

Hale Library Loss: One Year Later

March 5, 2020

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Where were you on March 7, 2019?

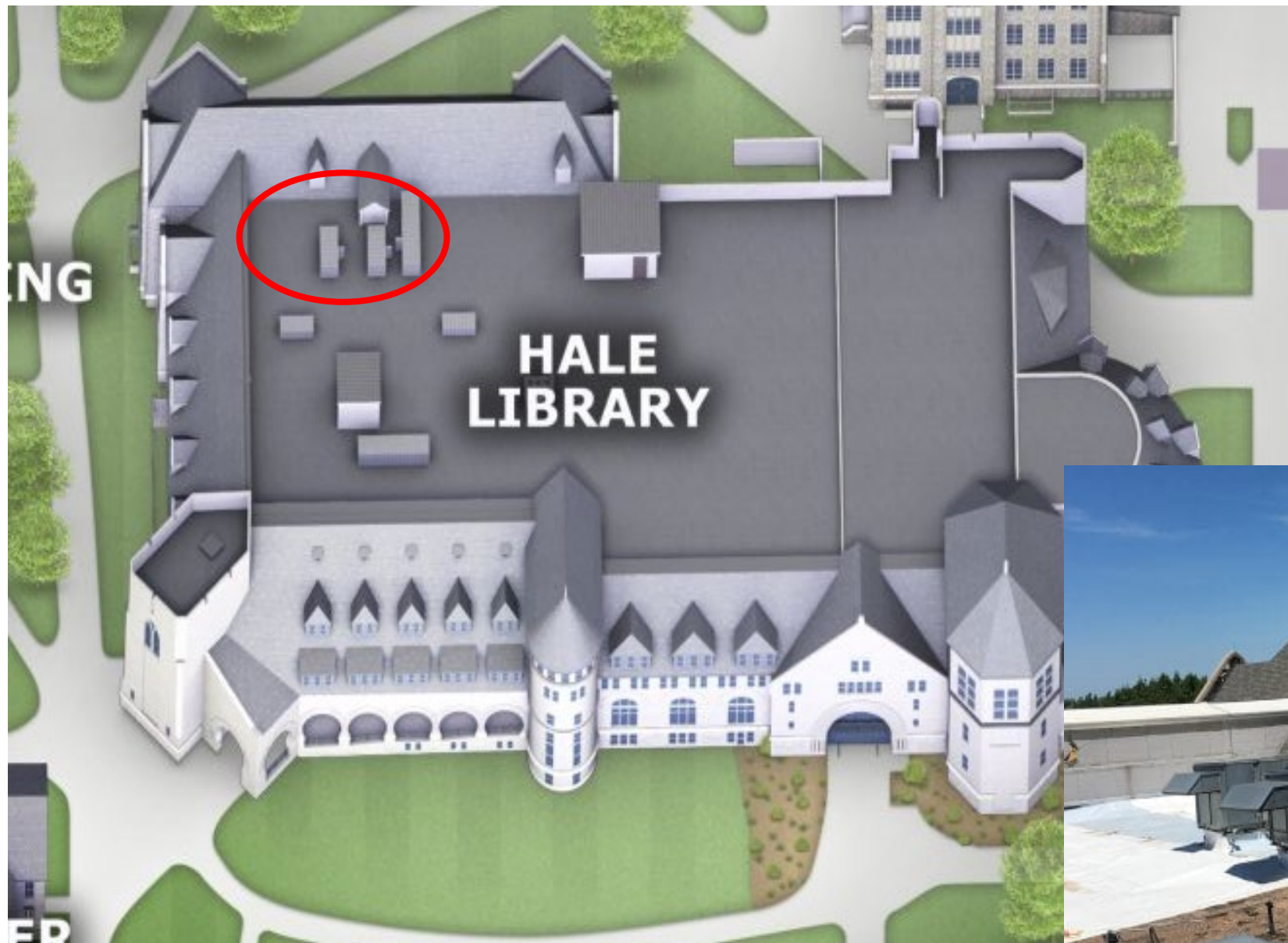




May 22, 2018

- Firefighters were called to Hale Library at K-State about 4:10 pm after receiving a report of smoke in the top floors of the library and the alarms had sounded. The building was evacuated and no one was injured.







