

CAMPBELL LIBRARY FEASIBILITY STUDY
FINAL DRAFT

CAMPBELL, CALIFORNIA
SCCLD I STEINBERG HART
2019.07.23

PURPOSE STATEMENT

THE PURPOSE OF THIS REPORT IS TO PROVIDE CREDIBLE COST ESTIMATES TO CORRECT DEFICIENCIES OF THE CURRENT LIBRARY AND MAKE COST EFFECTIVE IMPROVEMENTS.

PROJECT DESCRIPTION

The scope of work for the Campbell Library project consists of full renovation to meet fire, seismic, safety codes and functionality requirements. It includes a new exterior envelope, gutting the interior with interior walls reconfigured to provide a more effective library, and site work, as well as new plumbing, electrical, sprinklers, and HVAC systems. New exit/entry ramps that meet ADA standards, as well as a new elevator that meets minimum Building Code requirements is also included.

BASIS FOR PRICING

The estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Escalation has been added to the estimate, using 7 % per annum, to reflect the anticipated increases in labor and materials up until the mid point of construction.

IDENTIFY AND ADDRESS KEY OPERATIONAL DEFICIENCIES

- LACK OF SINGLE, DEFINED POINT OF ENTRY
 - INSUFFICIENT ADA ACCESS
 - LACK OF GENERAL CODE COMPLIANCE
 - COMPROMISED SAFETY OF STAFF AND USERS
 - INSUFFICIENT DAYLIGHT TO LOWER LEVELS
 - LACK OF COMMUNITY ROOM DEDICATED SPACE
- LACK OF CHILDREN'S PROGRAM AREA WITH ACCESS TO NATURAL LIGHT
 - NO LINE OF SIGHT FOR SUPERVISION
 - LIMITED AREAS FOR READING
 - POOR ACOUSTICS
 - RESTROOM NUMBER AND CLEARANCES DO NOT MEET CODE
 - NO AREA FOR GROWTH
 - NO MEETING SPACES
- NEED DEDICATED DELIVERY ENTRANCE FOR DAILY SHIPMENTS OF PATRON BOOKS
 - NEED TO REPLACE EXISTING ELEVATOR
- NEED SPACE FOR ONE UNIFIED AUTOMATED MATERIALS HANDLING SYSTEM INTEGRATED WITH RETURN LOCATIONS AND DELIVERY

