

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

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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

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CONSTRUCTION BUDGET

COST TO RENOVATE ENTIRE BUILDING

~~\$15,000,000~~ (INSUFFICIENT FUNDS)

ORIGINAL BUDGET/AREA =

$\$3,700,000 / 37,000 = \$100/\text{SF}$

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

$\$6,030,000$ - $\$7,200,000$

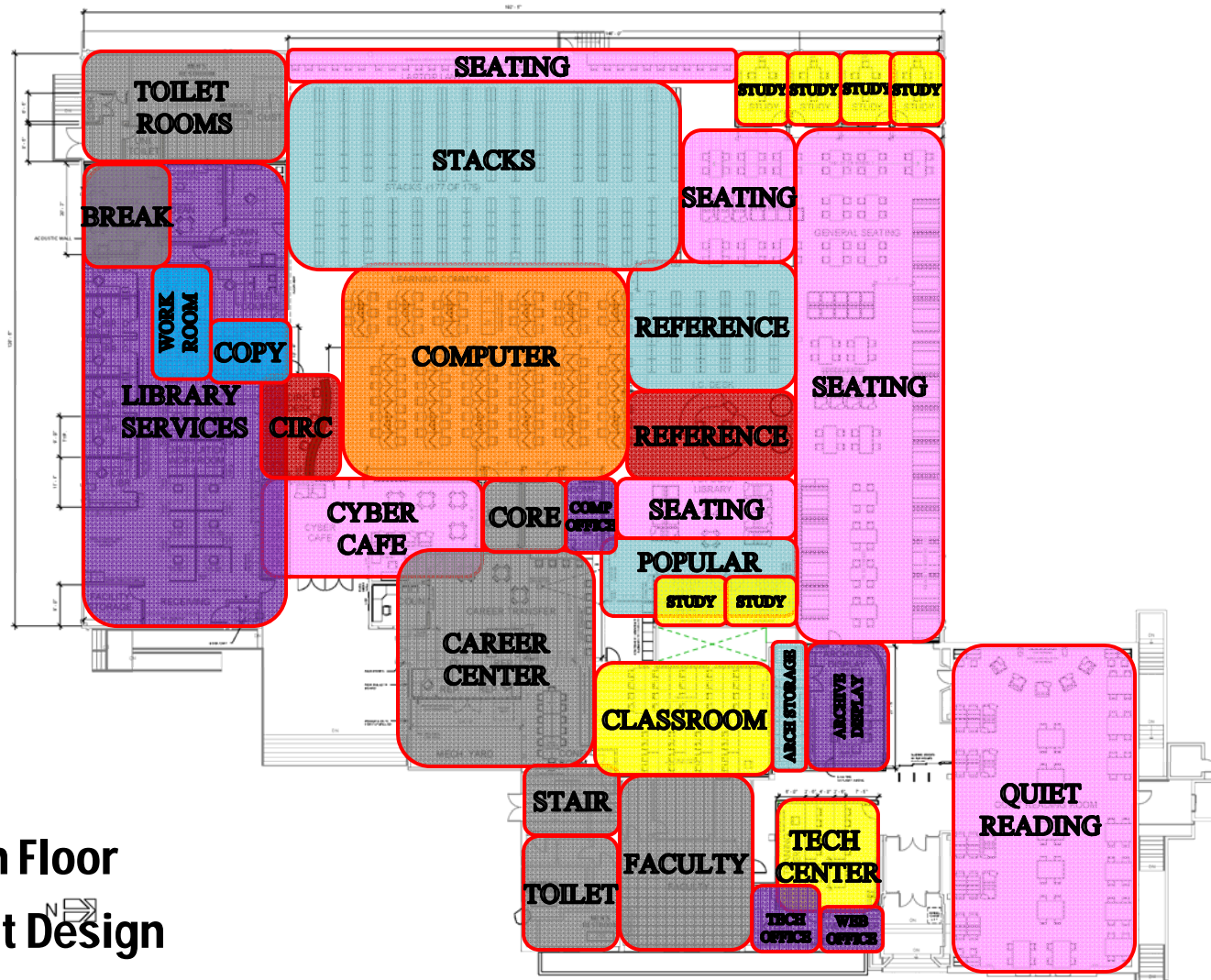
ACTUAL REVISED BUDGET

$4,800,000 / 45,000 = \$107/\text{SF}$

CONCLUSION: NEED TO SCALE BACK SCOPE.

