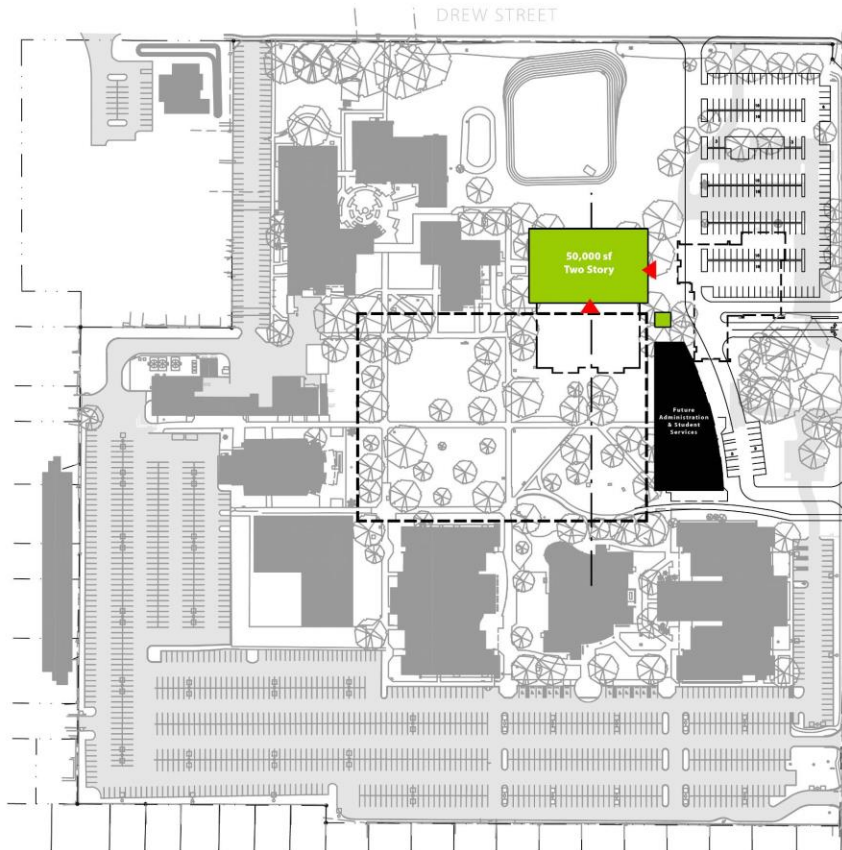




# Site Planning

Library Building - Clearwater Campus  
Project Number 1707-P-12-2

OPTION B2



## CONSIDERATIONS

### Concept / Vistas / Image

- + Redefined campus entrance with a possible iconic tower.
- + In-the-Quad / In-the-Community.
- + Visible from both right-of-ways.
- + At the heart of the College.
- + Consolidates the Quad.
- + Speaks to Ethics Building.
- + Leaves Maintenance as is.
- + Dual entrance / Common entrance choice.
- + Views: North, nature; South, quad; East, campus entrance and parking; West, Student Life & Leadership Building.
- + No noise from cooling towers.
- + Iconic image from wide stretch of Drew St. and part of Old Coachman Rd. with visible expression of function and activity.
- + Regular shaped building for functional flexibility.

### Phasing/Scheduling Issues

- + Administration Functions need to be temporarily relocated to other places on campus while construction is underway.
- + Investment on student support facilities; not on Maintenance Buildings and service yards.
- + No need for land fill expected.

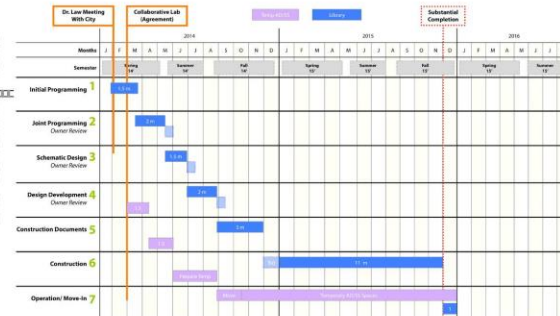
### Vehicular Access / Parking

- + No traffic circulation interruption for students.
- + Revised Old Coachman Rd. markings for turning and stacking.
- + Only Public Library / Admin Traffic will be using the drive and increased parking.
- + Does not limit growth of Emerging Technology site.
- + Loading for deliveries / drive-through book drop at close adjacency.
- + Able to provide adequate parking needs for new library without reducing parking on campus.
- + 117 spaces *increased from overall count!*
- + Overflow Parking available across Old Coachman
- + Close proximity to the Progress Energy Trail

### Utilities / Trees

- + No disruption of existing utilities.
- + Requires reduced runoff detention for additional parking minus demo area of Old Library.
- + Could impact a number of trees.
- + Potential of creating "park-like" bio-swale detention system in place of existing detention.