- The fire occurred in the roof of the original Farrell Library.
- The origin area contained several large air handling units and proved very difficult for firefighters to gain access to extinguish the fire.
- Fire damage was limited to a portion of the roof, with extensive water and smoke damage throughout the building.





- The fire reached a third alarm before it was contained in approximately two hours and controlled in four hours.
- A total of 70 firefighters with the last units still on scene the following morning.
- No injuries were reported to occupants or firefighters.



- The fire at Hale Library “***was accidental due to the roofing operations that were being conducted***”.

Project Timeline

- May 22, 2018 – Date of Loss
- May 23, 2018 – Clean-up and scope assessment begins
- November 2018 – Building stabilization complete. Scope largely identified and construction project under way – Roof Recovery
- **March 2019 – MHEC CONFERENCE 2019**
- August 2019 – First floor reopened to campus community
- **March 2020 – MHEC CONFERENCE 2020**
- March 2020 – Second floor reopened
- Fall 2020 – Third, Fourth and Fifth floor to be reopened
- January 2021 – Great Room and Historic 1927 Building Construction Completion

Challenges

- Assembling Teams
- Identifying Temporary Space
- Utilizing temporary services
- Safety
- Forecasting Spending
- Uncovering additional scope items
- Planning with departments during reconstruction
- Working in a re-occupied building

Challenges: Assembling Teams

- Identify teams needed – campus stakeholders / utilization of consultants
- Multiple teams meeting concurrently / Coordinate as a Large Group
- Smaller group - decision makers