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Main Floor
Current Design

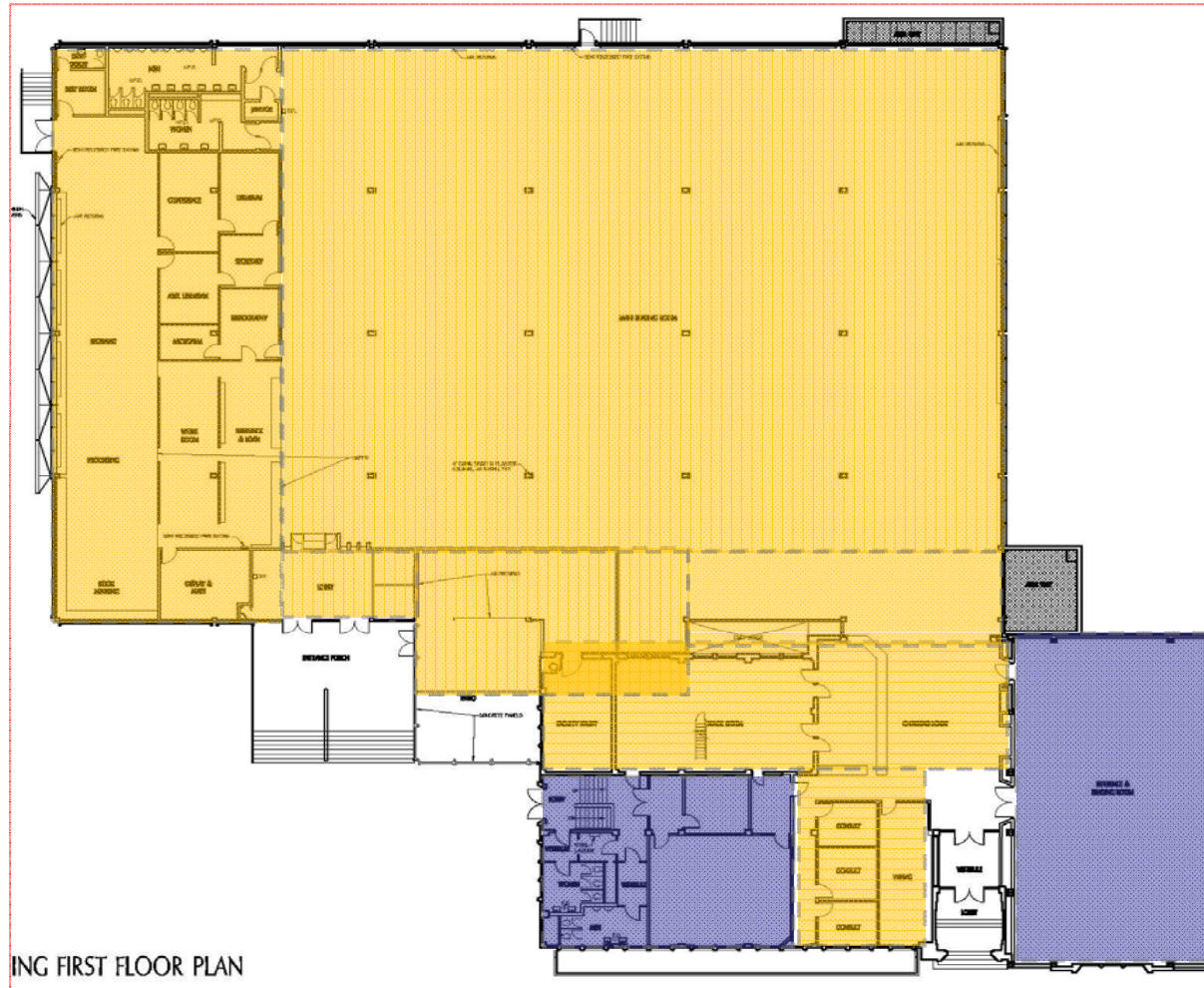
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MAIN FLOOR CURRENT DESIGN

MAJOR RENOVATION IN MOST OF LIBRARY (OVER BUDGET)