## CONCEPTUAL SCHEDULE



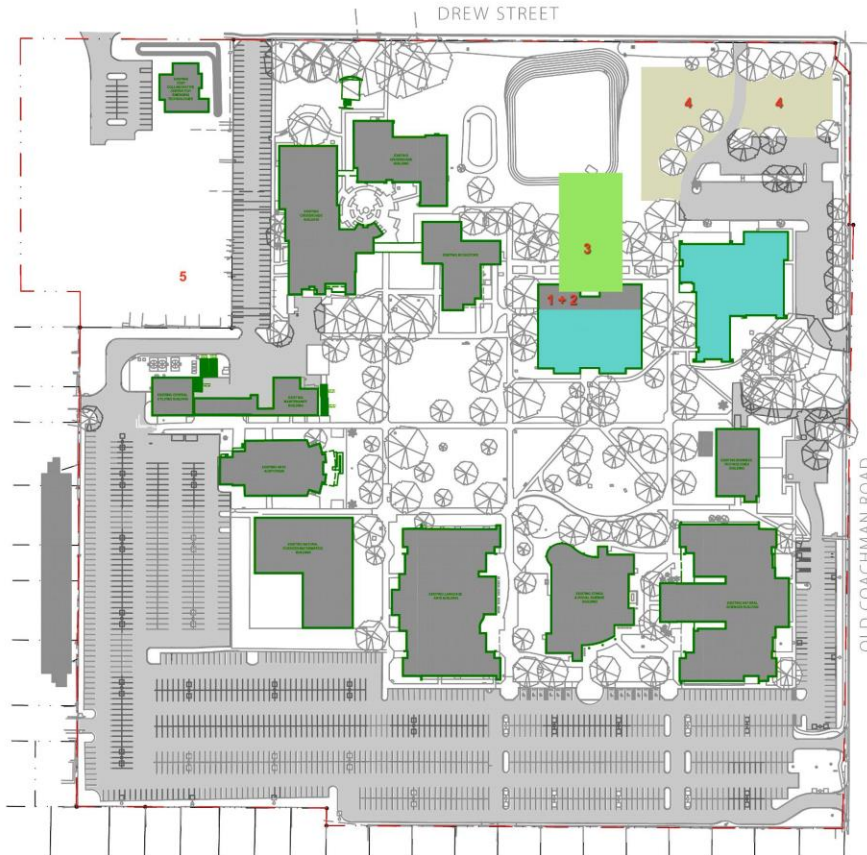
SITE DIAGRAM  
1" = 150'



# Site Planning

Library Building - Clearwater Campus  
Project Number 1707-P-12-2

EXISTING



## PHASE I

1. Relocate functions currently in the north bay of existing Library.
2. Demolish north bay of existing Library / build temporary acoustical wall.
3. Construct new Joint-Use Library Building.
4. Build additional parking north of existing admin parking.
5. Provide parking for Administration, (90 exist./50 addl.).

SITE DIAGRAM  
1" = 150'



