

Schematic Design

Meeting 4

EAST CAMPUS LIBRARY RENOVATION



MODESTO JUNIOR COLLEGE

Meeting 4

AGENDA

PROJECT SCHEDULE

CONFIRM MEETING DATES

DISCUSS MEETING GOALS

DISCUSS SCOPE OF WORK

DISCUSS PROJECT BUDGET, POSSIBLE TRADE OFFS

DISCUSS SCHEMATIC LAYOUT

DISCUSS ALTERNATIVE SCHEMATIC LAYOUT

REVIEW NEXT STEPS

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SCHEDULE

KICK OFF MEETING

SCHEMATIC DESIGN:

FEBRUARY 1 – APRIL 15 2010

DESIGN DEVELOPMENT

APRIL 21 – JUNE 23 2010

CONSTRUCTION DOCUMENTS

JUNE 23- SEPTEMBER 20 2010

STATE ARCHITECT REVIEW

OCTOBER 1 2010- MARCH 1 2011

BID

MARCH 1-MAY 15 2011

CONSTRUCT

SUMMER 2011

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SCHEDULE

SCHEMATIC #2 :DISCUSS OPTIONS

FEBRUARY 11 2010

9 -11 AM

SCHEMATIC # 3 REFINE SELECTED OPTION

MARCH 4 2010

2-4 PM

SCHEMATIC MEETING #4 PRESENT FINAL LAYOUT

MARCH 18 2010

2-4 PM

DESIGN DEVELOPMENT #1 KICK OFF

?????????

2-4 PM

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SCHEMATIC DESIGN TASKS

CONFIRM PROGRAM, BUDGET AND SCHEDULE

SET PRIORITIES

~~POSSIBLE TOURS?~~

ESTABLISH BASIC RELATIONSHIPS

GENERATE OPTIONS FOR SPACE LAYOUT

TODAY

REFINE SELECTED LAYOUT

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MAIN FLOOR

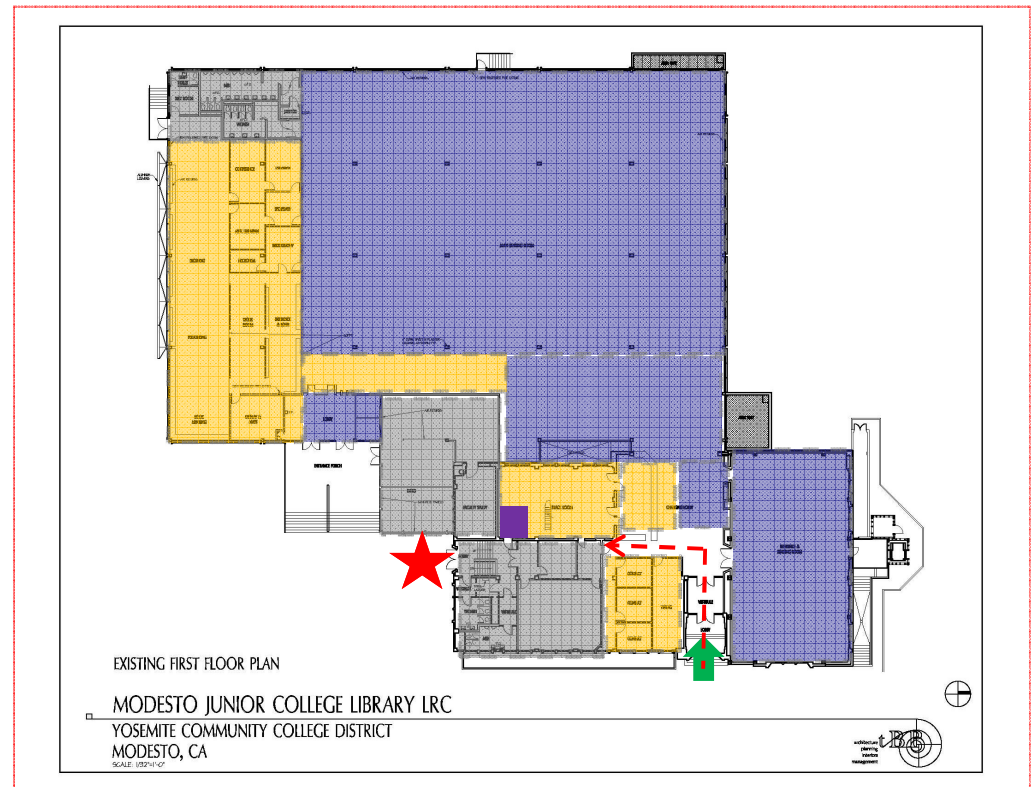
★ ACCESS ISSUE TO
FACULTY AREA

↑ PROPOSED SHARED
SECONDARY ACCESS

SOLVES FACULTY AND TECH
TRAINING ISSUE AFTER HOURS ACCESS

■ NOT POSSIBLE TO ELIMINATE ACCESS

AMOUNT OF DEMO/REMODEL AREA
HAS GROWN.



