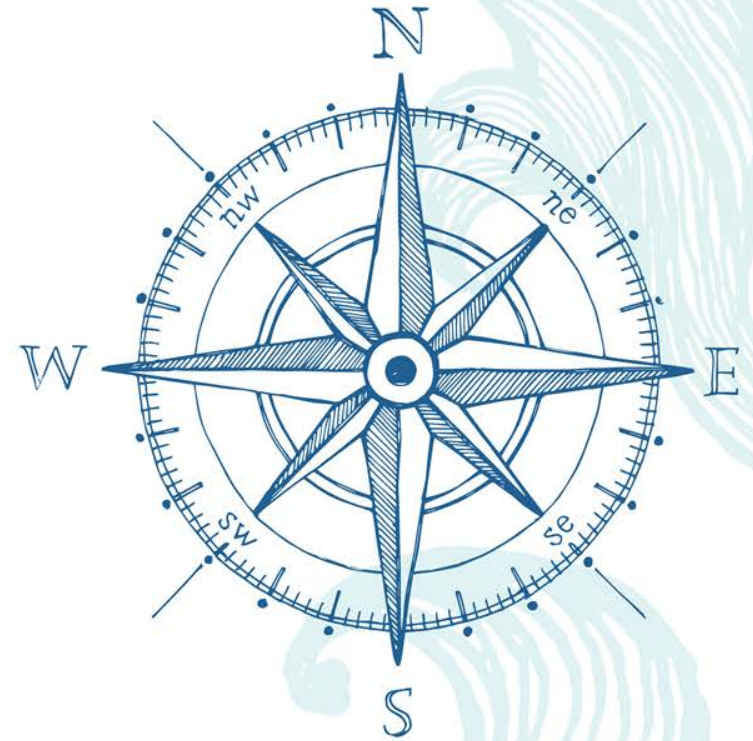




CAL STATE
EAST BAY



Library Replacement Building “The CORE Story”

WARNING

This is based on a true story. No characters have been invented, no events fabricated.



WHAT triggered the Project?



**SEISMIC
CHALLENGE**

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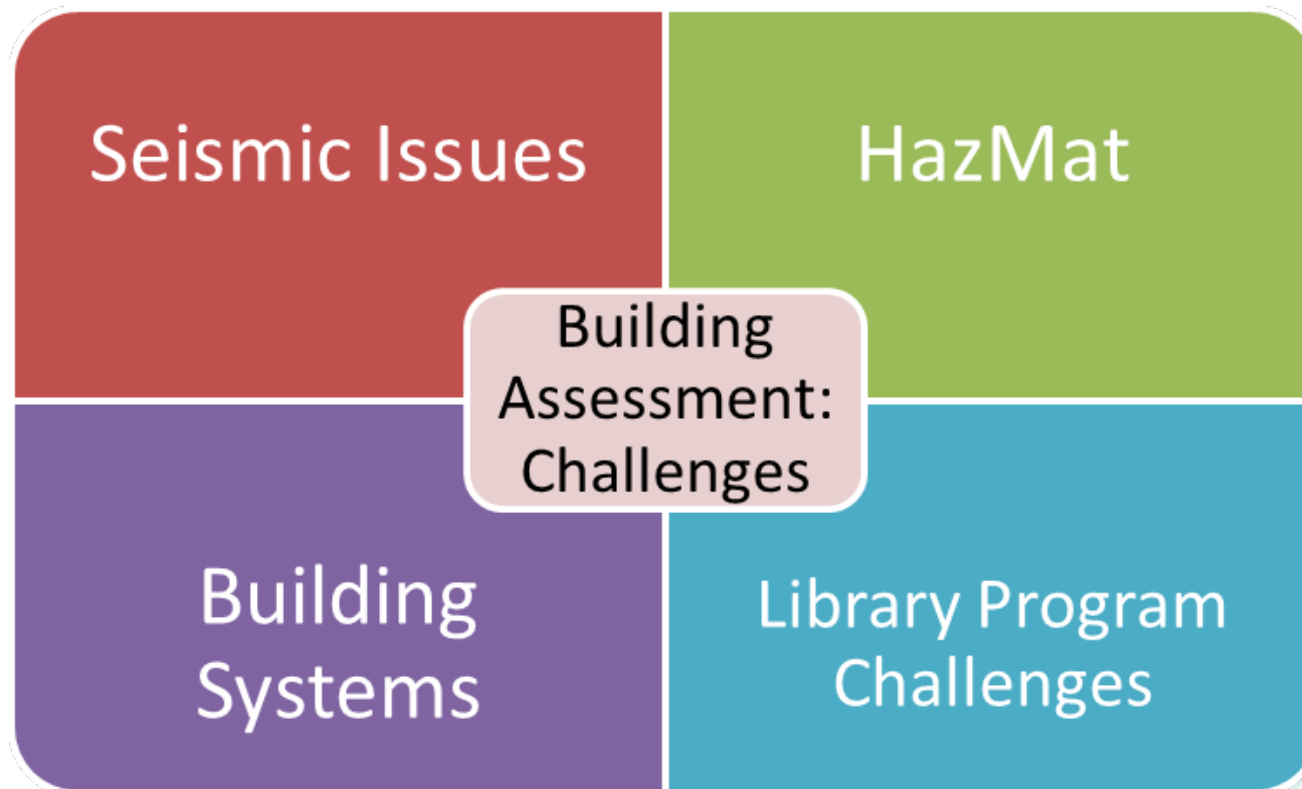