# Site Planning

Library Building - Clearwater Campus  
Project Number 1707-P-12-2

EXISTING



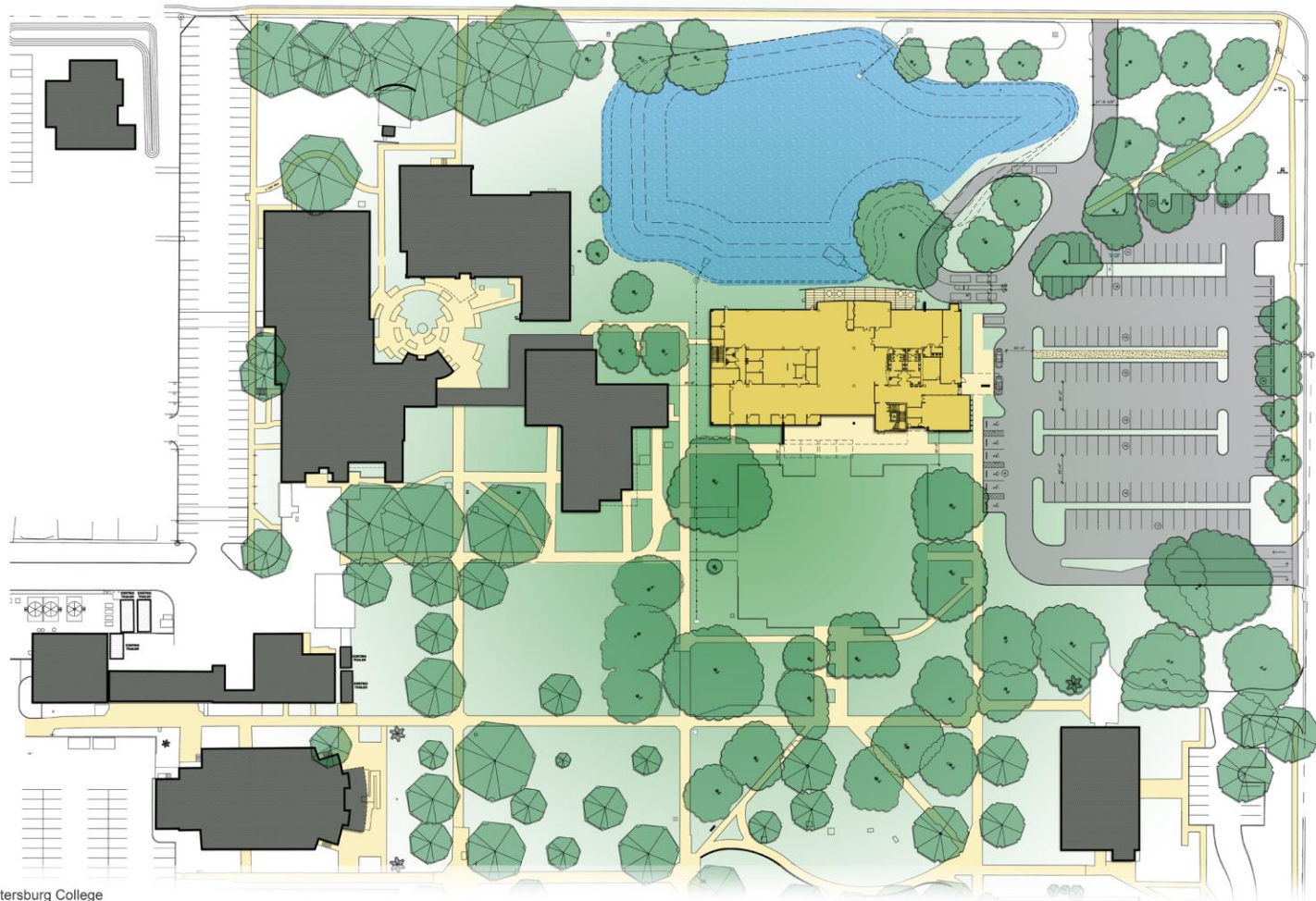
## PHASE II

1. Occupy New Joint-Use Library Building.
2. Demolish old Library, develop exterior covered area.
3. Add new Administration.
4. Demo existing Administration.
5. Expand parking and improve Campus Main Entrance.

SITE DIAGRAM  
1" = 150'





