SOUTH TEXAS COLLEGE

PECAN CAMPUS LIBRARY RENOVATION

FEASIBILITY STUDY

09.22.2020

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INTRODUCTION

INTRODUCTION

- Original South Texas College Pecan Campus Library constructed in 1993 with two additions – last one in 2004.
- Pecan Campus Library total square feet is 65,990 (46,070 first floor and 19,920 second floor).
- Current assignable space is about 63% or 41,840 SF.
- **Four proposed expansion options address spatial reconfigurations for 75% efficiency.**
- **Study demonstrates how the use of existing space accomplishes more efficiency.**

LIBRARY EXTERIOR – WEST

LIBRARY INTERIOR

LIBRARY EXTERIOR – EAST

PROJECT MISSION

PROJECT MISSION

ERO Architects has been tasked with gathering data and resources to renovate the existing Pecan Campus Library and transform the facility into a student-focused modern academic library environment that utilizes spaces in a functional manner within the targeted $11.5M budget.

PROGRAM WALKTHROUGH

BUILDING SYSTEMS WALKTHROUGH

POINT CLOUD MODEL 3D SCAN

3D MODEL

PROJECT ENGAGEMENT

VISION STATEMENT

South Texas College will be a global model in educational innovation serving as a catalyst to drive regional prosperity, economic development, and the social mobility of those we serve.

CORE VALUES

- Student Success
- Excellence
- Opportunity
- Community
- Integrity

STC STAFF
10

PLANNERS
10

MEETINGS
9

STUDENTS
13,000

PROJECT GOALS

SACSCOC Accreditation

Standard 13.7:
The institution ensures adequate physical facilities and resources, both on and off campus, that appropriately serve the needs of the institution's educational programs, support services, and other mission-related activities.

Southern Association of Colleges and Schools Commission on Colleges is the regional body for the accreditation of degree-granting higher education institutions in the Southern states.

The continued SACSCOC accreditation requires that South Texas College:

- Has a mission appropriate to higher education.
- Has resources, programs, and services sufficient to accomplish and sustain that mission.
- Maintains clearly specified educational objectives that are consistent with its mission and appropriate to the degrees it offers, and that indicate whether it is successful in achieving its stated objectives.

SOURCE: 2018 Edition of the Principles of Accreditation: Foundation of Quality Enhancement *(adopted December 2017 and effective January 1, 2018).*

Pecan Campus Library Academic Requirements Align with the Strategic Plan

- Provide adequate and appropriate library and learning/information resources, services, and support for its mission.
- Ensure an adequate number of professionals and other staff possess appropriate education or experience in library and/or other learning and information resources.
- Provide student and faculty access and user privileges to its library services with access to regular and timely instruction in the use of the library and other learning/information resources.

SOURCE: 2017 Deaton Adequacy Assessment Report

PLANNING TEAM PROJECT GOALS

Intend that specific goals meet South Texas College's requirements for the Pecan Campus Library expansion:

GOAL 1:
To expand the number of students that the Pecan Campus Library can accommodate.

GOAL 2:
To transform the existing Pecan Campus Library into a holistic 21st century academic environment.

GOAL 3:
To provide space for anticipated and expanded "*emerging needs.*"

PROGRAM SUMMARY

PROGRAM SUMMARY

Program was developed to identify the spatial needs required to meet the current and future trends of students and faculty through open, comfortable, and most importantly, flexible spaces.

15,120 SF of expansion was determined to meet the Pecan Campus Library's program project goals.

Planning team worked diligently to meet budget and pare down the minimum required space to 8,000 SF while still meeting goals and accommodating space partners.

Note: Program Detail in the Supplement.

The Program will create:

- Intuitive entry that is welcoming and allows for security.
- New space planning for multi-occupant utilization.
- Space to consolidate library staff for increased collaboration.
- More student space and ease feeling of overcrowding.
- Spaces for tutoring and group/individual study.
- Space for technology and innovation.
- A comfortable, flexible, and open library.

SCOPE TO BUDGET

SCOPE TO BUDGET PROCESS

- Understand South Texas College Pecan Campus Library's needs and expectations.
- Determine required services, systems, space, function, circulation, and budget.
- Develop operational strategies and plans that address project requirements.
- Study the existing building to identify inefficiencies (services, systems, space, function, and circulation).
- Determine costs to mitigate the identified inefficiencies.