WHY do a Feasibility Study

- To evaluate the existing Library building
- To identify options to address challenges



Feasibility Study Findings



Feasibility Study Options

Option 1: "Bare Bones"

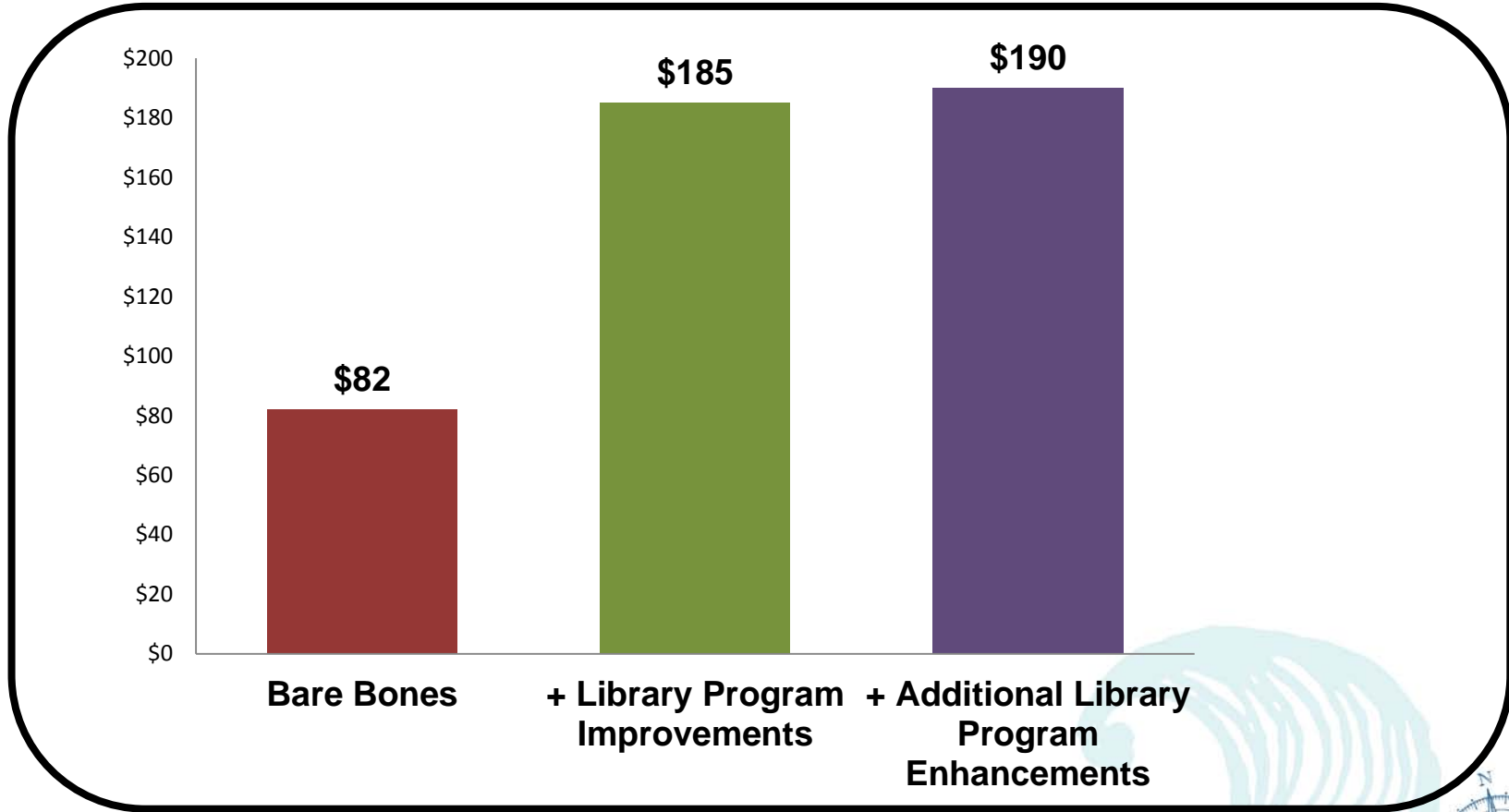
Option 2: + Library Program Improvements