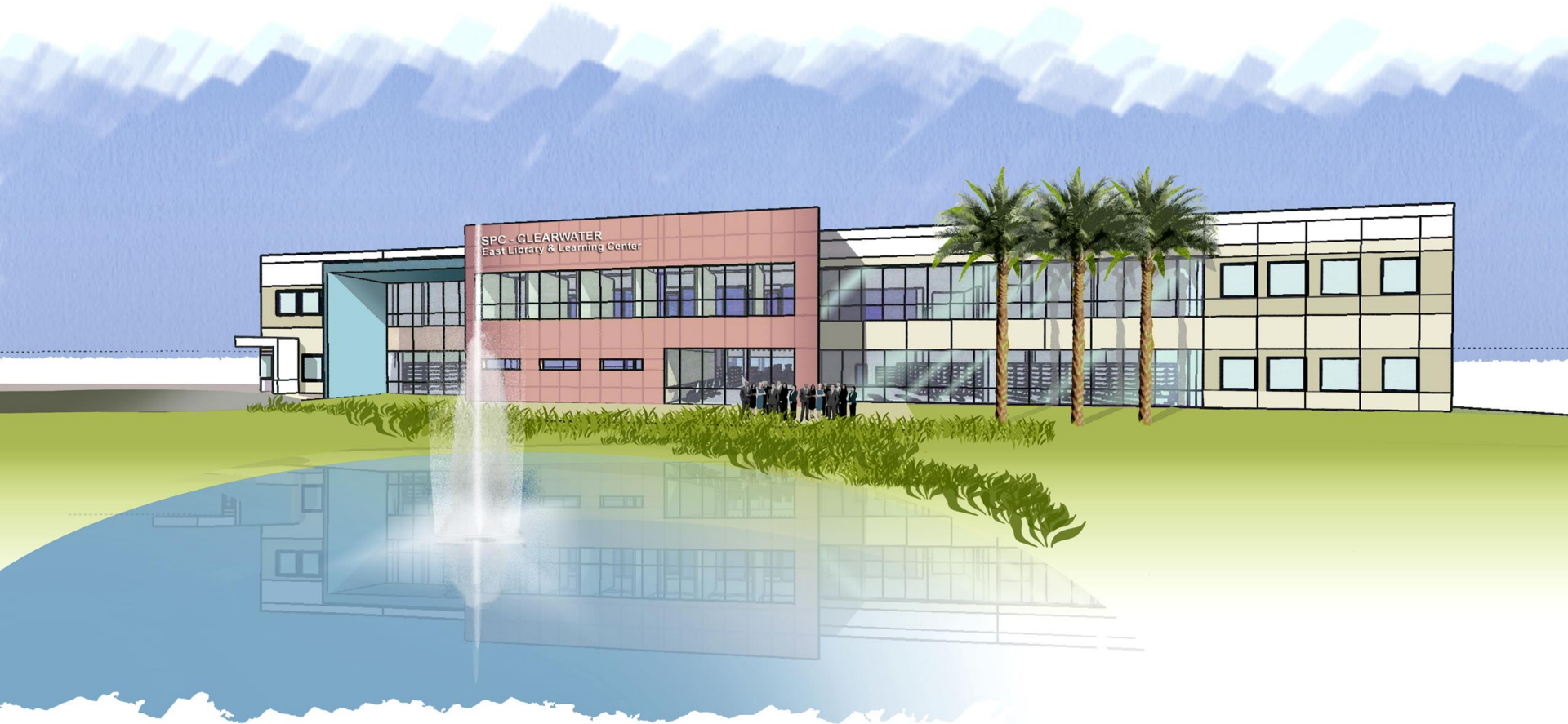


St. Petersburg College  
1707-P-12-2  
**Clearwater Campus, Library Building**  
11/2/15

 **Site Plan**  
1" = 40'-0"

# View from the North

## Design Development





# View from the South

## Design Development





# View from the East

## Design Development



# Multipurpose / Community Room

## Design Development





## Periodicals / Compact Shelving Design Development





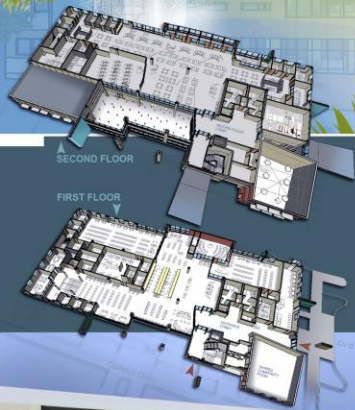
# St. Petersburg College City of Clearwater

## Clearwater East Community Library



SECOND FLOOR

FIRST FLOOR



PERSPECTIVE FROM DREW STREET

The new Clearwater East Community Library has been planned as a joint-use facility serving both the college students and the Clearwater community. The facility will house an expanded collection as well as shared services and resources.

The second floor will house the new Student Success Center; committed to that goal, it will coexist with the Library in a dynamic and motivating environment.

