East Campus Library  LRC Renovation

MODESTO JUNIOR COLLEGE

SEPTEMBER 7 2010
tBP / Architecture
AGENDA

Project Schedule

Discuss meeting Goals
  Confirm Program, and Budget
  Re-Establish basic relationships
  Generate options for space layout

Review next Steps
Schedule

Revise Schematic Plan

September 2010

Complete Schematic Design Package:

October 2010

Design Development

November 2010 - Mid January 2011

Construction Documents

Mid January - April 2011

State Architect Review

May - August 2011

Bid

October - December 2011

Construct

January 2012
CONSTRUCTION BUDGET

Cost to renovate entire Building
$15,000,000 (Insufficient funds)

Original Budget/Area =
$3,700,000/37,000 = $100/SF

Schematic Estimate =
$4,966,981 to $5,912,659
(Band-Aid Mechanical-Complete upgrade)
$134-$160

Revised Area = 45,000 sf
Interpolated required budget for New Area
$6,030,000 - $7,200,000

Actual Revised Budget
4,800,000/45,000 = $107/SF

Conclusion: Need to scale back scope.
MAIN FLOOR CURRENT DESIGN

MAJOR RENOVATION IN MOST OF LIBRARY (OVER BUDGET)
MAIN FLOOR OPTION 2:
FOCUS AVAILABLE BUDGET ON 1/2 OF SPACE
Main Floor
OPTION 1A
+Minimal Change
-Quiet Reading Orphaned

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Main Floor
OPTION 1 B
+ Better Distributed Service
- Quiet Reading Orphaned

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Basement Conditions after SS Move

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Main Floor

OPTION 2A

+ Keeps Library Functions together

- No real added seating
Next Steps