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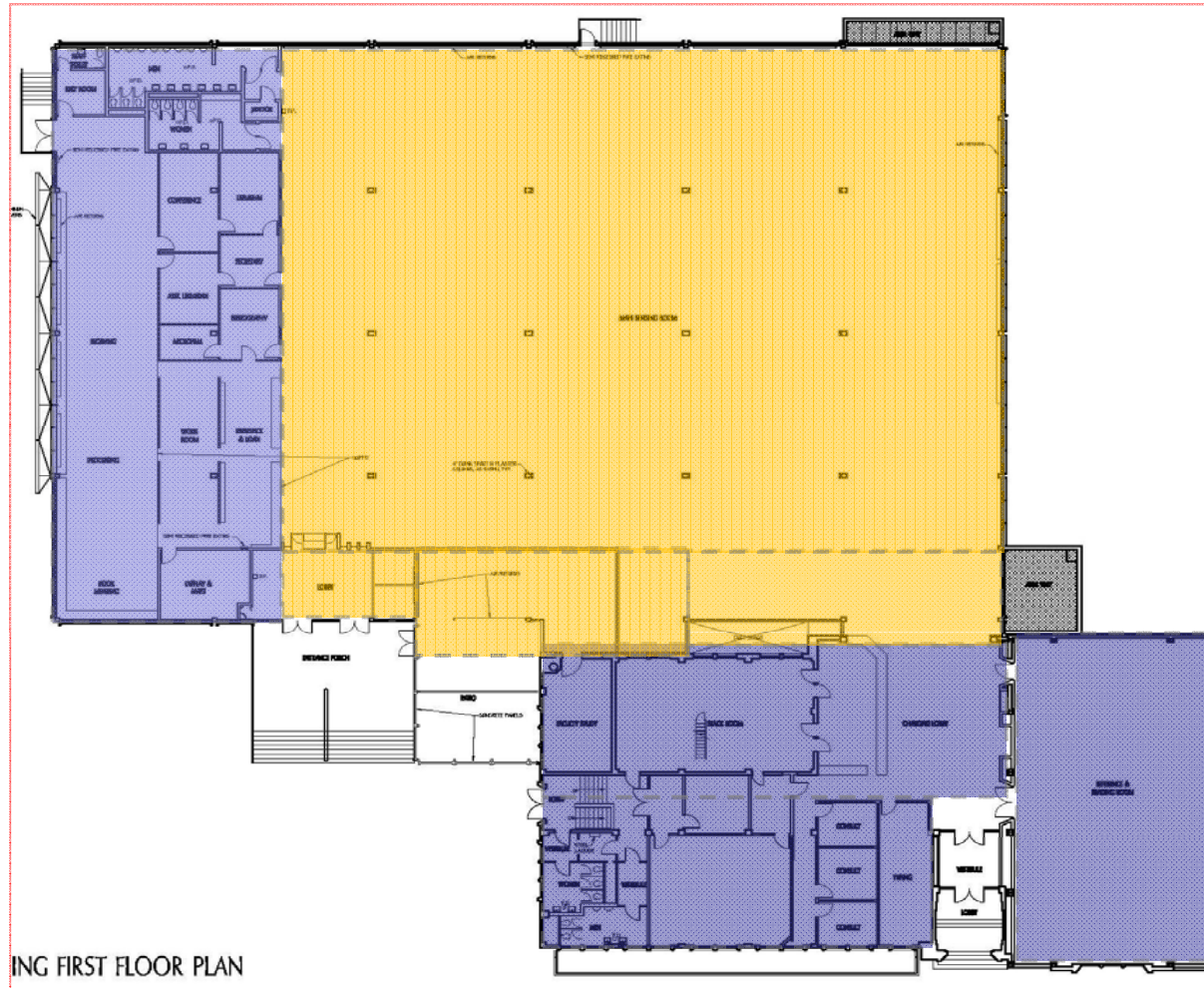
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SCALE BACK CURRENT PLAN SCOPE



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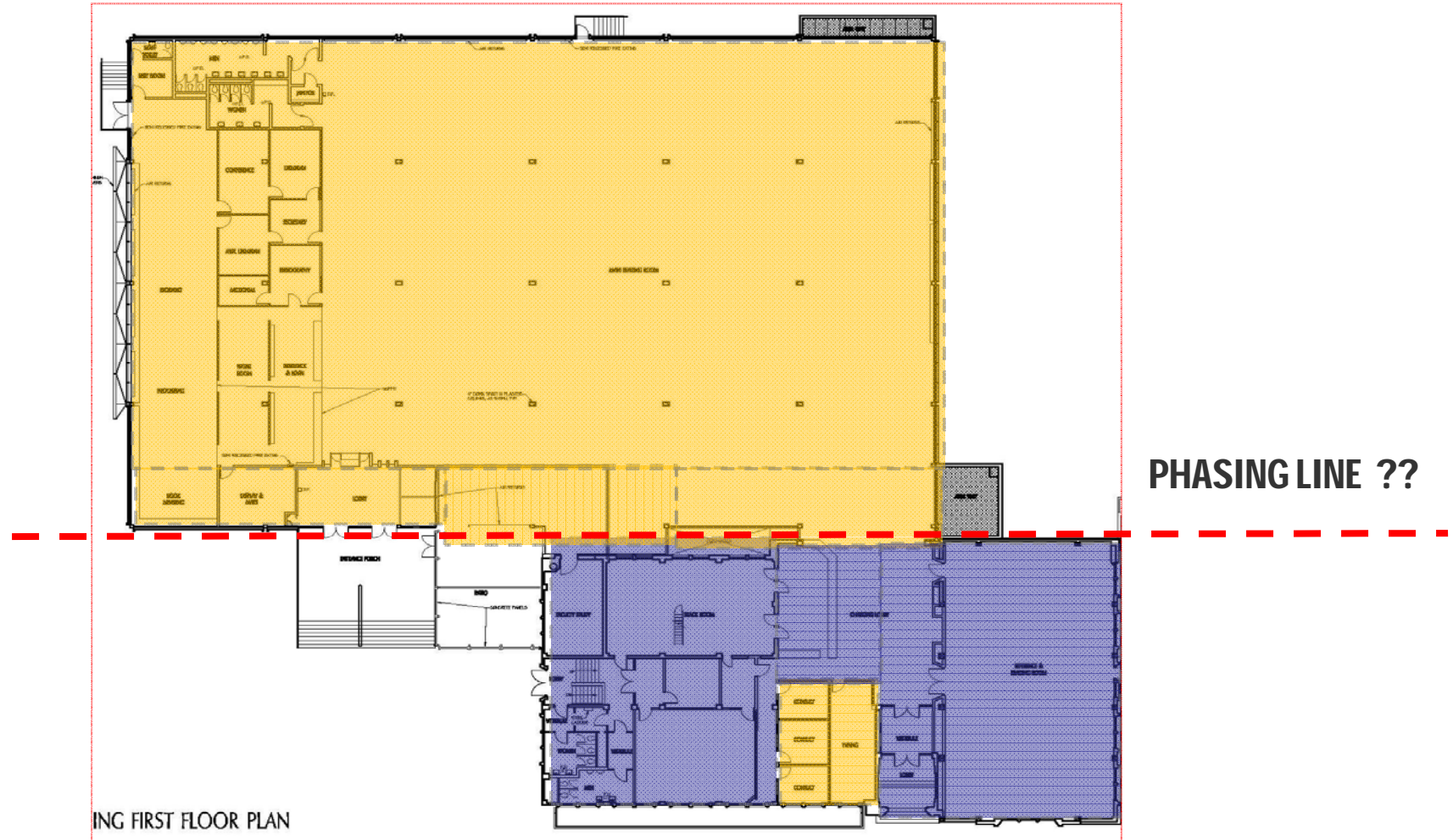
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MAIN FLOOR OPTION 2:

FOCUS AVAILABLE BUDGET ON 1/2 OF SPACE



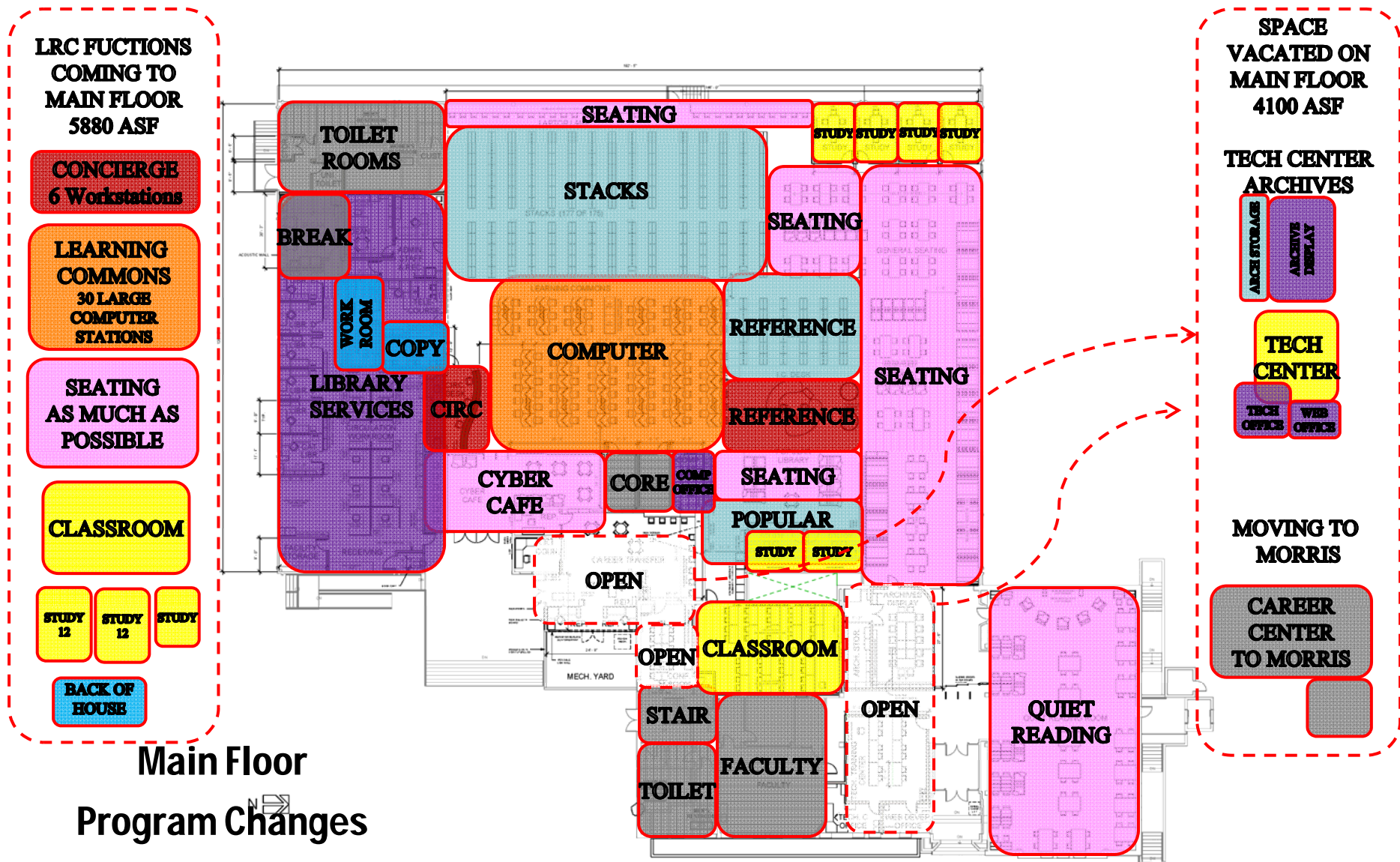
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