RENOVATION TO EXISTING BUILDING

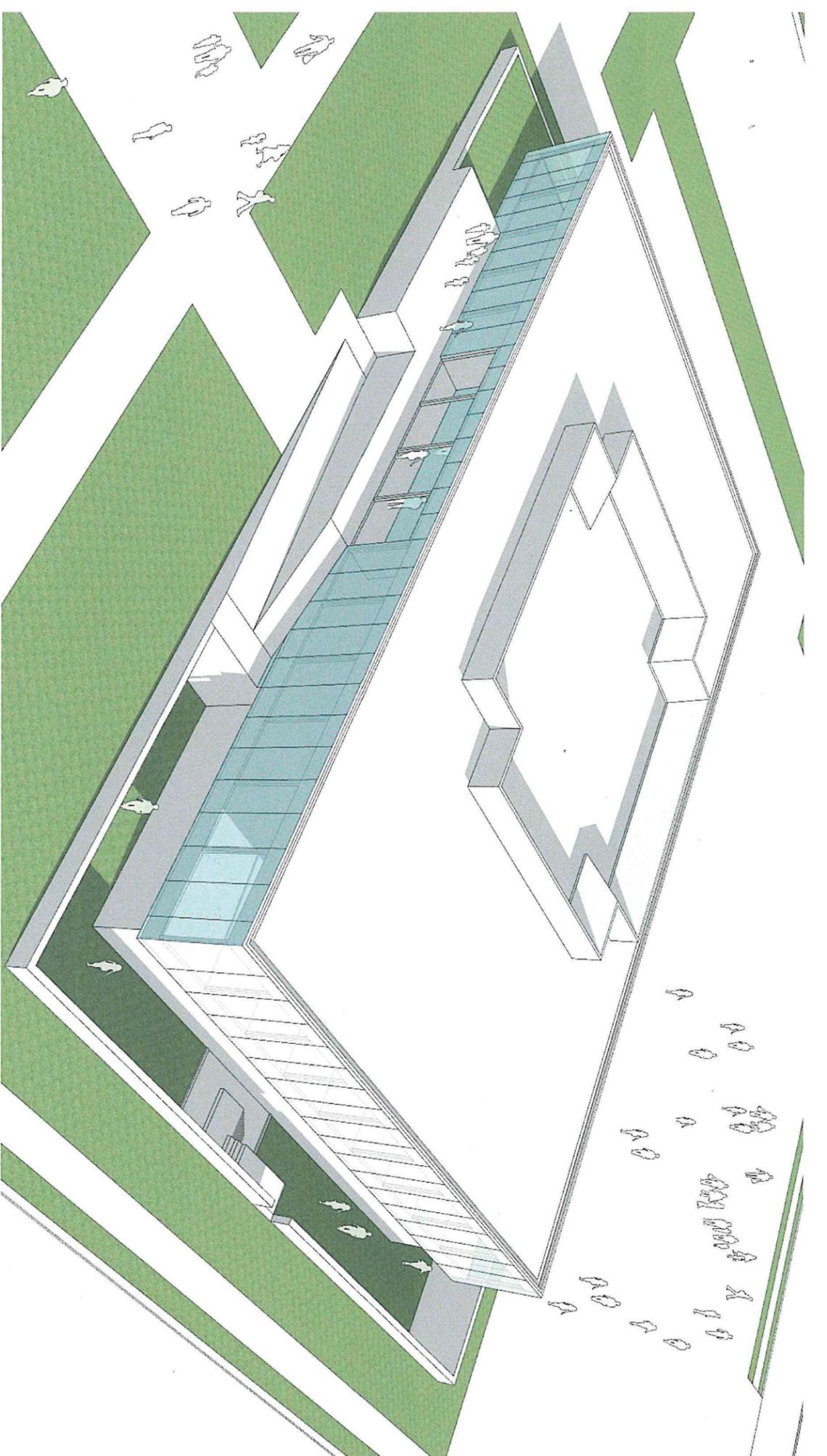
EXISTING FLOOR AREA, LEVEL 1: 12,900 SF
EXISTING FLOOR AREA, LEVEL B1: 12,145 SF

RENOVATED FLOOR AREA, LEVEL 1: 13,988 SF
RENOVATED FLOOR AREA, LEVEL B1: 12,432 SF

TOTAL EXISTING AREA: 25,045 SF

TOTAL RENOVATED AREA: 26,420 SF

BY POSITIONING THE NEW BUILDING ENVELOPE TO THE OUTERMOST EXTENT OF THE BUILDING
FOOTPRINT THE TOTAL AVAILABLE AREA INCREASES BY
ALMOST 1,400 SF TO ALLOW FOR LIBRARY SERVICES