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EAST CAMPUS LIBRARY RENOVATION

COST ESTIMATE

Modesto College Library Remodel
 Modesto Junior College
 Modesto, California
 Preliminary Design Cost Estimate



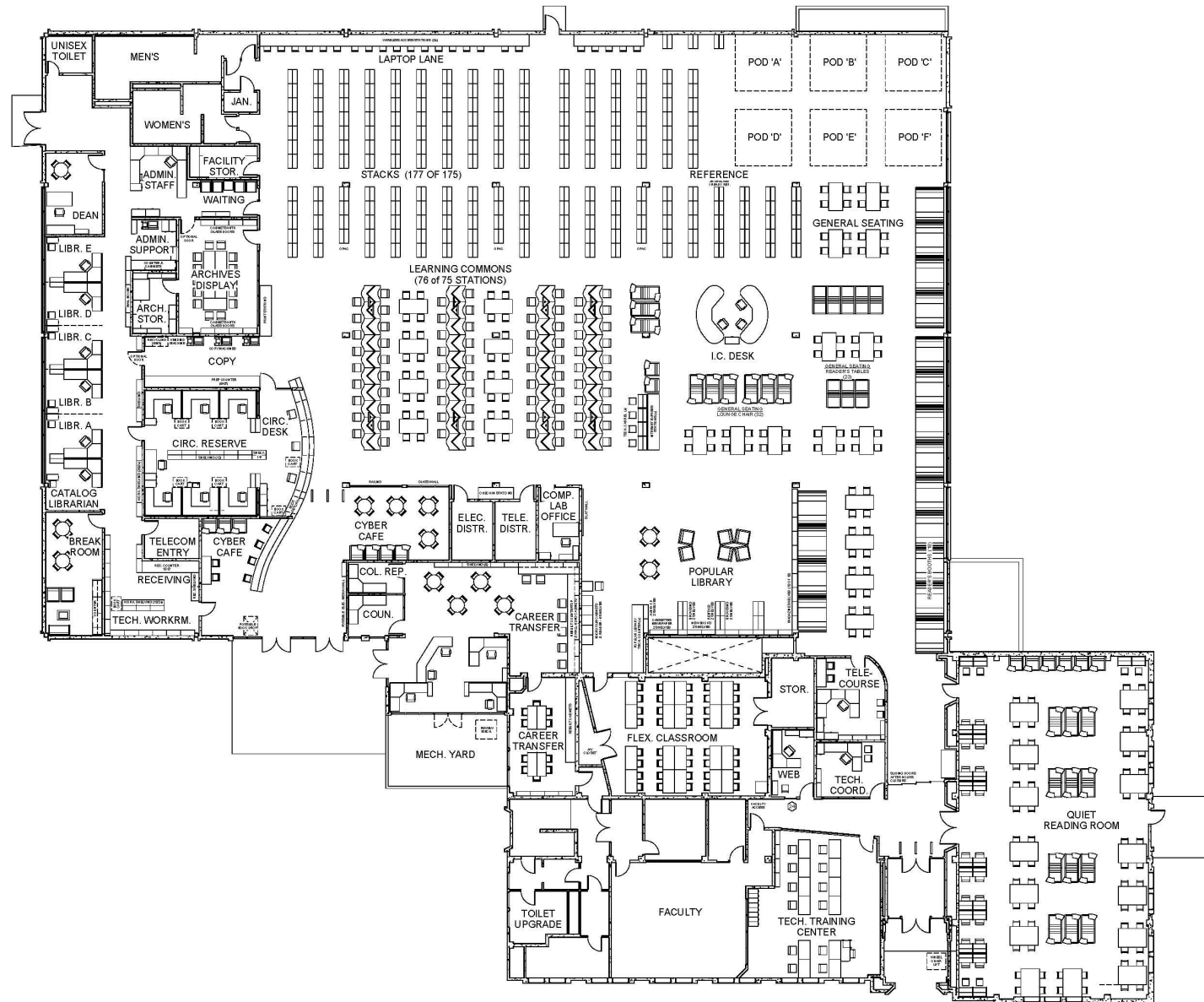
General Summary		March 17, 2010		
Uniformat Element		Total \$	\$ Per SF 45,159 SF	% of Total
Substructure		\$ -	\$ -	0.00%
A10 Foundations		\$ -	\$ -	0.00%
A20 Basement Construction		\$ -	\$ -	0.00%
Shell		\$ 59,060	\$ 1.31	1.72%
B10 Superstructure		\$ 22,580	\$ 0.50	0.66%
B20 Exterior Enclosure		\$ 36,480	\$ 0.81	1.06%
B30 Roofing		\$ -	\$ -	0.00%
Interiors		\$ 1,020,841	\$ 22.61	29.71%
C10 Interior Construction		\$ 501,600	\$ 11.11	14.60%
C20 Stairs		\$ -	\$ -	0.00%
C30 Interior Finishes		\$ 519,241	\$ 11.50	15.11%
Services		\$ 1,288,926	\$ 28.54	37.51%
D10 Conveying		\$ 20,000	\$ 0.44	0.58%
D20 Plumbing		\$ 50,000	\$ 1.11	1.46%
D30 HVAC		\$ 255,200	\$ 5.65	7.43%
D40 Fire Protection		\$ -	\$ -	0.00%
D50 Electrical		\$ 963,726	\$ 21.34	28.05%
Equipment and Furnishings		\$ 112,000	\$ 2.48	3.26%
E10 Equipment		\$ -	\$ -	0.00%
E20 Furnishings		\$ 112,000	\$ 2.48	3.26%
Special Construction and Demolition		\$ 360,976	\$ 7.99	10.50%
F10 Special Construction		\$ -	\$ -	0.00%
F20 Selective Building Demolition		\$ 360,976	\$ 7.99	10.50%
Building Sitework		\$ 40,000	\$ 0.89	1.16%
G10 Site Preparation		\$ -	\$ -	0.00%
G20 Site Improvements		\$ -	\$ -	0.00%
G30 Site Mechanical Utilities		\$ -	\$ -	0.00%
G40 Site Electrical utilities		\$ 40,000	\$ 0.89	1.16%
G50 Other Site Construction		\$ -	\$ -	0.00%
General				
H10 General Requirements		\$ 144,090	\$ 3.19	4.19%
TOTAL TRADE COST	Mar-10	\$ 3,025,892	\$ 67.01	88.06%
Contractor Bonds	1.00%	\$ 30,259	\$ 0.67	0.88%
General Conditions	5.50%	\$ 168,088	\$ 3.72	4.89%
Insurances	1.50%	\$ 48,364	\$ 1.07	1.41%
OH & Fee	5.00%	\$ 163,630	\$ 3.62	4.76%
TOTAL CONSTRUCTION COST	Mar-10	\$ 3,436,233	\$ 76.09	100.00%
Escalation Contingency, 14 Months	2.00%	\$ 68,725	\$ 1.52	2.00%
Design Contingency	10.00%	\$ 350,496	\$ 7.76	10.20%
GC Contingency	3.00%	\$ 115,664	\$ 2.56	3.37%
RECOMMENDED BUDGET	Jul-11	\$ 3,971,117	\$ 87.94	115.52%