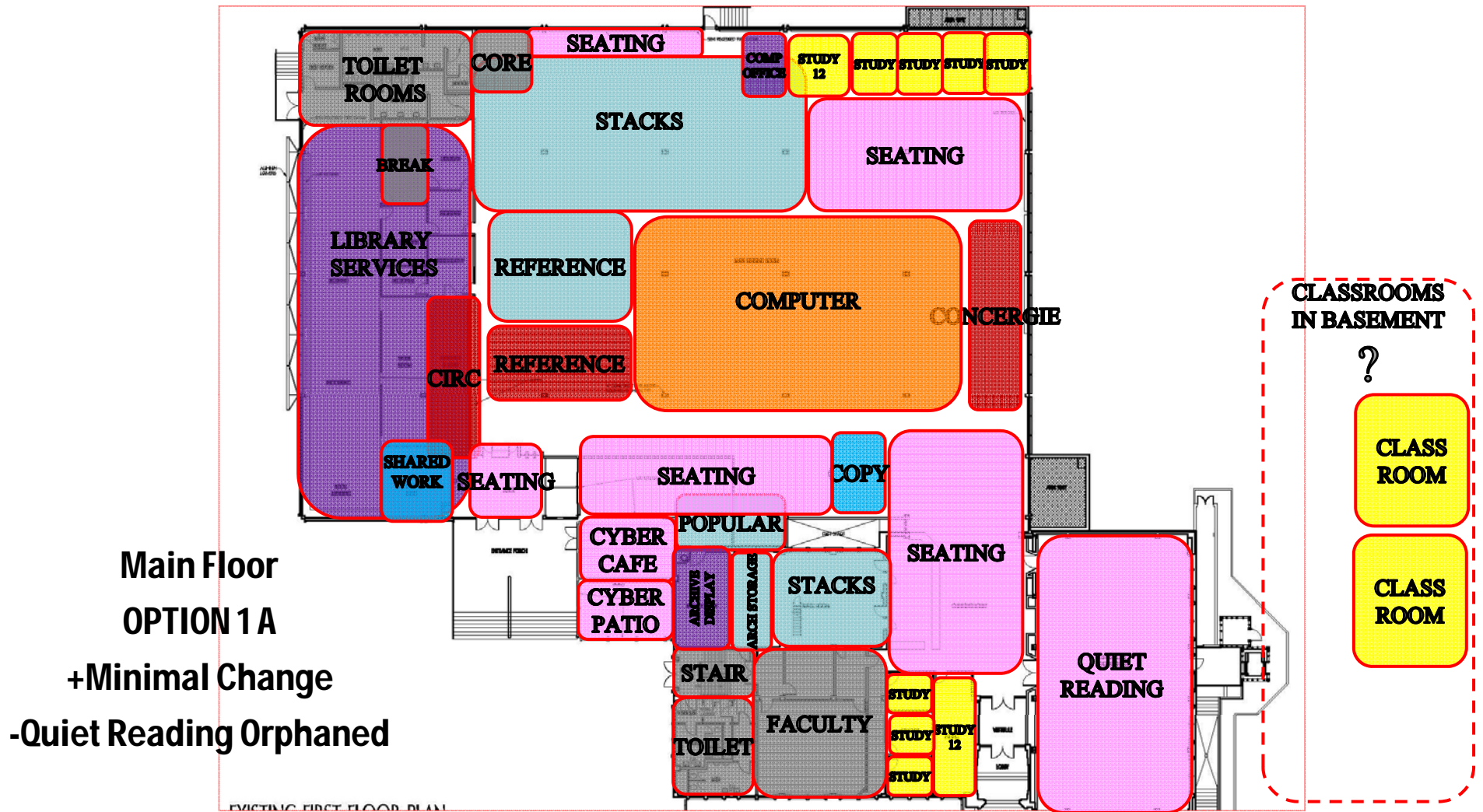
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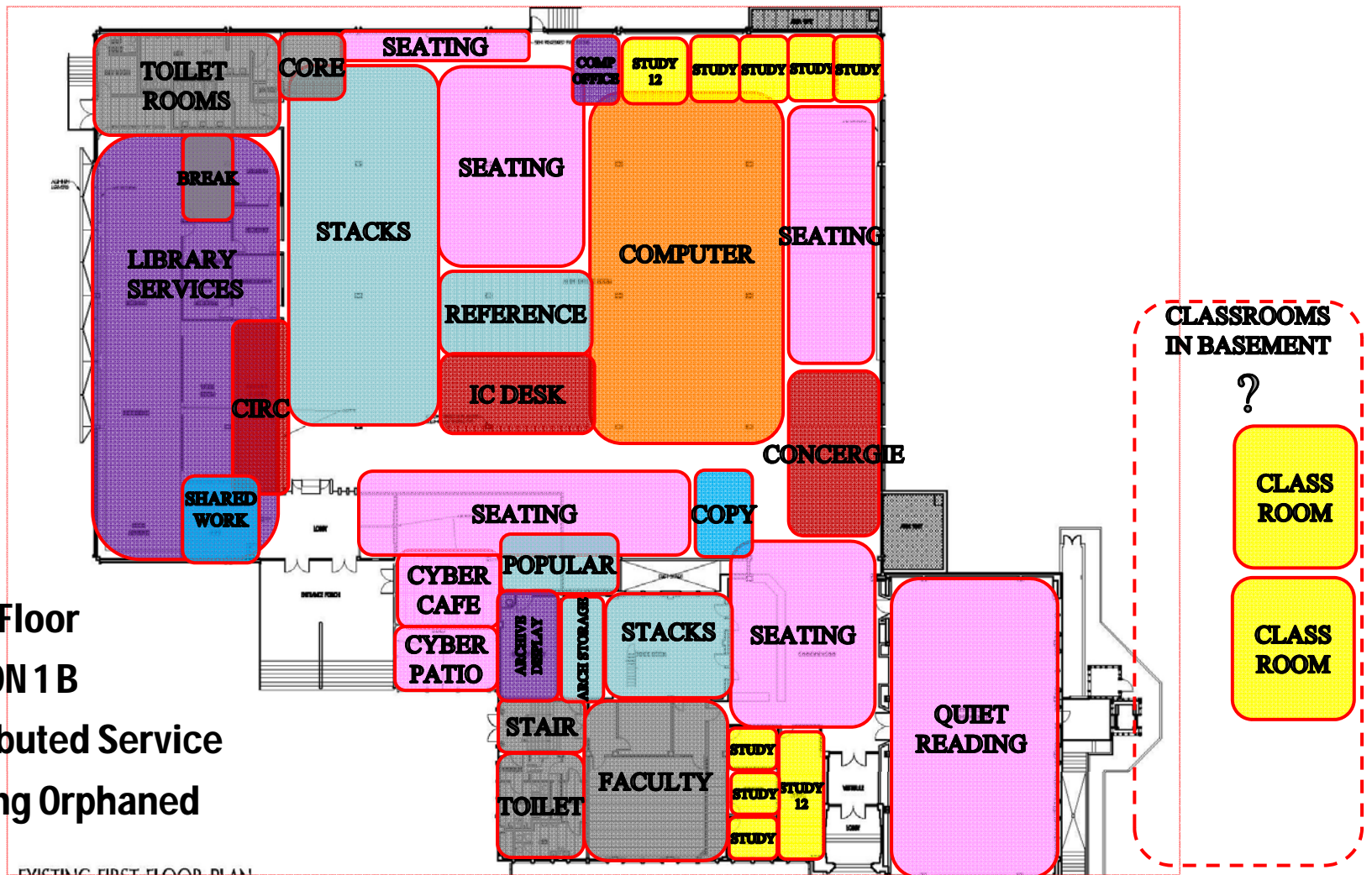