COST ESTIMATE: \$23,509,583
FACILITY IMPROVEMENTS TO ENHANCE SERVICES

BUILDING ENVELOPE

- REPLACE EXISTING ENVELOPE AND REPLACE WITH UNITIZED CURTAINWALL

INTERIOR

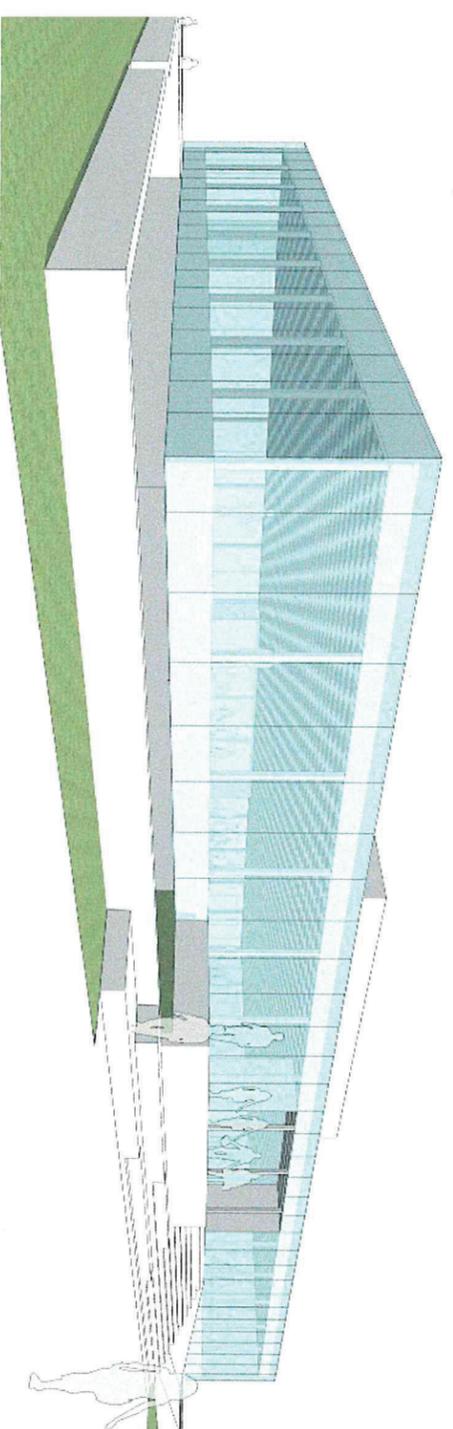
- NEWLY DESIGNED AMHS FOR EFFICIENT MATERIALS HANDLING
- NEW COMMUNICATING STAIR FROM LEVEL 1 TO B1
- COMMUNITY / CHILDRENS PROGRAM ROOM ON MAIN FLOOR
- REPLACE CEILING OR EXPOSED CEILING (EXPOSED CEILING IS A SAVINGS OF \$404,780)

SITE WORK

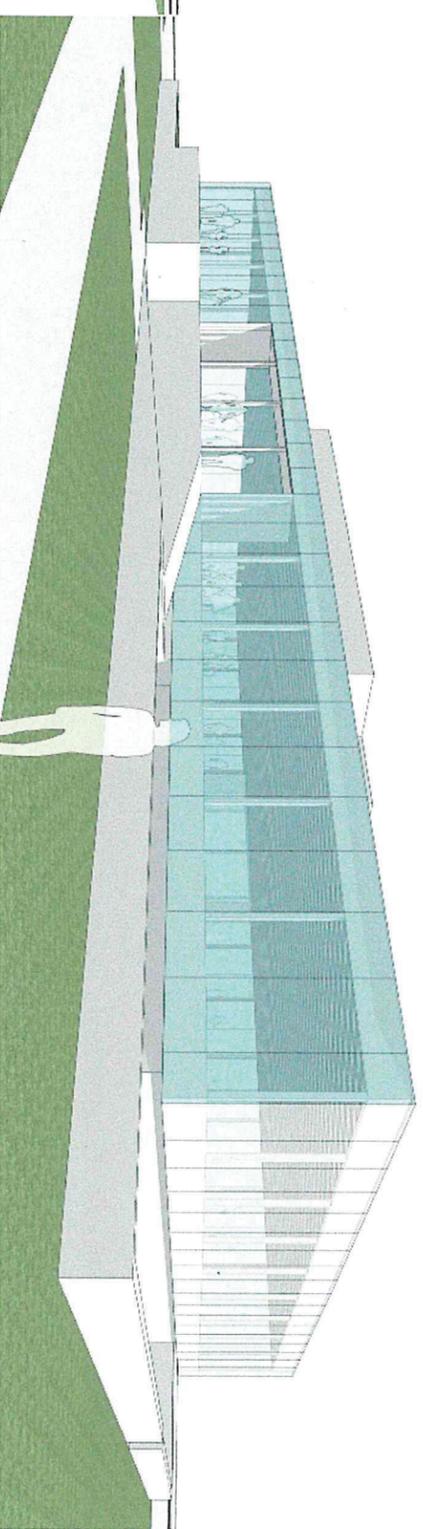
- EXCAVATE SOUTH MOAT TO CREATE LIGHT WELL TO B1
- FILL NORTH MOAT WITH LANDSCAPE + SERVICE RAMP
- REPLACE WEST STAIR WITH EXTERIOR PORCH AND ADA EXIT RAMP
- REPLACE EAST ENTRY RAMPS WITH NEW ENTRY STAIR + ADA RAMP + PORCH