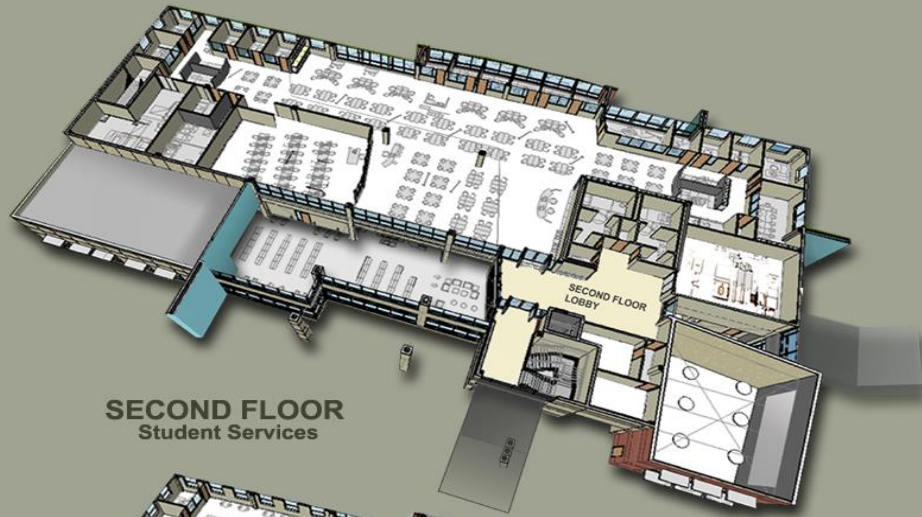


PERSPECTIVE FROM  
CAMPUS QUAD



PERSPECTIVE FROM  
THE EAST PARKING



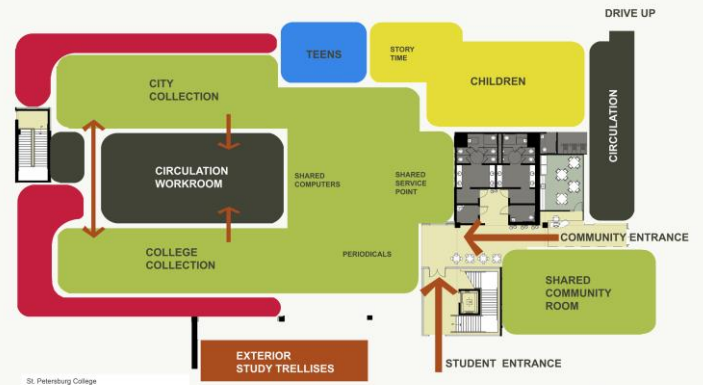


**SECOND FLOOR**  
Student Services



**FIRST FLOOR**  
Joint-Use Library

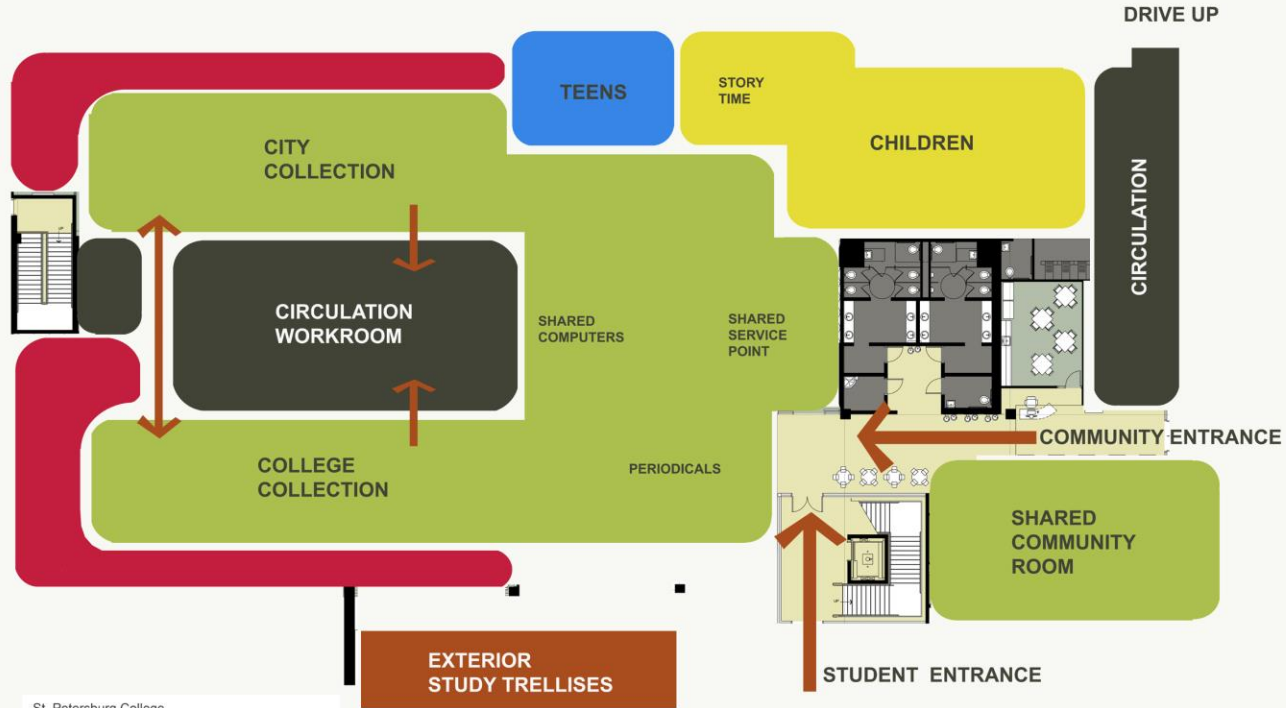
## Floor Plan Functional Diagram



St. Petersburg College  
1707-P-122  
Clearwater Campus, Library Building  
342615