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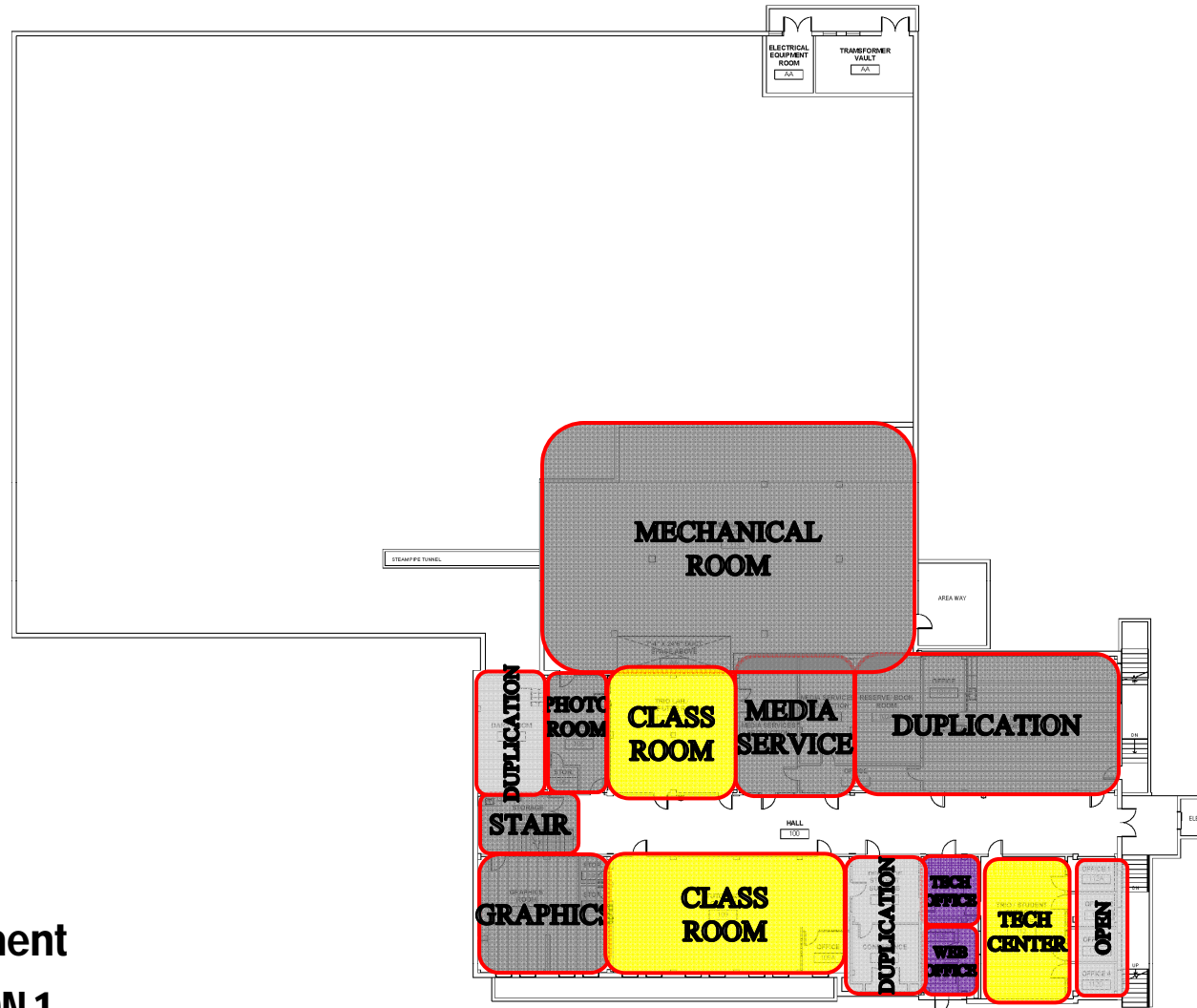
Main Floor
OPTION 1 B