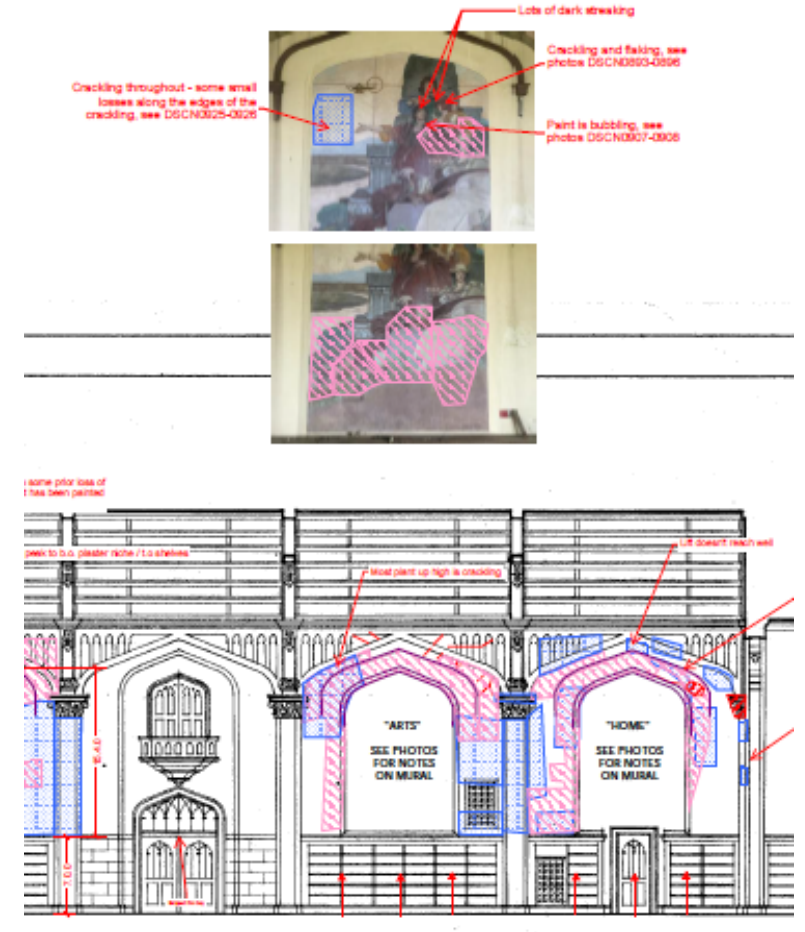
Teams



Programming / Visioning Team



Library team for
content removal

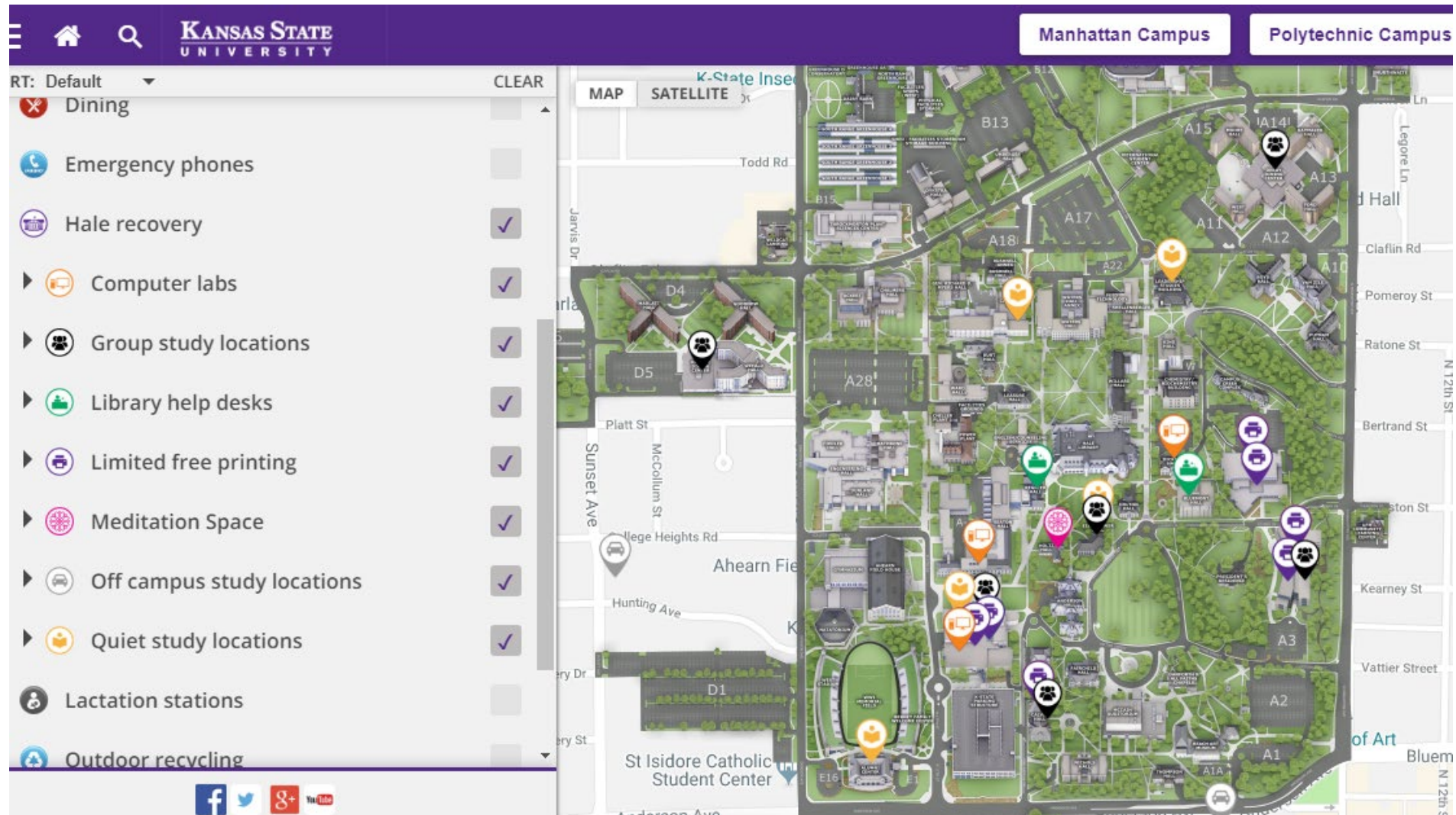


Assessment Teams -
Documentation

Teams

- Assessment
- Safety
- Marketing / Communication
- Programming / Visioning
- Construction documentation
- Furniture
- Equipment
- Fundraising