BUILDING AREA TOTAL: 26,420 SF
(ALL SF FALLS WITHIN EXISTING FOOTPRINT)

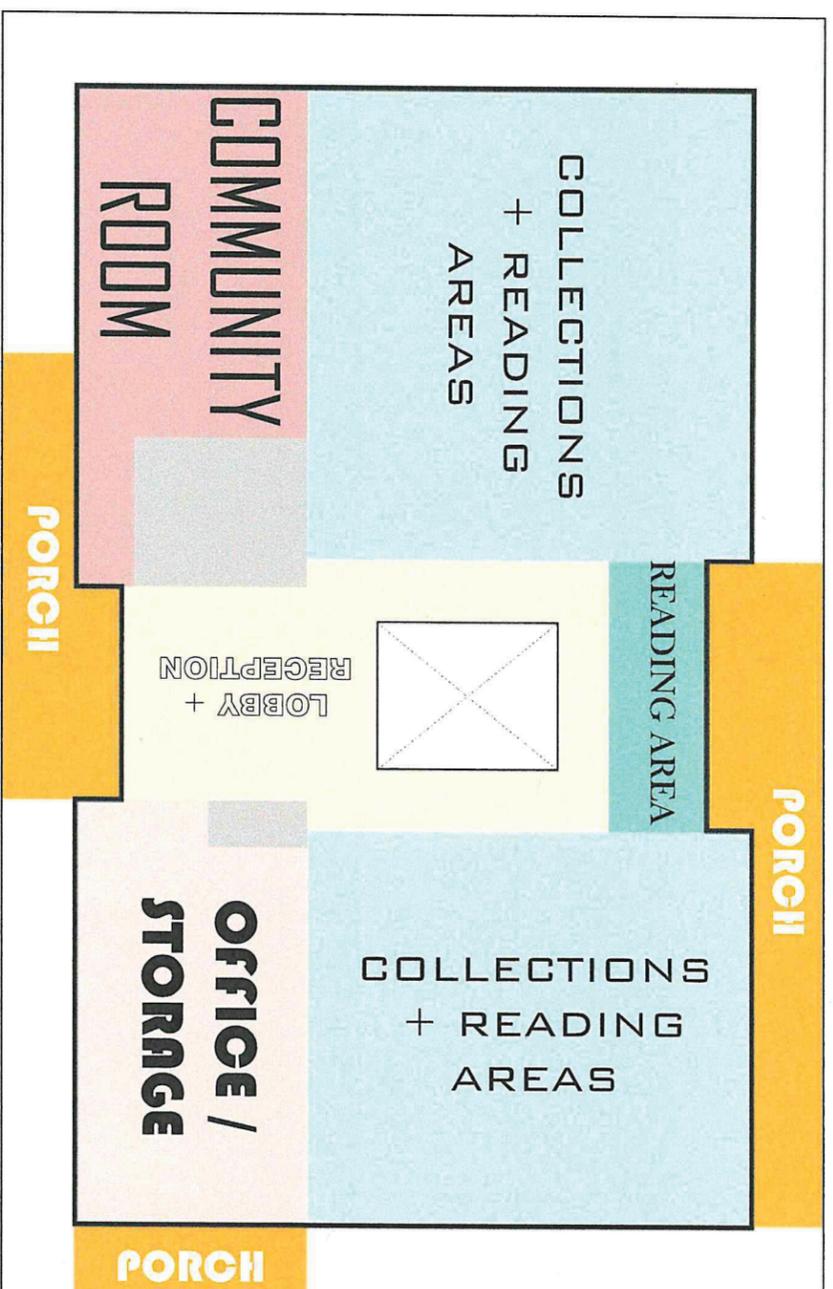
- LEVEL 1: 13,988 SF
- LEVEL B1: 12,432 SF