SLIGHTLY OVER BUDGET

Design Contingency	10.00%	\$ 350,496	\$
GC Contingency	3.00%	\$ 115,664	\$
RECOMMENDED BUDGET	Jul-11	\$ 3,971,117	\$

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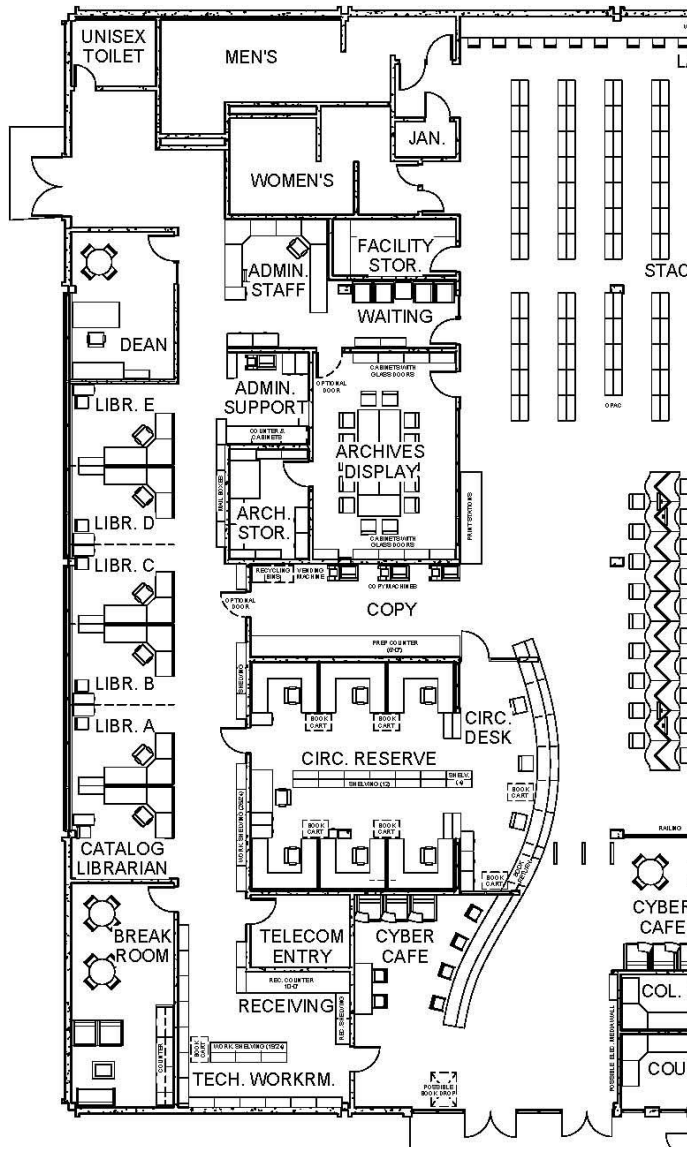
BIRD'S EYE VIEW