LIBRARY EXTERIOR - WEST

LIBRARY INTERIOR

LIBRARY EXTERIOR - EAST

SCOPE TO BUDGET PROCESS

- Determine ancillary costs associated with possible expansion locations.
- Determine budget availability for expansion options.
- Determine square footage that aligns with available expansion budget.
- Verify South Texas College Pecan Campus Library's project requirements.
- Verify that operational strategies meet the South Texas College Pecan Campus Library's requirements.

COMPUTER LAB

LIBRARY EXTERIOR - NORTH

QUIET STUDY AREA

SCOPE TO BUDGET

Because of the uncertainty in the construction industry resulting from the effects of the COVID-19 pandemic, ERO does not warrant or represent that bids or negotiated prices will not vary from the STC budget for the cost of the work or from any probable costs of construction based on our cost analysis.

Date to mid-point of construction is September 2021. The probable cost of construction estimate may increase due to any delays that prolong the start of the schematic design phase scheduled for July 2020. Probable construction cost was derived on May 2020.

EXPANSION OPTIONS

- Planning team explored all sides of existing building as possible expansion options.
- Options to the East and West were determined as not economically feasible.
- North and South options were developed with the fourth one earning the distinction as the team's "Preferred Option."

OTHER EXPANSION OPTIONS

- Planning team explored all sides of existing building as possible expansion options.
- Options to the East and West were determined as not economically feasible.

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- **Option 1: South | 15,120 SF Addition | $14.01M |**

  Features a new Grand Entry Mall that incorporates the library staff's full building program and separates extended hour spaces from the main library functions.

- **Option 2: South | 8,000 SF Addition | $11.49M |**

  Features a new Grand Entry Mall that separates the Rainbow Room & extended hours space from the main library functions.

- **Option 3: North | 8,000 SF Addition | $11.49 M |**

  Features a new north façade and enhances the view of the library from Pecan Blvd.

- **Option 4 "Preferred": South | 8,000 SF Addition | $11.49M |**

  Features a new Grand Entry Mall that separates the Rainbow Room, extended hours space, and makerspace from main library functions.

OPTION 1 SOUTH EXPANSION – FULL PROGRAM

MASS MODEL

Reduces available parking.

Increases connectivity.

PROBABLE CONSTRUCTION COST $14.01M

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OPTION 1 SOUTH EXPANSION – FULL PROGRAM
DESCRIPTION

- **LIBRARY 65,990 SF**
  46,070 SF first floor
  19,920 SF second floor
- **SOUTH OF BUILDING**
- **EXPANSION**
  Approx. 15,120 SF
- **REGULATORY AGENCIES**
  Meets all requirements

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OPTION 1 SOUTH EXPANSION – FULL PROGRAM

SITE PLAN

- **PROS**
  - Accommodates all spaces within the library building program (although some are reduced).
  - Provides good connection between parking and central campus corridor.
  - Visibility from connection through library space increased.
  - Allows for separation between extended hours spaces (Rainbow Room, extended study space, and makerspace) and secured library side.
  - Educational Technologies Department occupies space on 1st and 2nd floor.

CONS

- Accommodating Educational Technologies Department will limit future expansion of the library collection.
- Full capacity for Rainbow Room will be additional cost.
- This option does not meet budget.

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OPTION 1 SOUTH EXPANSION – FULL PROGRAM
BUBBLE DIAGRAMS

OPTION 1

15,120 SF EXPANSION

+ Library 65,990 SF

Improves seating capacity.

Improves space efficiency.

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

ROOF BELOW

FIRST FLOOR

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OPTION 1 SOUTH EXPANSION – FULL PROGRAM
BUBBLE DIAGRAMS

OPTION 1

15,120 SF EXPANSION

+ Library 65,990 SF

Improves seating capacity.

Improves space efficiency.

Educational Technologies: Alternate 740 SF.

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

ROOF BELOW

SECOND FLOOR

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OPTION 1 SOUTH EXPANSION – FULL PROGRAM
FURNITURE TEST FITS

OPTION 1

15,120 SF EXPANSION

+ Library 65,990 SF

Improves seating capacity.