Challenges: Identifying Temporary Space



Space Needs

- Approximately 100 staff displaced
- Address displaced student services – computers / access to printers / books / study space
- Book storage



Challenges: Utilizing temporary services

- Cooling systems
- Temporary power
- Repairing roof damaged by fire







Challenges: Safety

- Early stages
- Ongoing
- Data and Information



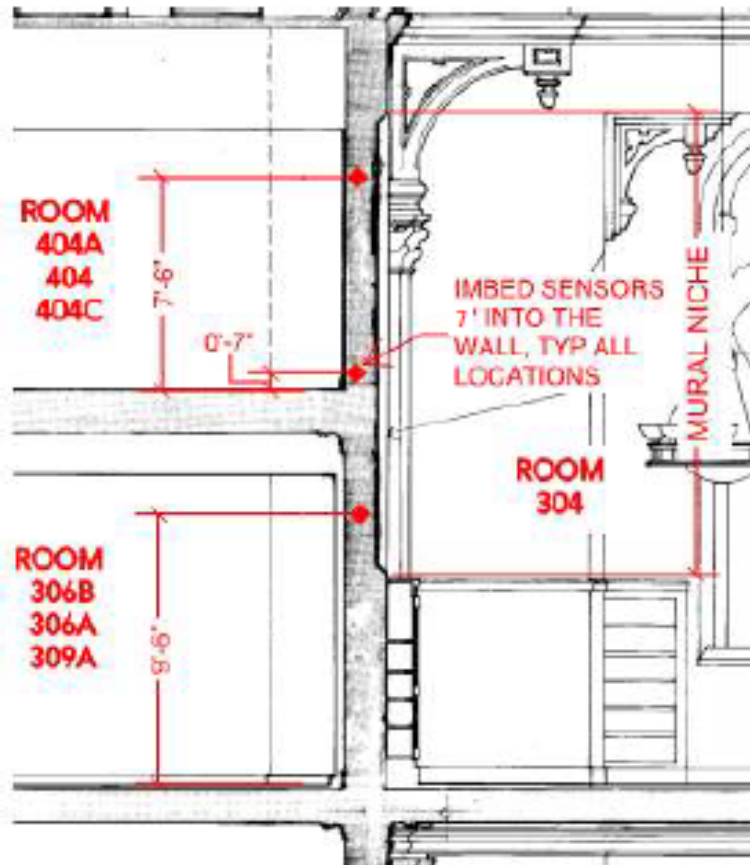
Challenges: Forecasting Spending

- June 2018 - \$13.0M
- July 2018 - \$5.0M
- October 2018 - \$17.0M
- February 2019 - \$13.0M
- August 2019 - \$10.0M
- December 2019 - \$10.0M