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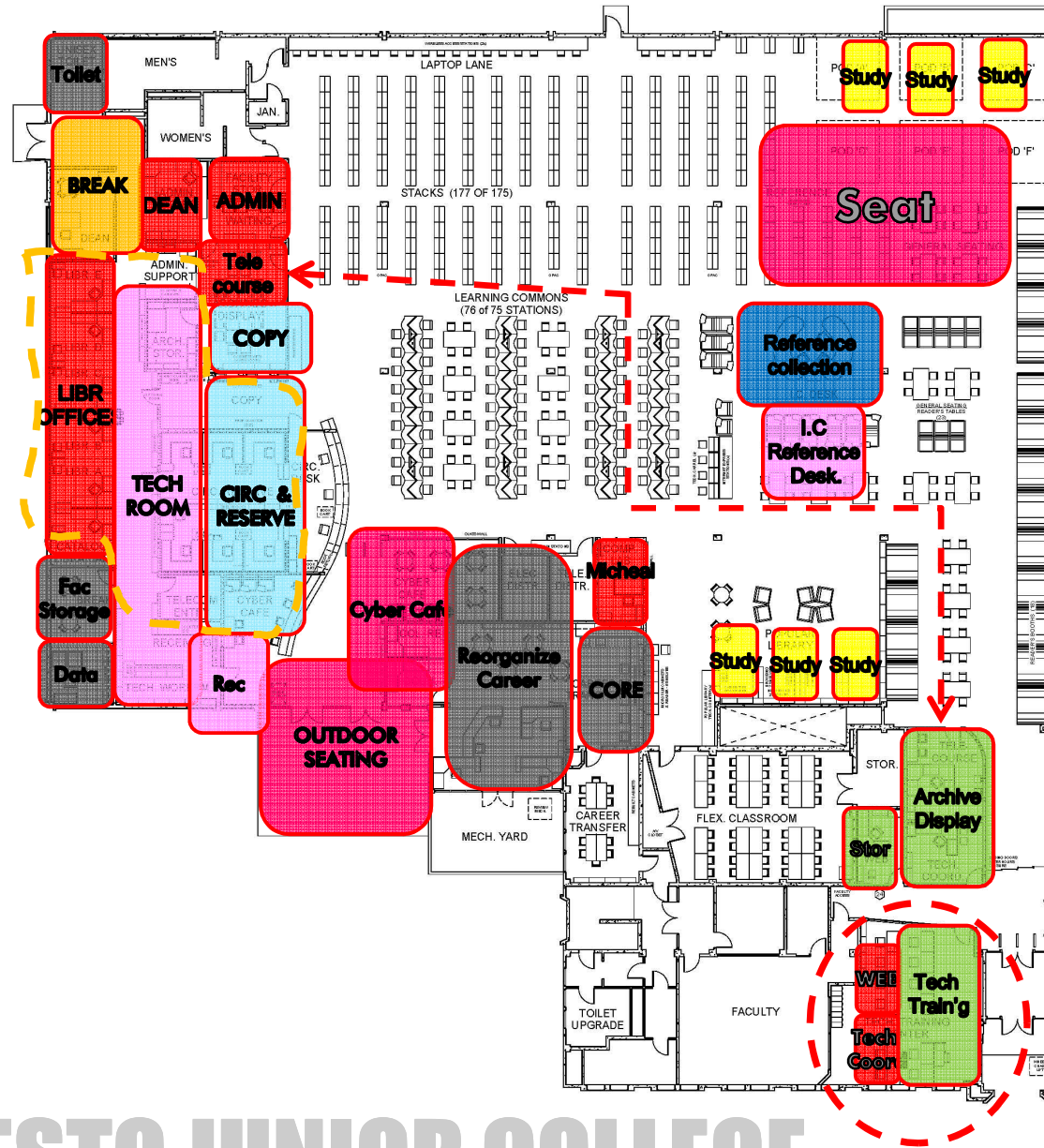
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**Trade off:
Open Office**



**Trade off:
Study Rooms
2/3 height
walls**

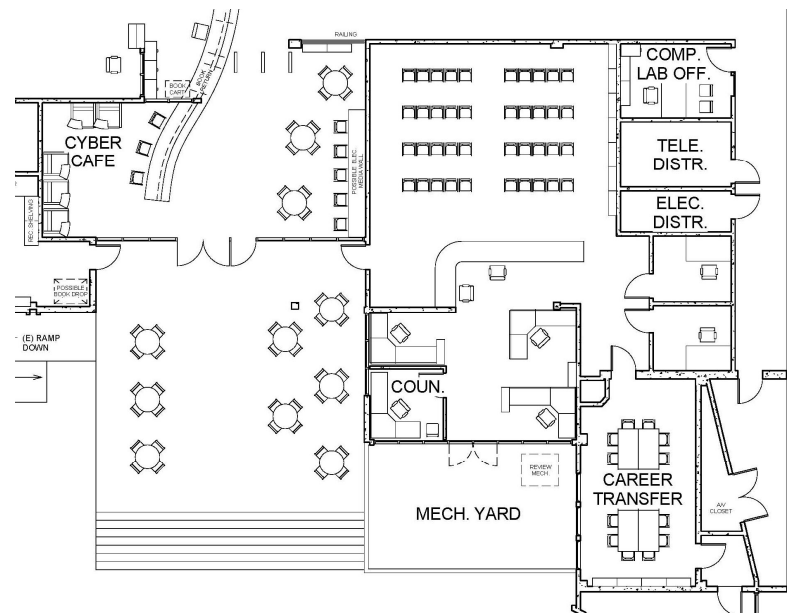
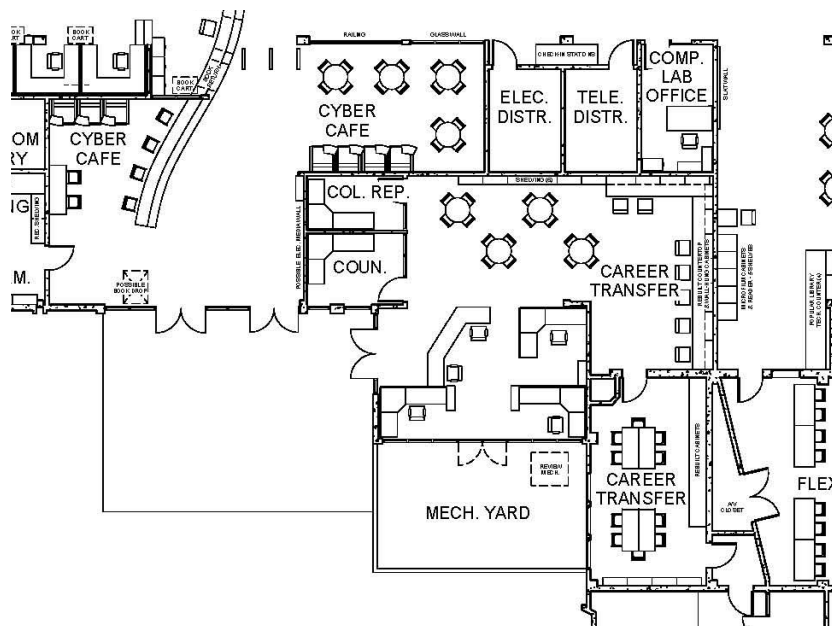
**Trade off:
Tech Center
Layout same
as existing**