**First Floor**

# Floor Plan Functional Diagram



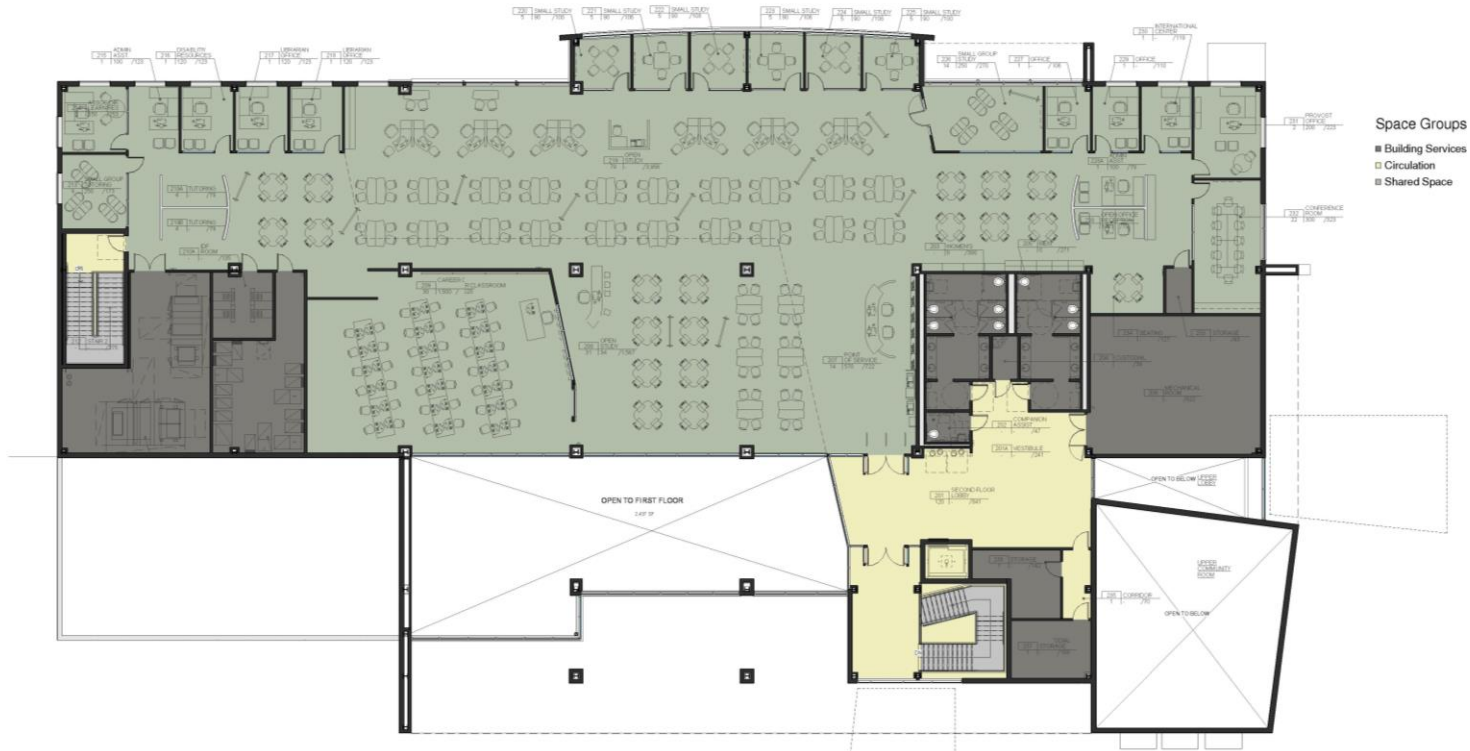
St. Petersburg College  
1707-P-12-2  
Clearwater Campus, Library Building  
10/21/15

**First Floor**





# Second Floor Plan & Furniture



COLOR #1 - EXTRA WHITE SW 7006  
 COLOR #2 - NAVAJO WHITE SW 6126  
 COLOR #4 - CLOACK GRAY SW 6278  
 COLOR #3 - LATTE SW 6108