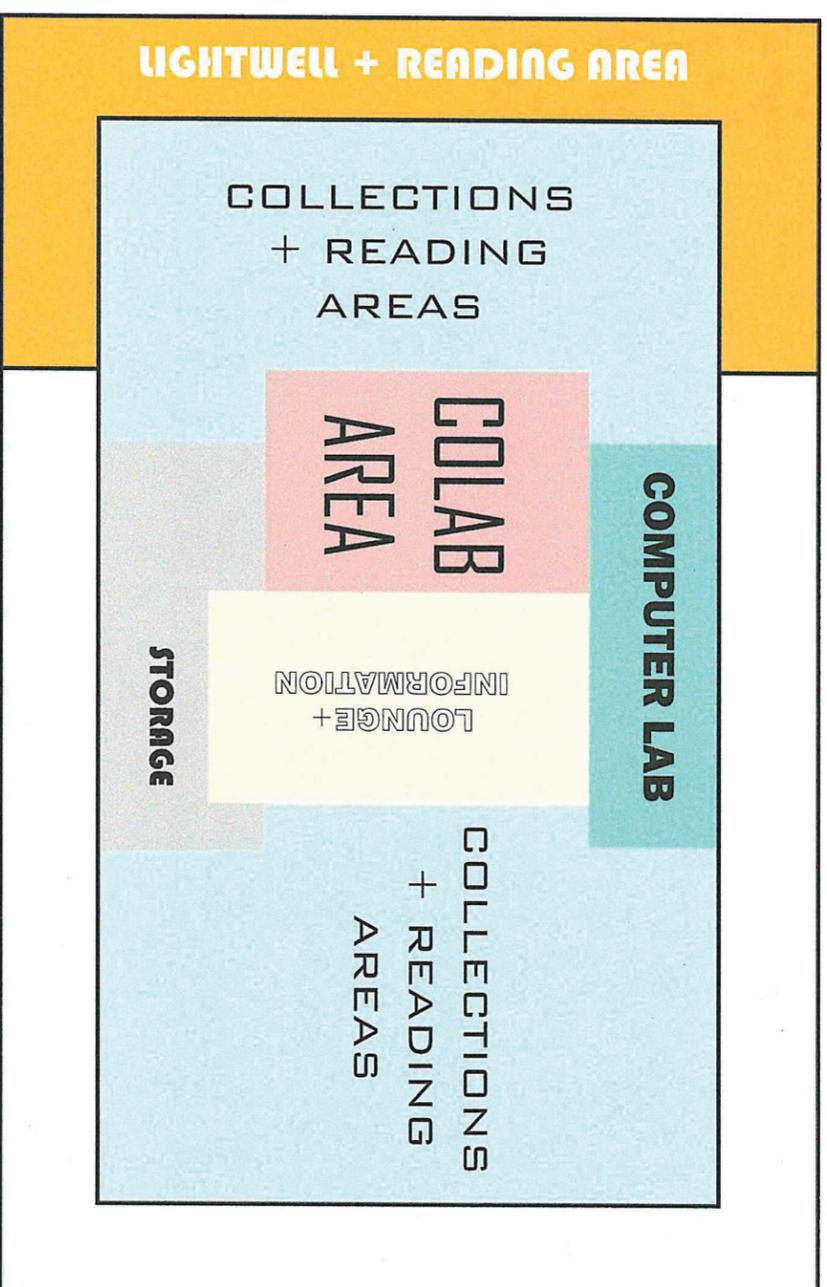
SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