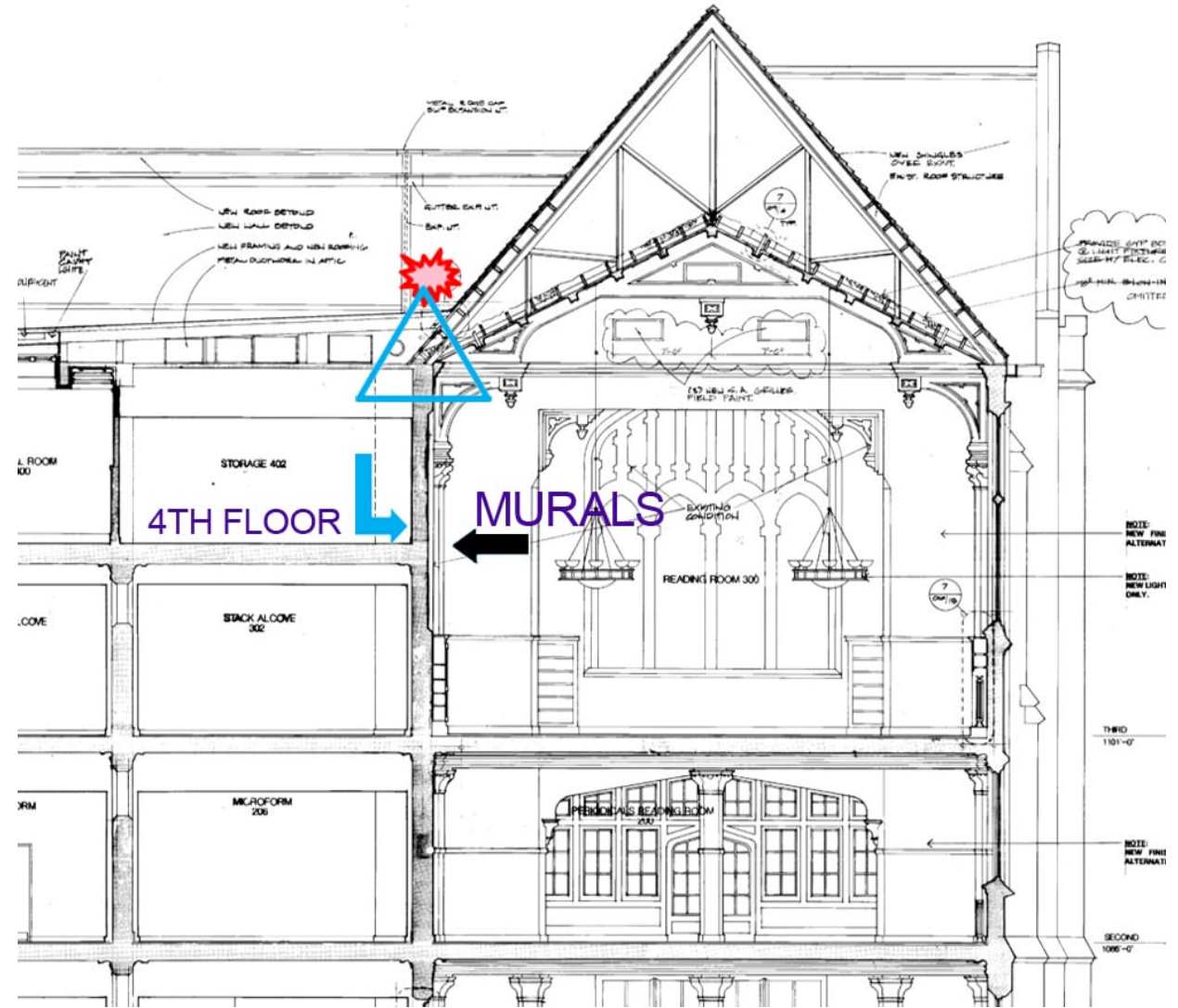
\$68.0M to-date

Challenges: Uncovering additional scope items

- Uncovering asbestos in hidden areas
- Ongoing Moisture
- Pneumatics
- Repaired units
- Frozen Coil in basement
- Woodwork in Great Room