NORTH



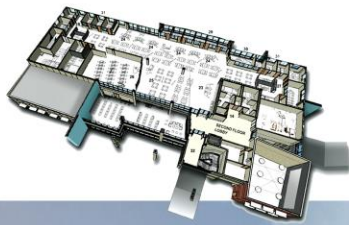
SOUTH

**NORTH & SOUTH ELEVATIONS**  
 CLEARWATER EAST COMMUNITY LIBRARY





City of Clearwater &  
St. Petersburg College  
**Joint-Use Library &  
Student Learning Center**



SECOND FLOOR



FIRST FLOOR



Night view from Campus Quad





## View from Campus Quad





## Exterior Study Trellises







## Views from the Quad



## Dual entrance points



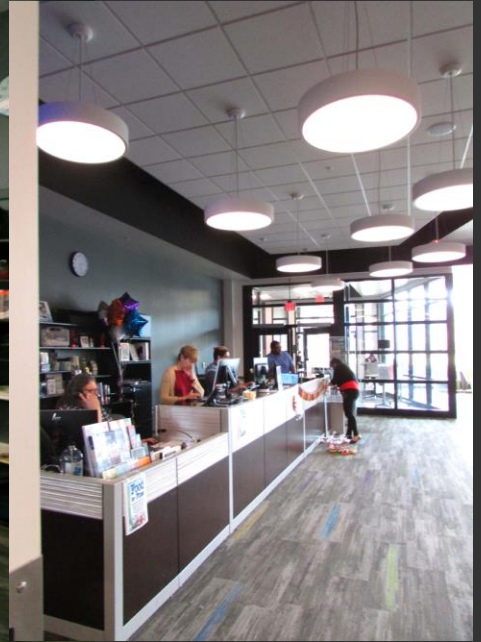


Entrance from Quad





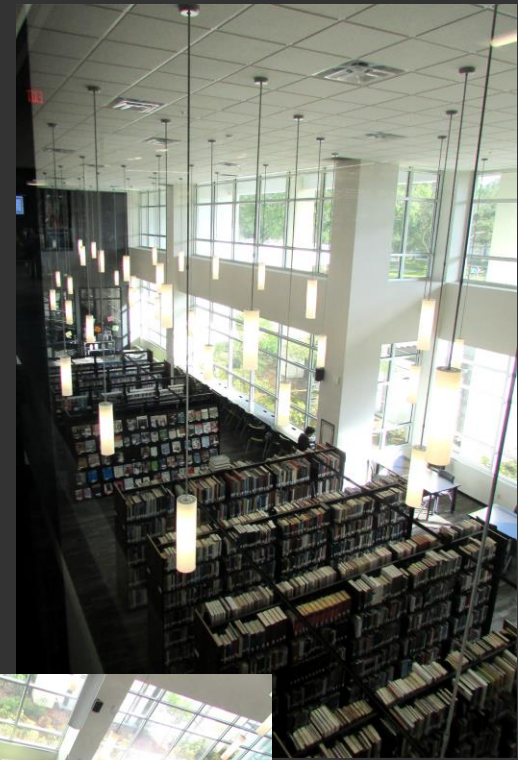
Service Point



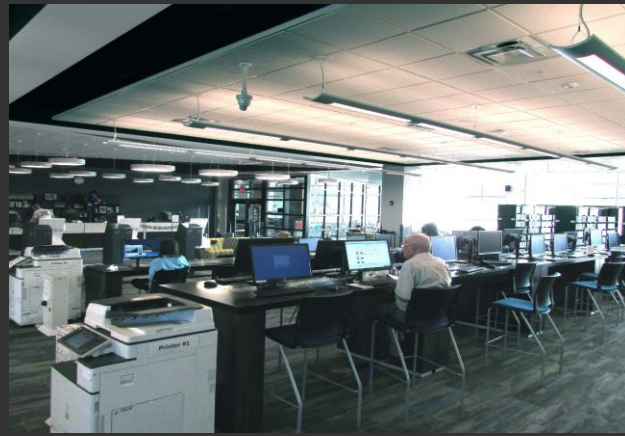
Self Checking



## Periodicals, Compact Shelving & Reading







**Periodicals &  
Shared Computers**



# Children Services







**MINIATURE  
MONDAYS**



**Community Room / Multipurpose**



## Young Adults

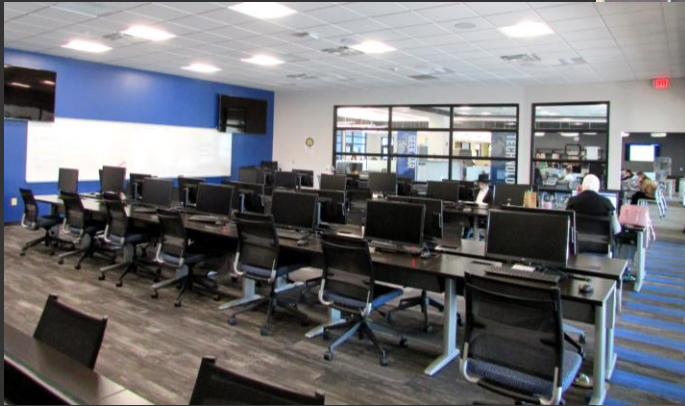




Career Services



# Career Services Computer Classroom



# Mathematics, Technology & Writing Tutoring





## Science Tutoring



## Study / Collaborate





# Study / Collaborate / Acoustic Pods

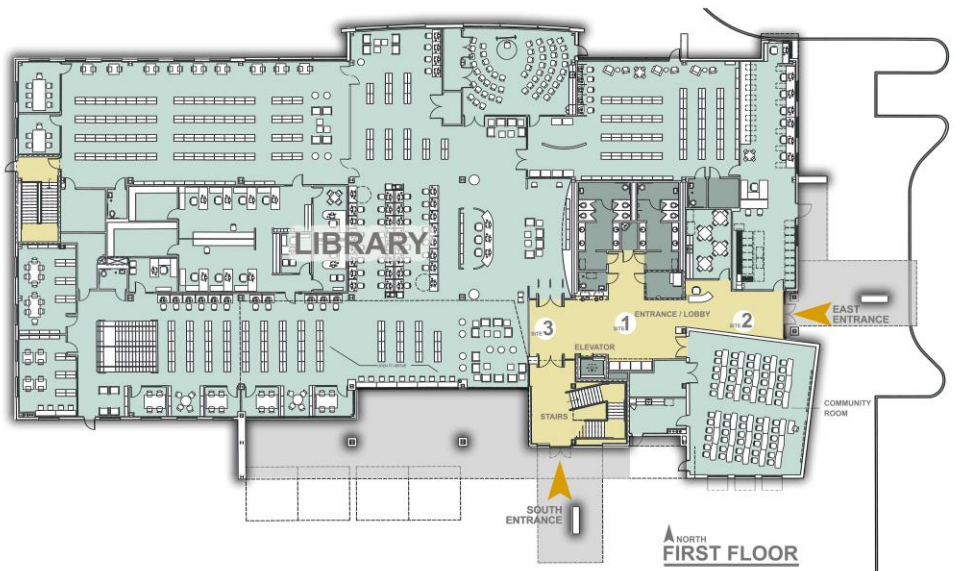




**Not practical . . .**



# Art in Public Buildings “In search of knowledge”



# Cost Savings | Budgets | Estimates

- First Schematic Estimate (53,000 SF bldg.): \$15,684,852
  - Second Schematic Estimate (50,000 SF bldg.): \$13,990,978
  - Third Schematic Estimate (41,112 SF): \$12,486,511