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View from Learning Commons towards Entrance

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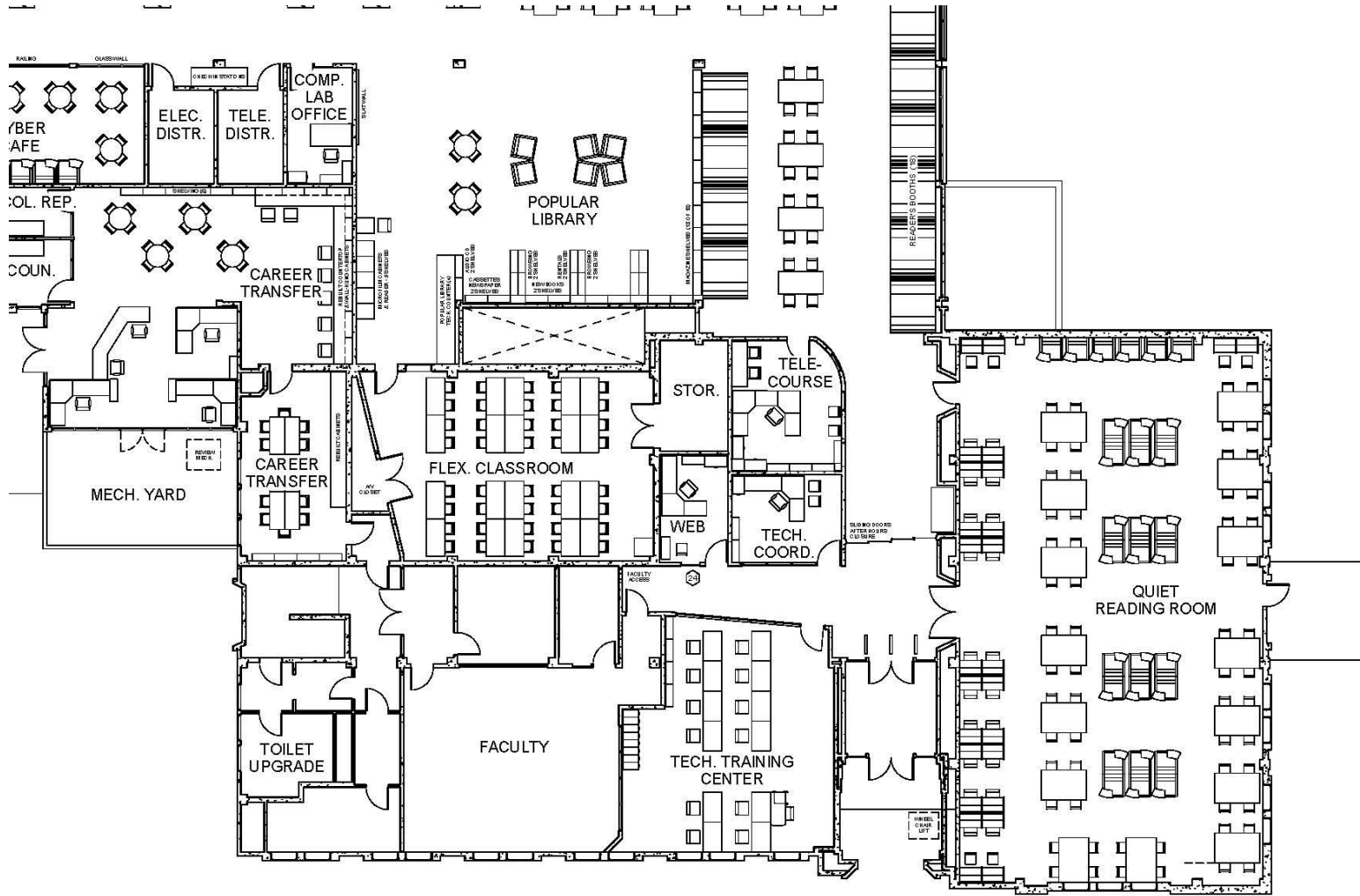