REPRESENTATIVE SECTION OF WALL











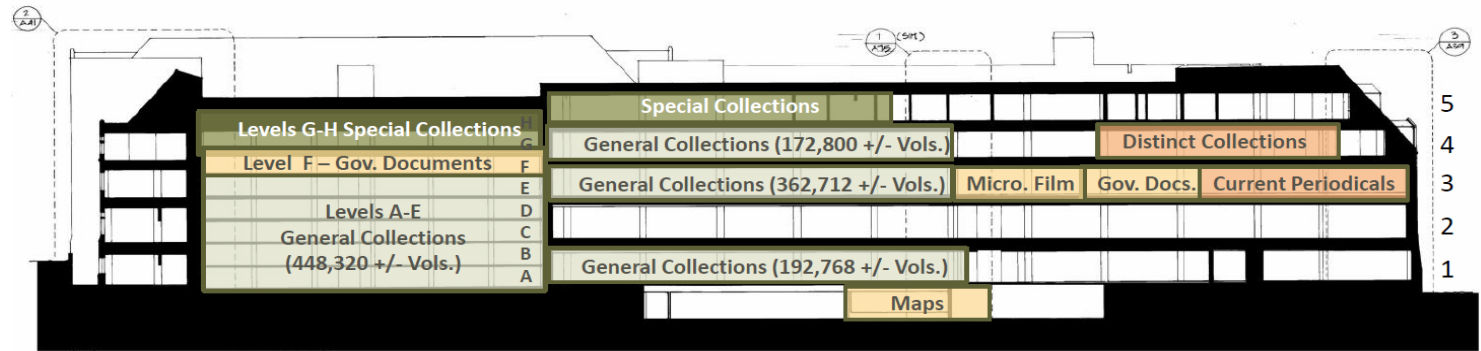




Challenges: Planning with multiple departments during reconstruction

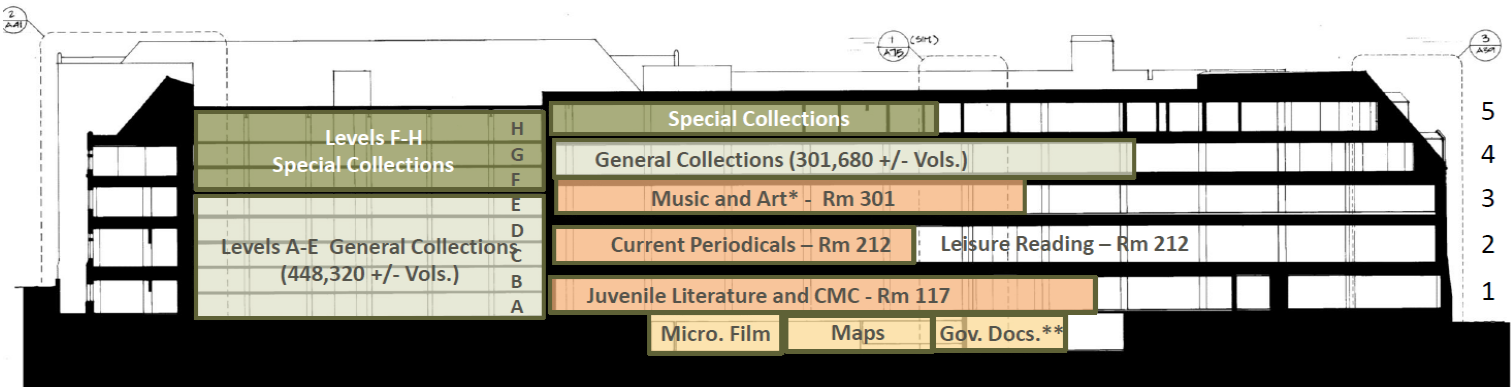
- Vision of space - What do we want the building to be with blank slate
 - Student Space
 - Collections Storage
 - Faculty/Staff
- Multiple departments, IT, Library Services, Athletics Study Space

EXISTING - PRE-FIRE- COLLECTIONS DISTRIBUTION



General Collection:
448,320 – Tier Stack A-E
192,768 – Room 117
362,712 – Third Floor
172,800 – Fourth Floor
1,176,600 volume

FUTURE COLLECTIONS DISTRIBUTION
+/- 750,000 VOLUMES



Stack Level F – Gov. Docs. - relocate off-site

General Collection:
448,320 – Tier Stack A-E
301,680 – Fourth Floor (approx.)
750,000 volumes

*includes Media (previously 4th Floor):
media oversize; music oversize; LPs;
and Gemtracs (DVDs, VHS, CD-ROMs,
Music CDs)