Option 3: + Additional Library Enhancements





Cost Findings (\$Million)



HOW: Renovation vs. Replacement



“BIG PICTURE REACTION”

- For \$82M, I get WHAT?
- Warren Hall Replacement Building
 - 66,000 GSF
 - \$37M
 - 2015 Total Project Cost = \$560/SF



HOW: Renovation vs. Replacement Considerations

	"Bare Bones" Renovation	+Library Program Improvements	100,000 GSF Replacement Building
How much would it cost?	\$82M	\$185M	\$88M
Address Fire/Life Safety Issues?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Address Critical infrastructure/Deferred Maintenance issues?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Enhance student learning experience through space program improvements?	X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Contribute to sustainability?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

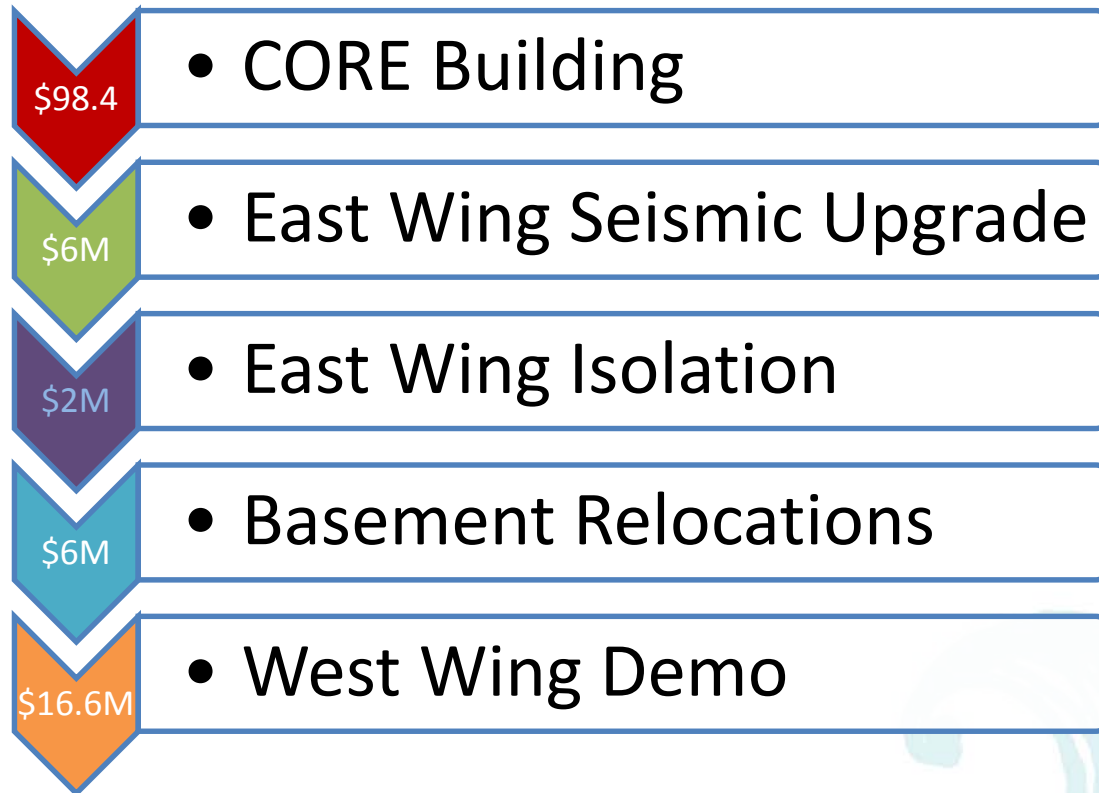


WHERE are we now?

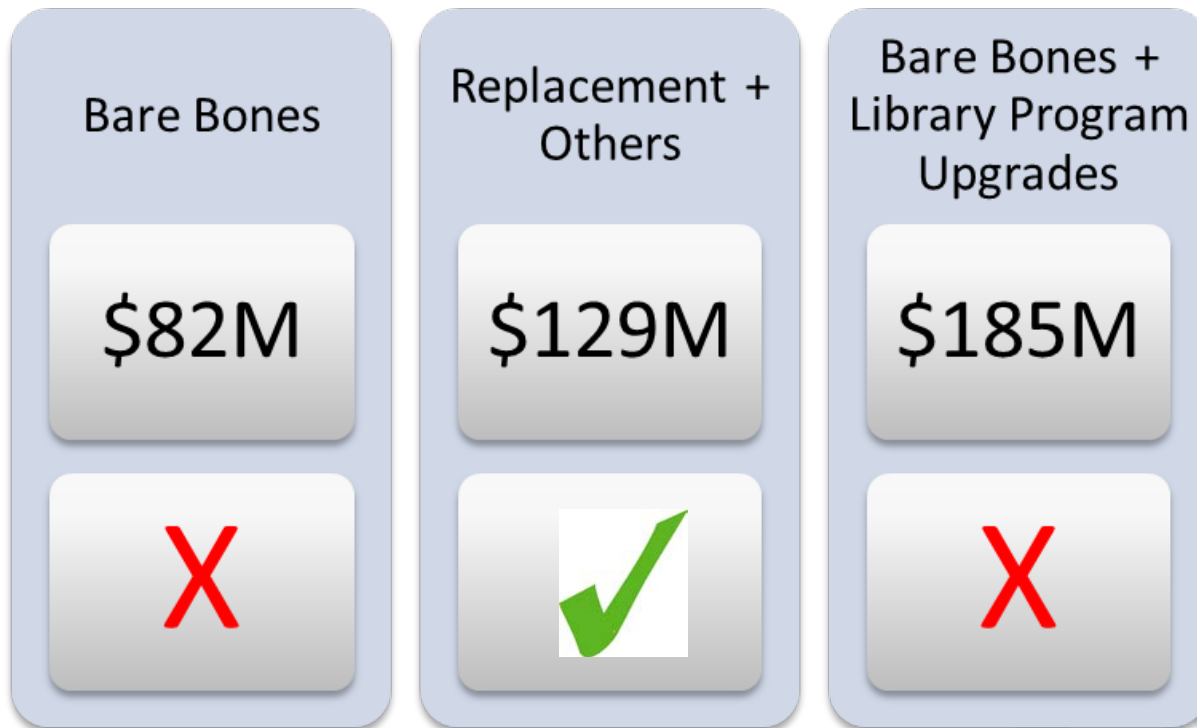
- 75,000 ASF/100,000 GSF
- \$98.4M
- ZNE Ready Building
- LEED Gold
- Student Seats > 62%
- Expanded Data & Power
- New & Improved Spaces



“The Library Seismic Saga”



Should I Stay or Should I Go?



QUESTIONS?

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Learning Outcomes



- Recognize and use acceptable evaluation tools available for decision-making.
- Analyze the costs and benefits associated with renovation and relocation and be able to use that analysis to present viable options to campus decision-makers.
- Evaluate programming data and understand how to best use that data to make objective choices between renovation and new construction.
- Employ best practices relating to the development and use of surge space during renovation and relocation.