View from Entrance

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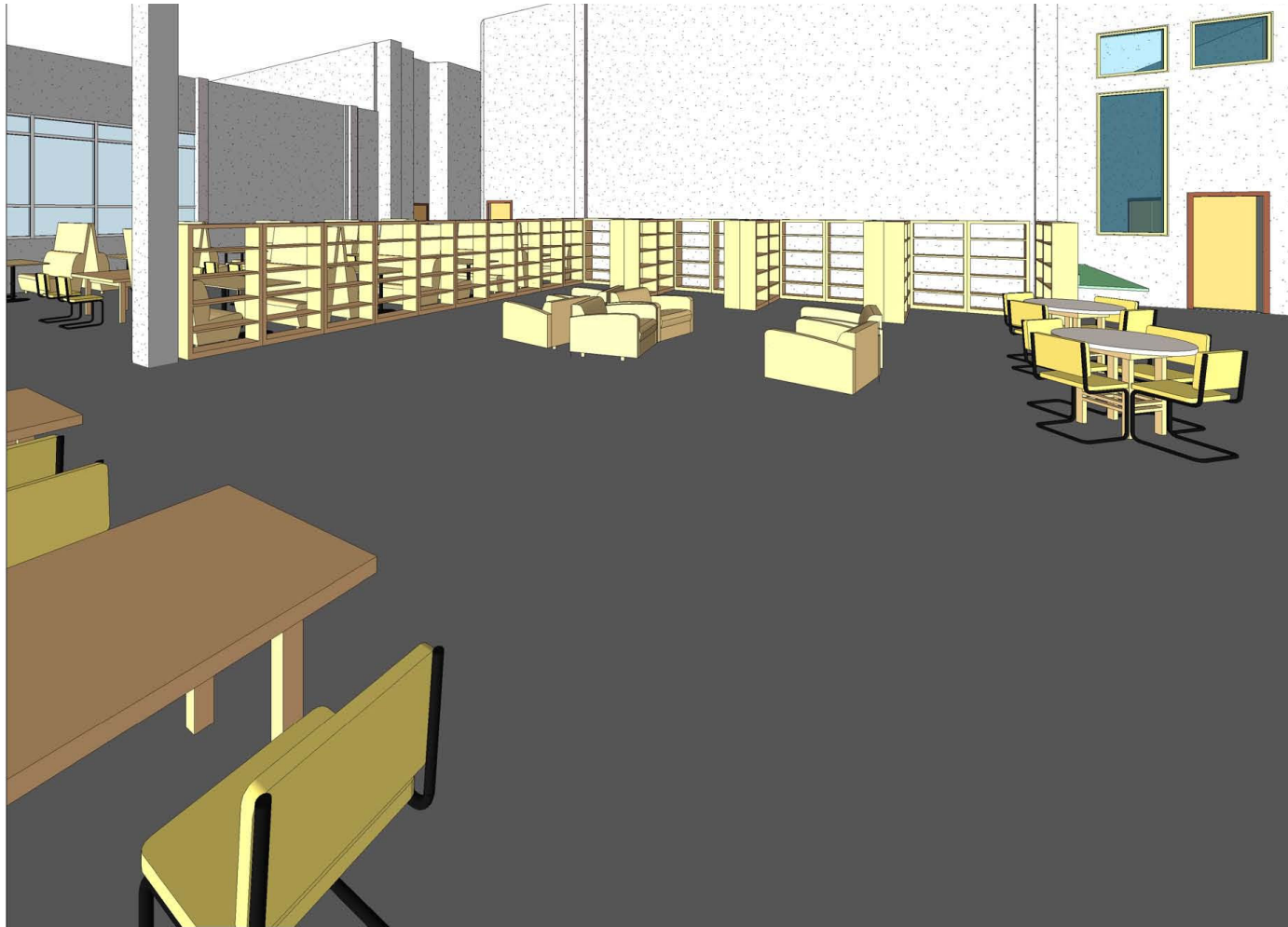
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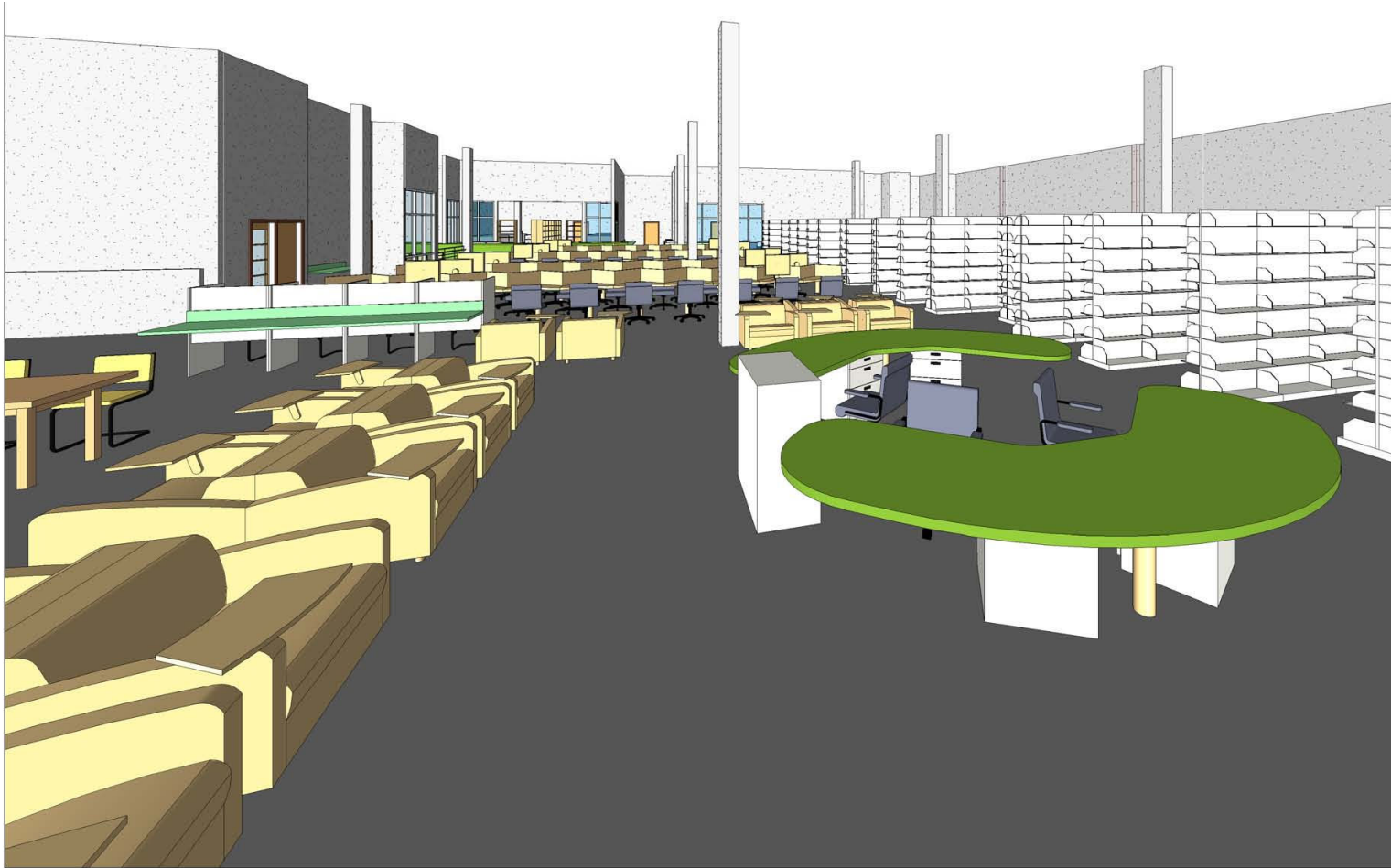