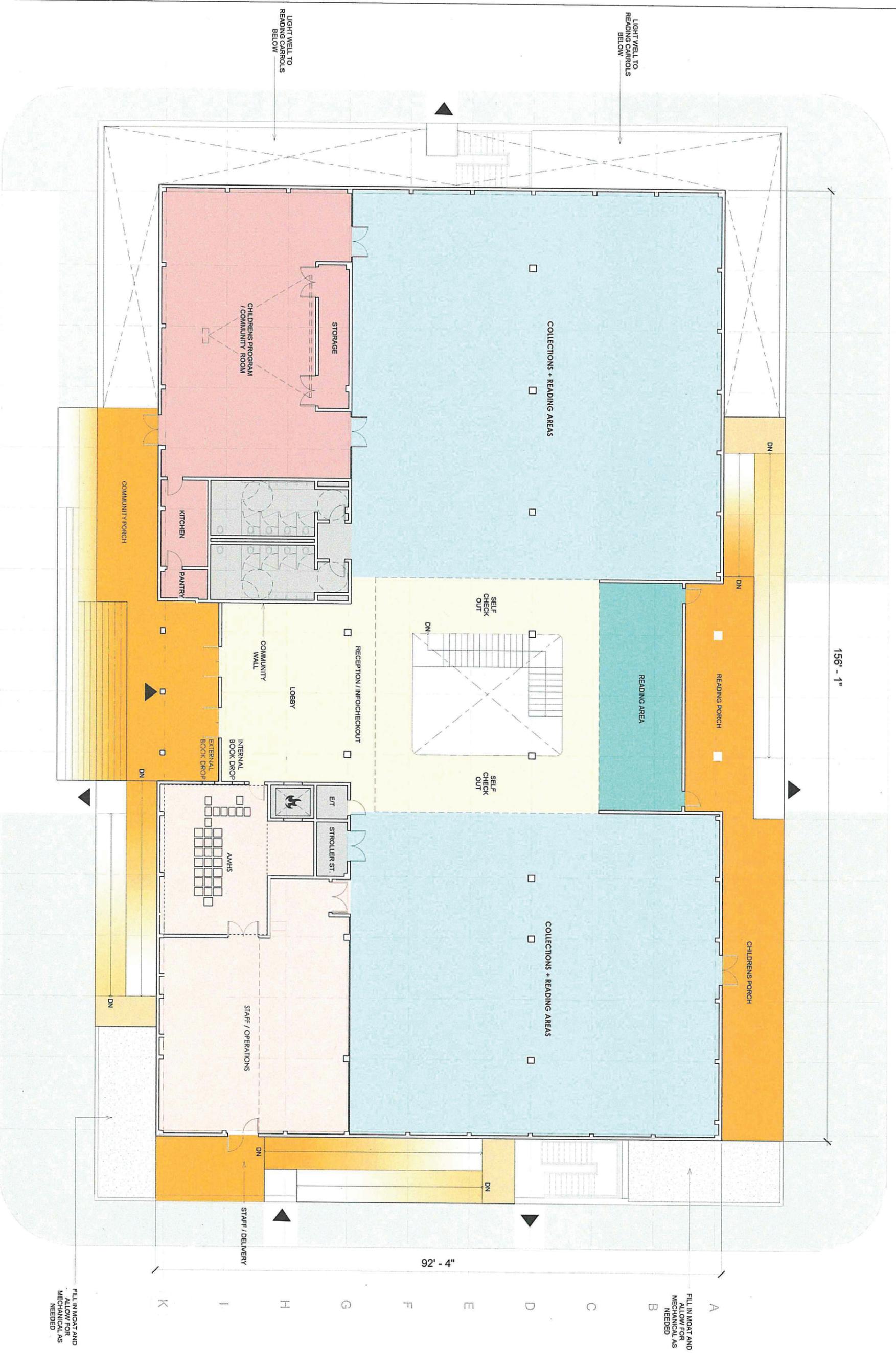
LEVEL 1



LEVEL B1



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



13,988



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

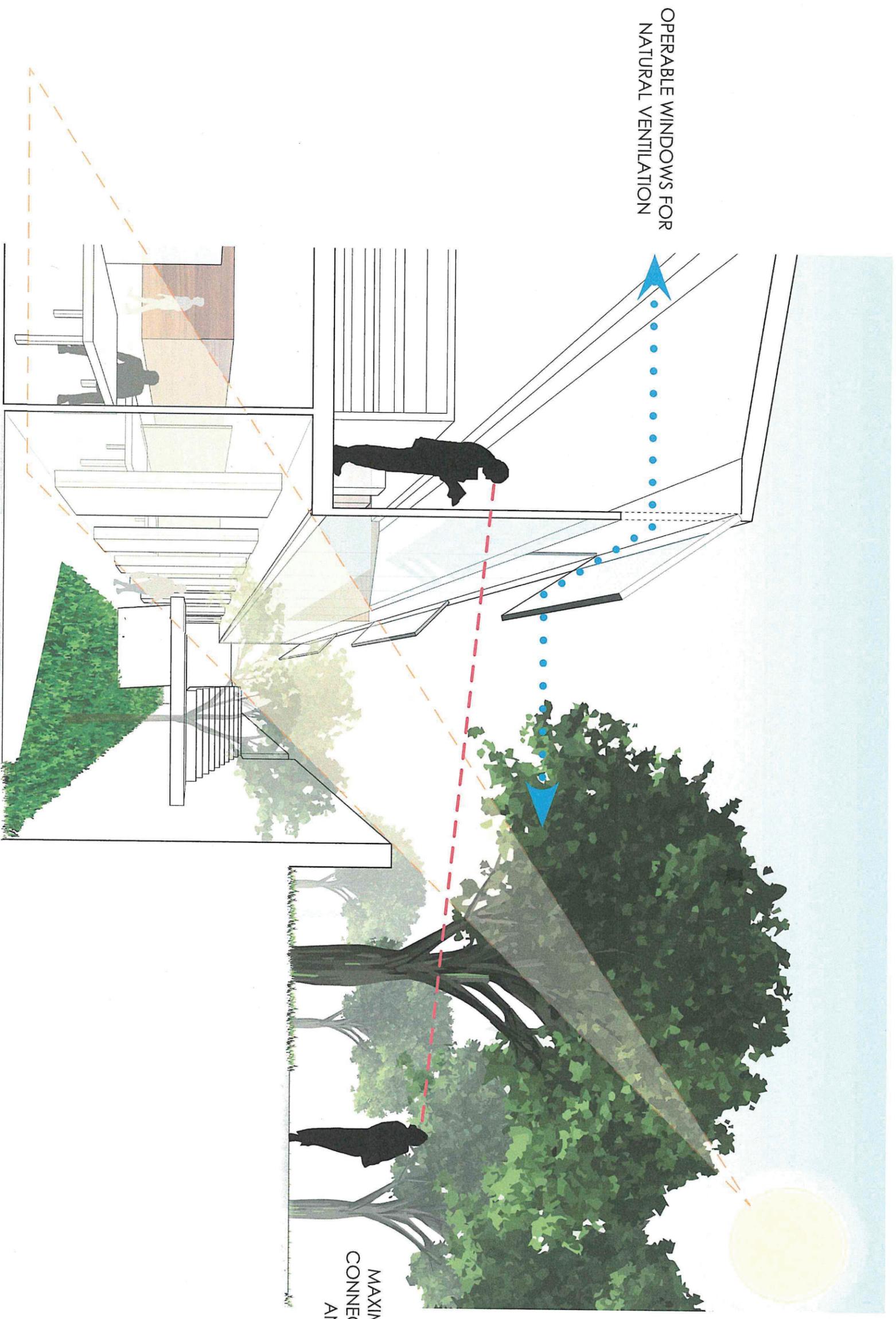


12,432 SF

Floor Plan Concept | Level B1



Campbell Library | SCCLD | Steinberg Hart | 2019.07.23



OPERABLE WINDOWS FOR
NATURAL VENTILATION

CREATE OUTDOOR READING AREA FOR LEVEL B1
TO CREATE CONNECTION TO THE OUTDOORS AND
NATURAL LIGHT

MAXIMIZE GLAZING FOR
CONNECTION WITH THE CITY
AND THE PUBLIC

DESIGN CONCEPTS FOR COST CONSIDERATION

Concept Section | Multi-Level Activation



..... BUILDING ENTRY

CREATE A WELCOMING FRONT ENTRANCE

Concept Perspective | East Approach



CHILDRENS PROGRAM / COMMUNITY ROOM (INTERIOR)

COMMUNITY PORCH

BE A BEACON FOR THE CITY OF CAMPBELL

Concept Perspective | Southeast Approach



..... CHILDRENS READING PORCH / EVENT DECK

..... TEEN ZONE READING AREA (INTERIOR)

ENGAGE THE CITY GREEN

Concept Perspective | Northwest Approach

IN CONCLUSION

BASED ON THIS CAMPBELL LIBRARY FEASIBILITY STUDY, WE CONCLUDE THE FOLLOWING CAN BE ACHIEVED:

- Ability to fully renovate library to address noted deficiencies
 - Renovation is a more cost effective solution versus a new building
- Able to utilize existing footprint and provide adequate square footage for library services
(Note: additional square footage would provide more opportunity for enhanced services and functionality)
- Redesigned ADA compliant entrance provides City of Campbell more usable space in front of library
- City Hall side redesigned Library exit and porch provides Campbell with additional seating and viewing areas for events on the green