Improves space efficiency.

Educational Technologies:
Alternate 740 SF.

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

ROOF BELOW

FIRST FLOOR

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OPTION 1 SOUTH EXPANSION – FULL PROGRAM
FURNITURE TEST FITS

OPTION 1

15,120 SF EXPANSION

+ Library 65,990 SF

Improves seating capacity.

Improves space efficiency.

Educational Technologies:
Alternate 740 SF.

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

ROOF BELOW

SECOND FLOOR

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OPTION 2 – RELOCATES EDUCATIONAL TECHNOLOGIES DEPARTMENT

MASS MODEL

Reduces available parking.

Increases connectivity.

PROBABLE CONSTRUCTION COST $11.49M

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OPTION 2 – RELOCATES EDUCATIONAL TECHNOLOGIES DEPARTMENT

DESCRIPTION

- **LIBRARY 65,990 SF**
  46,070 SF first floor
  19,920 SF second floor
- **SOUTH OF BUILDING**
- **EXPANSION**
  Approx. 8,000 SF
- **REGULATORY AGENCIES**
  Meets all requirements

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OPTION 2 – RELOCATES EDUCATIONAL TECHNOLOGIES DEPARTMENT

SITE PLAN

PROS

- Provides good connection between parking and central campus corridor.
- Visibility from connection through library space increased.
- Provides separation between extended functions (Rainbow Room and extended hours space) and secured library.
- Book collection can be expanded where Educational Technologies is currently located.

CONS

- Relocates Educational Technologies to a new location.
- Makerspace is located in the main library function.
- Full capacity for Rainbow Room will be an alternate; Approximately 50 seats will be part of the alternate.

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OPTION 2 SOUTH EXPANSION – RELOCATES EDUCATIONAL TECHNOLOGIES DEPARTMENT

BUBBLE DIAGRAMS

OPTION 2

8,000 SF EXPANSION
+ Library 65,990 SF

Improves seating capacity
Improves space efficiency

Educational Technologies:
Total 2,660 SF to be relocated.

First floor: 1920 SF Second floor: 740 SF

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

ROOF BELOW

FIRST FLOOR

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OPTION 2 – RELOCATES EDUCATIONAL TECHNOLOGIES DEPARTMENT

BUBBLE DIAGRAMS

OPTION 2

8,000 SF EXPANSION
+ Library 65,990 SF

Improves seating capacity
Improves space efficiency

Educational Technologies:
Total 2,660 SF to be relocated.

First floor: 1920 SF Second floor: 740 SF

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

ROOF BELOW

SECOND FLOOR

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OPTION 2 – RELOCATES EDUCATIONAL TECHNOLOGIES DEPARTMENT

FURNITURE TEST FITS

OPTION 2

8,000 SF EXPANSION
+ Library 65,990 SF

Improves seating capacity
Improves space efficiency

Educational Technologies:
Total 2,660 SF to be relocated.

First floor: 1920 SF Second floor: 740 SF

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

ROOF BELOW

FIRST FLOOR

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OPTION 2 – RELOCATES EDUCATIONAL TECHNOLOGIES DEPARTMENT

FURNITURE TEST FITS

OPTION 2

8,000 SF EXPANSION
+ Library 65,990 SF

Improves seating capacity
Improves space efficiency

Educational Technologies:
Total 2,660 SF to be relocated.

First floor: 1920 SF Second floor: 740 SF

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

ROOF BELOW

SECOND FLOOR

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OPTION 3 NORTH EXPANSION

MASS MODEL

Reduces available parking.

Sidewalks are impacted.

PROBABLE CONSTRUCTION COST $11.49M

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OPTION 3 NORTH EXPANSION
DESCRIPTION

- **LIBRARY 65,990 SF**
  46,070 SF first floor
  19,920 SF second floor
- **NORTH OF BUILDING**
- **EXPANSION**
  Approx. 8,000 SF
- **REGULATORY AGENCIES**
  Meets all requirements

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OPTION 3 NORTH EXPANSION

SITE PLAN

PROS

- North façade for Pecan Blvd is enhanced.
- Good connection between Art Gallery and Rainbow Room.