View to Popular Library

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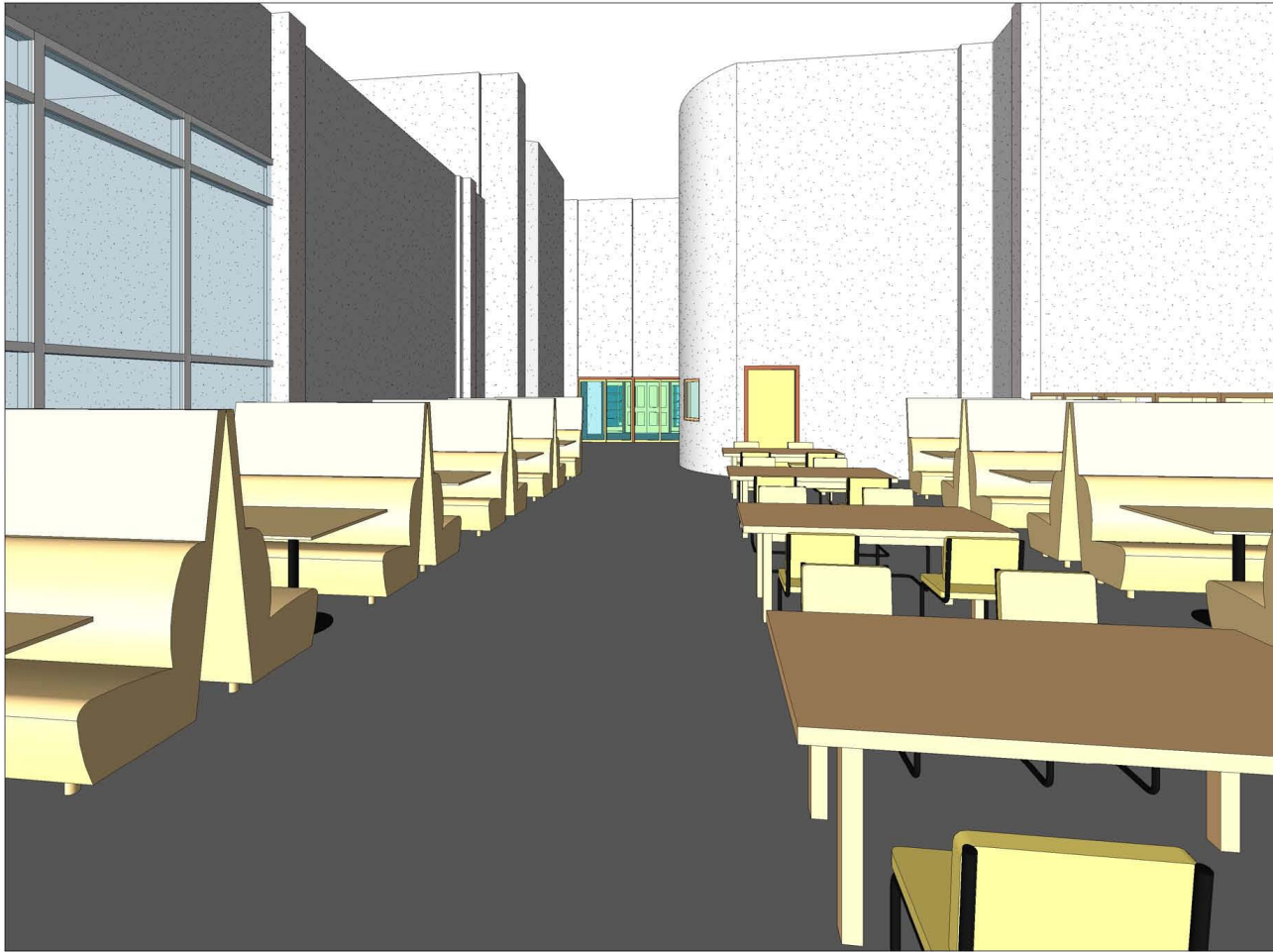
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View of Reference Desk