+ Better Distributed Service
-Quiet Reading Orphaned

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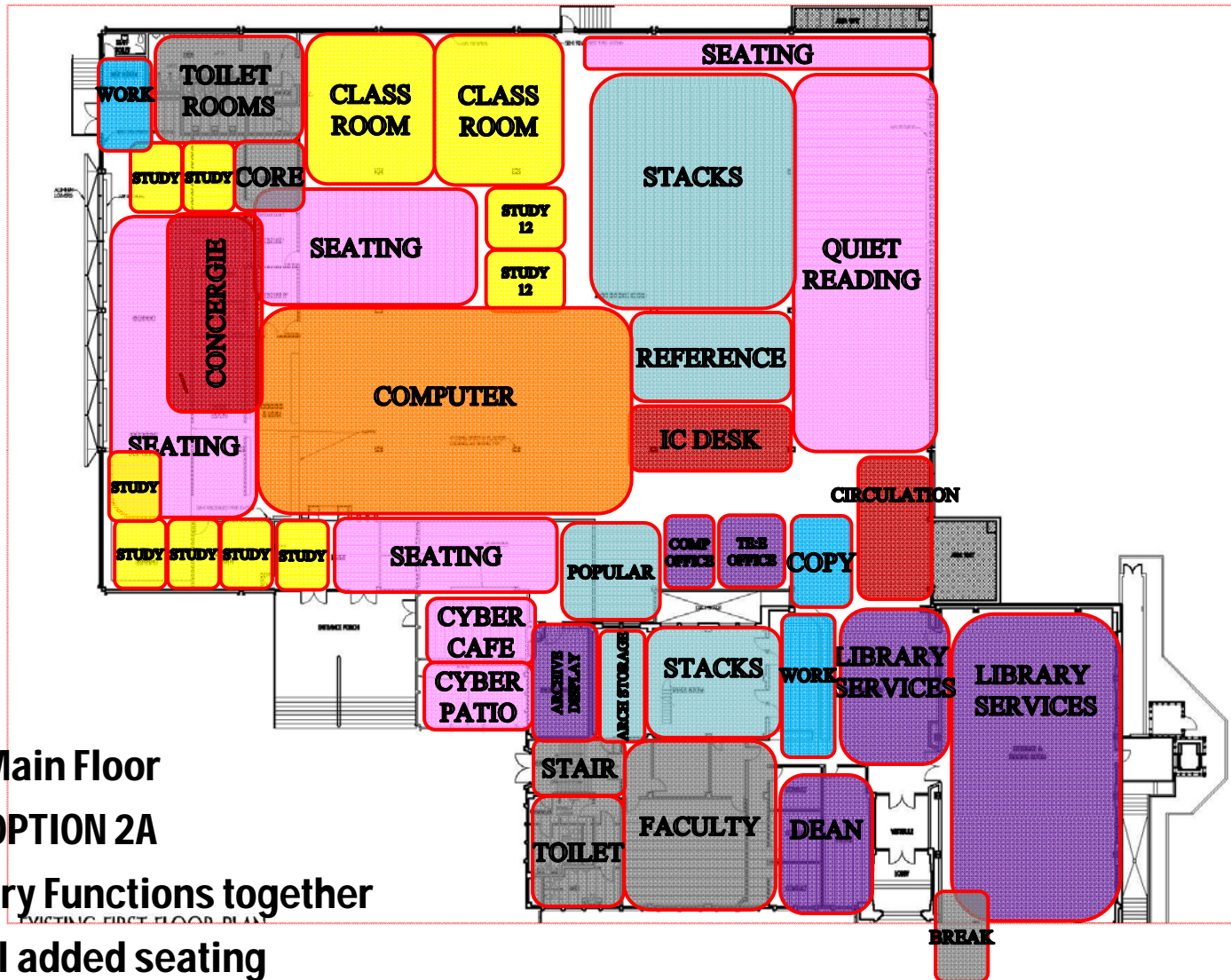