CONS

- Reduces amount of parking within North parking lot.
- Removes existing mosaic tiles on North façade.
- No connection between parking and central campus corridor.
- Blocks library seating on desirable north side.

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OPTION 3 NORTH EXPANSION
BUBBLE DIAGRAMS

OPTION 3

8,000 SF EXPANSION

+ Library 65,990 SF

Improves seating capacity.

Improves space efficiency.

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

ROOF BELOW

FIRST FLOOR

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OPTION 3 NORTH EXPANSION
BUBBLE DIAGRAMS

OPTION 3
8,000 SF EXPANSION
+ Library 65,990 SF

Improves seating capacity
Improves space efficiency

Educational Technologies:
Alternative 740 SF.

LEGEND
EXISTING BUILDING

BUILDING EXPANSION

ROOF BELOW

SECOND FLOOR

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OPTION 3 NORTH EXPANSION
FURNITURE TEST FITS

FIRST FLOOR

OPTION 3

8,000 SF EXPANSION

+ Library 65,990 SF

Improves seating capacity.

Improves space efficiency.

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

ROOF BELOW

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OPTION 3 NORTH EXPANSION

OPTION 3

8,000 SF EXPANSION
+ Library 65,990 SF

Improves seating capacity
Improves space efficiency

Educational Technologies:
Alternative 740 SF.

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

ROOF BELOW

SECOND FLOOR

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OPTION 4 "PREFERRED" SOUTH EXPANSION

MASS MODEL

Reduces available parking.

Increases connectivity.

PROBABLE CONSTRUCTION COST $11.49M

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OPTION 4 "PREFERRED" SOUTH EXPANSION
DESCRIPTION

- **LIBRARY 65,990 SF**
  46,070 SF first floor
  19,920 SF second floor
- **SOUTH OF BUILDING**
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  Approx. 8,000 SF
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OPTION 4 "PREFERRED" SOUTH EXPANSION

SITE PLAN

N

PROS

- Provides good connection between parking and central campus corridor.
- Visibility from connection through library space increased.
- Allows for separation between extended hours spaces (Rainbow Room, extended study space, and makerspace) and secured library side.
- Educational Technologies remains in the building.

CONS

- Limited expansion of collections.
- Full capacity for Rainbow Room will be an alternate; Approximately 50 seats will be part of the alternate.

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OPTION 4 "PREFERRED" SOUTH EXPANSION

BUBBLE DIAGRAMS

OPTION 4 "PREFERRED"

8,000 SF EXPANSION

+ Library 65,990 SF

Improves seating capacity.

Improves space efficiency.

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

ROOF BELOW

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OPTION 4 "PREFERRED" SOUTH EXPANSION

BUBBLE DIAGRAMS

OPTION 4 "PREFERRED"

8,000 SF EXPANSION

+ Library 65,990 SF

Improves seating capacity

Improves space efficiency

Educational Technologies: Alternate 740 SF.

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

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OPTION 4 "PREFERRED" – SOUTH EXPANSION

FURNITURE TEST FITS

OPTION 4 "PREFERRED"

8,000 SF EXPANSION

+ Library 65,990 SF

Improves seating capacity.

Improves space efficiency.

LEGEND

EXISTING BUILDING

BUILDING EXPANSION

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OPTION 4 "PREFERRED" – SOUTH EXPANSION

FURNITURE TEST FITS

OPTION 4 "PREFERRED"

8,000 SF EXPANSION

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Educational Technologies: Alternate 740 SF.

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IMPROVEMENTS

Space efficiencies create more square feet for expansion of collections.

Plus 143 additional student seating at other Pecan Campus locations.

Space efficiencies improved seating capacity.

ACKNOWLEDGEMENT

Paul R. Rodriguez
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Dean Jesus Campos and Library & Learning Support Services Staff

Ricardo De La Garza, Dir. of FP&C and Staff

ERO Architects Library Planning Team with:

720 Design, Halff Associates & Perez Engineering

Questions?

SOUTH TEXAS COLLEGE

PECAN CAMPUS LIBRARY RENOVATION

FEASIBILITY STUDY

09.22.2020

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