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View from General Seating towards Quiet Room

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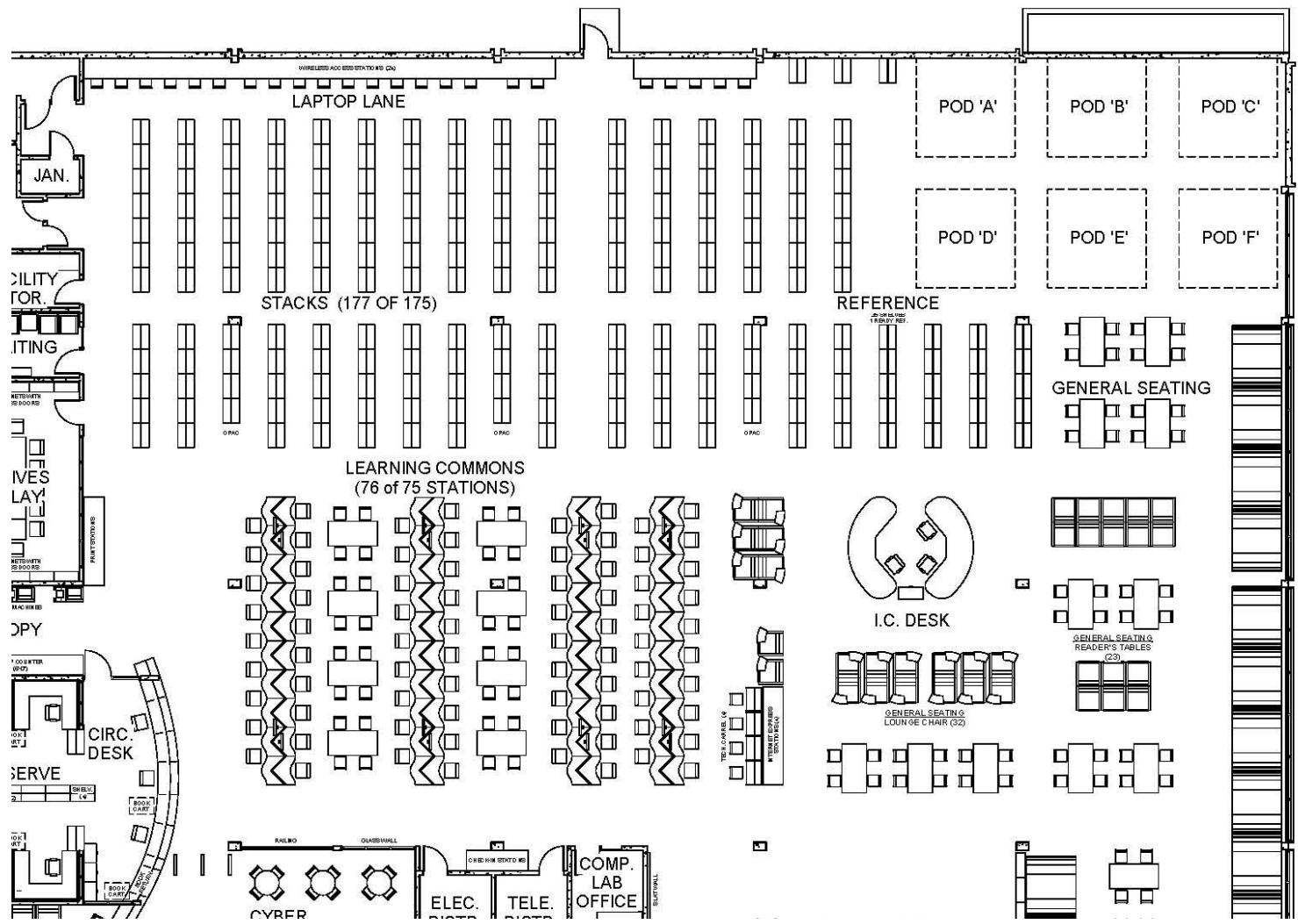
Quiet Reading Room

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Q & A

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Next Steps

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