SECOND FLOOR

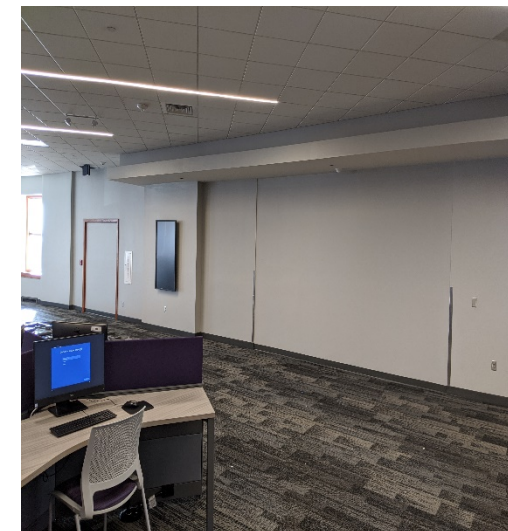


Challenges: Working in a re-occupied building

- Need to get space on line for students
- Contractors in place
- Working around occupied building
- Safety

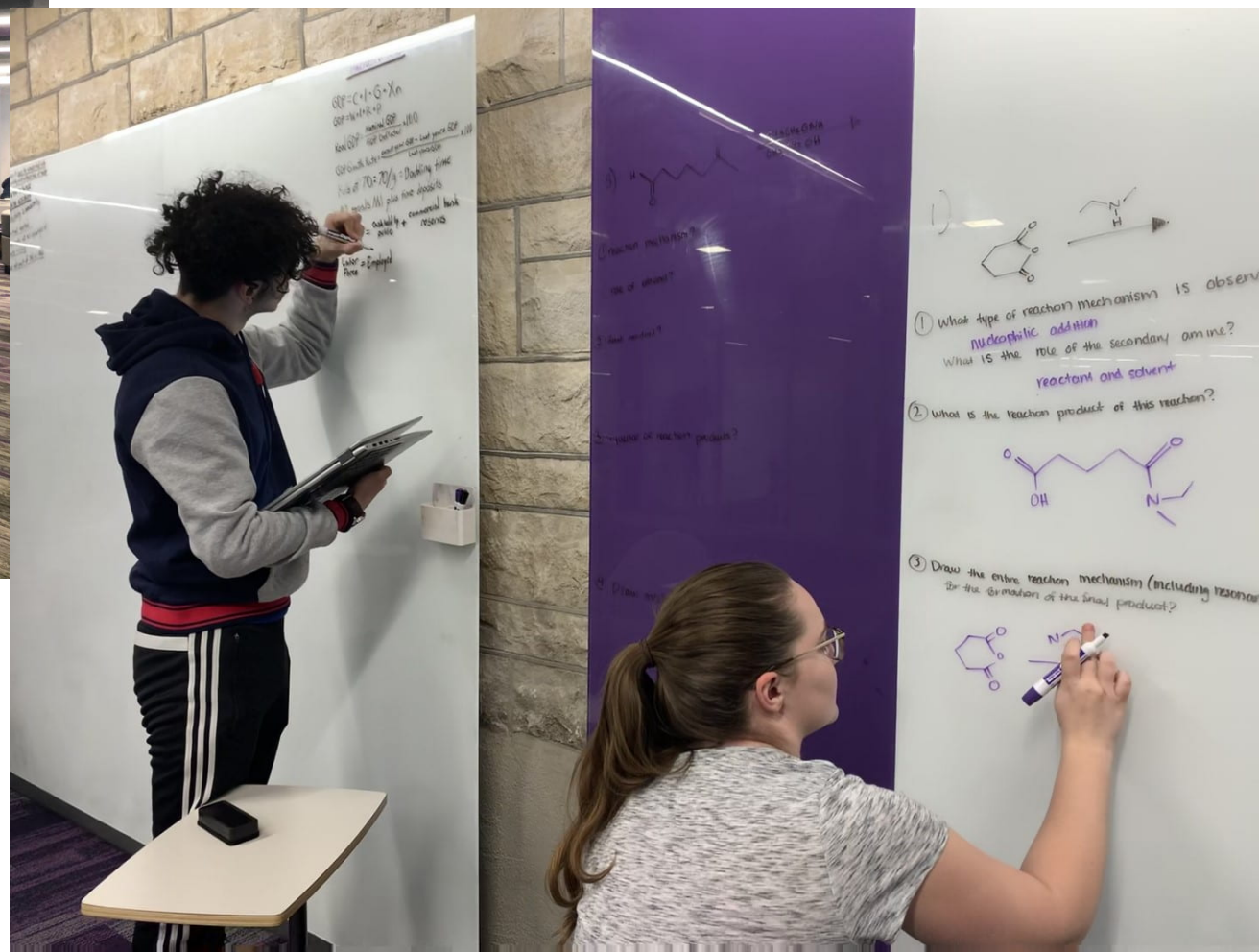


LEVEL 2 - OVERALL PLAN
- **PGAV** ARCHITECTS
pavilion architects





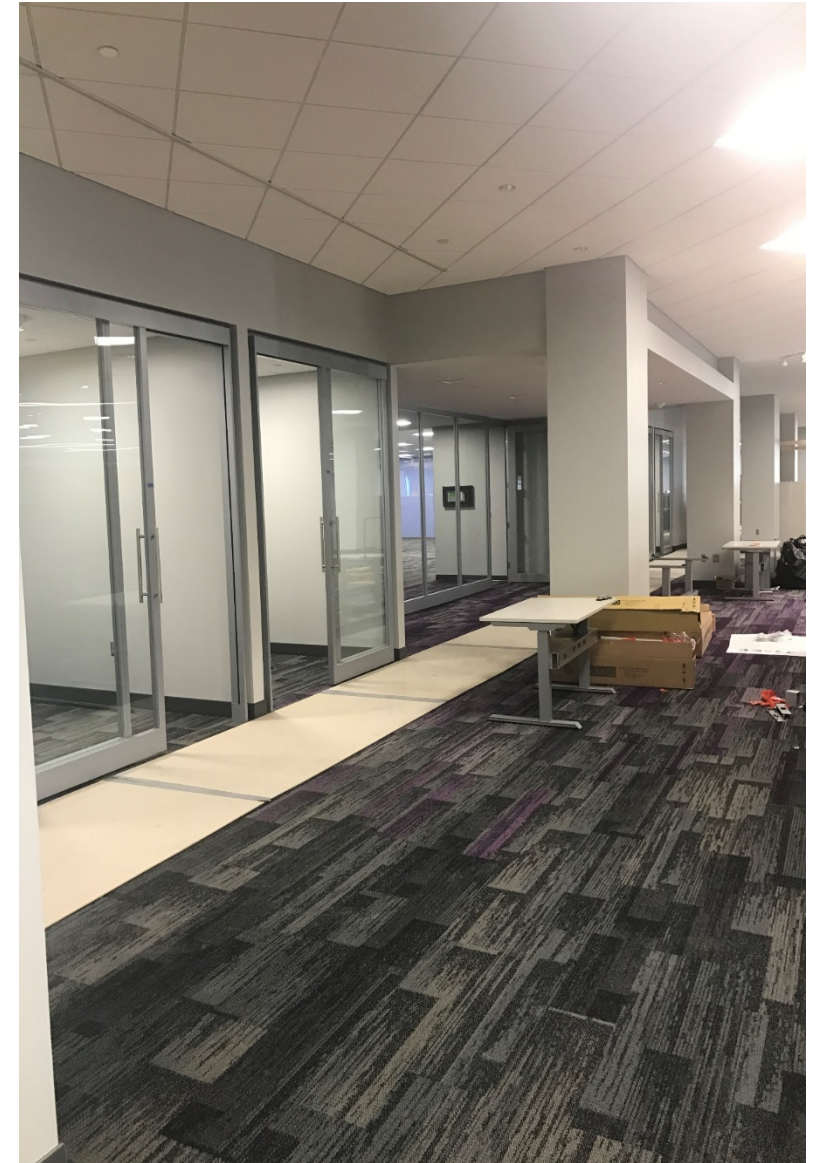




Then



Now



Words of Wisdom

- “Make decisions based on the best information available and move on to the next one with a clear conscience”
- “Be Calm”
- “Have Patience”
- “Communicate”

Questions?

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- Email Dan – daniel_veldman@us.crawco.com
- <http://blogs.k-state.edu/hale/>