  - DD Estimate: \$12,191,180
  - GMP: \$12,267,388
-



# Cost Savings | Budgets | Estimates

- Key Cost Savings Strategies:
    - Right-Sizing / Reduced SF
      - Anticipated Decrease in Books (Future SF built-in)
    - Removal of exterior steel walkway canopies
    - Eliminate rooftop penthouse
    - Reduced overall height by 2'
    - Curtain wall to storefront
-

# Construction Progress

## Site clearing







## Construction Progress Structural Framing / Roofing





# Construction Progress





## Communication with Two Owners



# Communication with Two Owners

- OAC Meetings
  - Multiple User Groups
  - Multiple Design/Construction Professionals
- Procore
- Monthly Reports

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## St. Petersburg College Library

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**November 2017 Aerials SPC Library** Actions ▼  
November 17, 2017  
[View album \(3\)](#)  
<http://www.creativecontractors.com/home>  
<http://www.spcollege.edu/>

**October 2017 Aerials SPC Library** Actions ▼  
October 23, 2017  
[View album \(3\)](#)



# View from Drew Street



C. J. PADGETT EAST  
COMMUNITY LIBRARY





**View from Campus Quad**



# View from Campus Quad



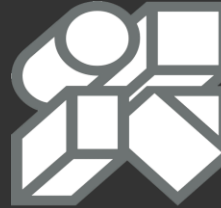




CLEARWATER  
PUBLIC LIBRARY SYSTEM

*Thank you!*

cb  
a  
CANERDAY  
BELFSKY  
+ ARROYO  
ARCHITECTS INC



CREATIVE  
CONTRACTORS  
INC.