**Basement
OPTION 1**

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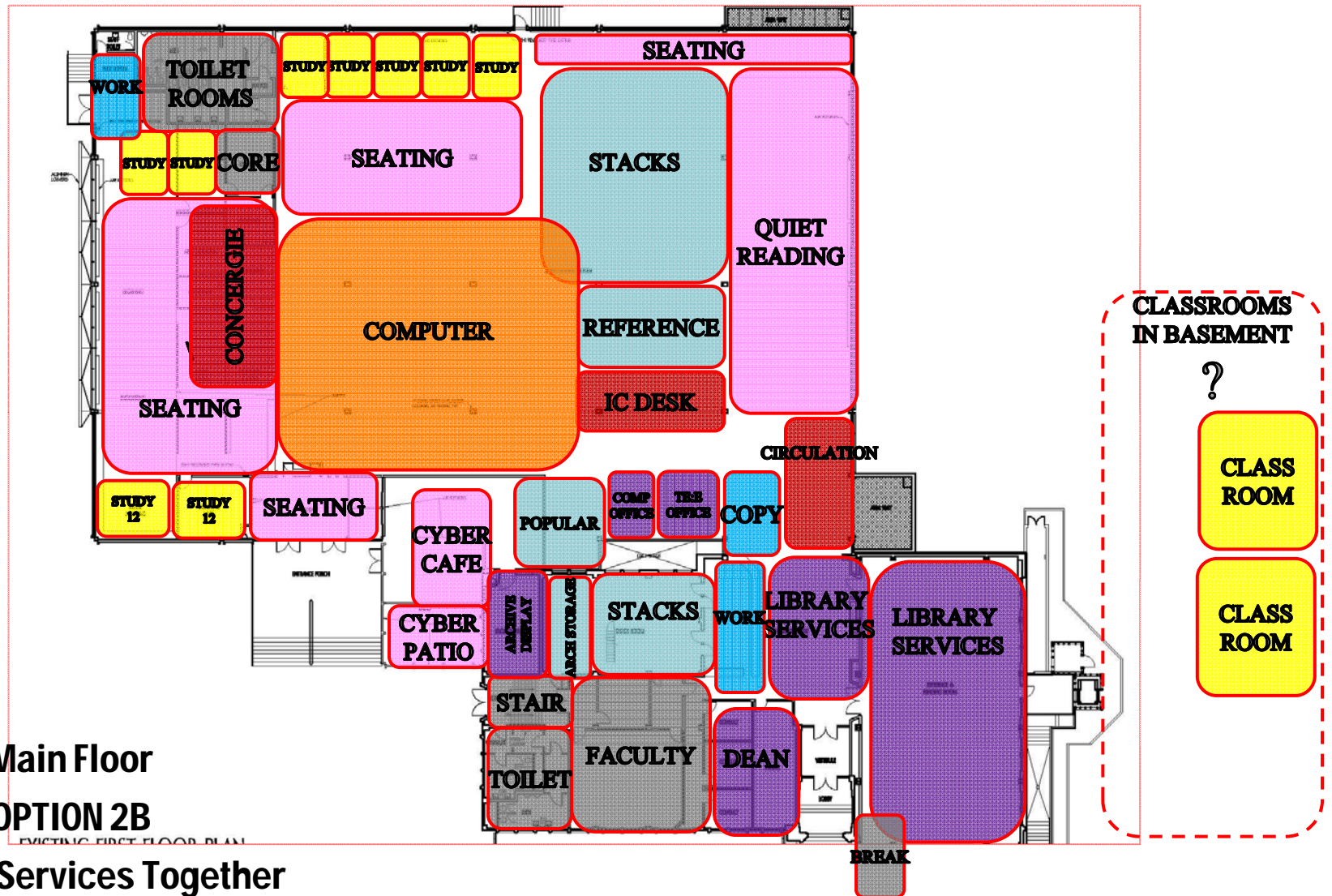
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+Library Services Together

-Classrooms Downstairs

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Q & A

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Next Steps

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