

# OAK LODGE & GLADSTONE COMMUNITY PROJECT

CONCORD TASK FORCE PRESENTATION  
MAY 28, 2020



**NORTH CLACKAMAS**  
PARKS & RECREATION DISTRICT

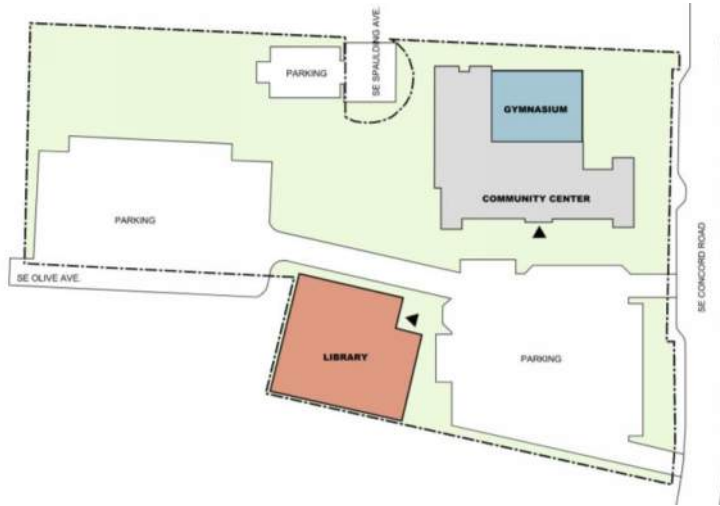


**opsis**

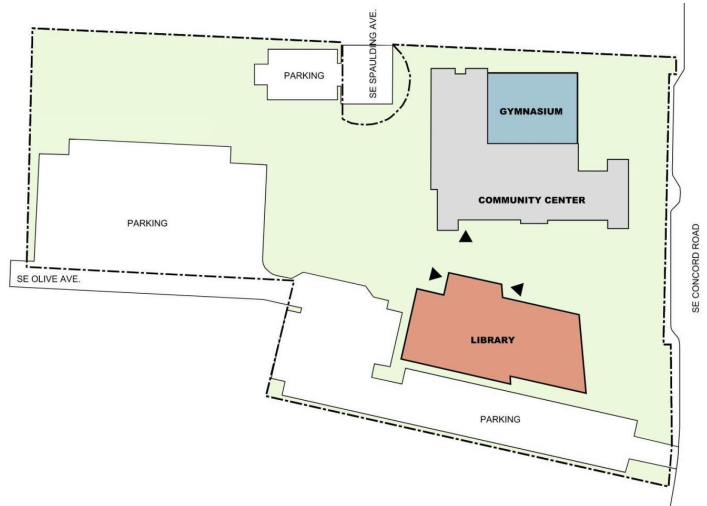
# DIAGRAM / SITE PLAN OVERVIEW

## CONCORD PROPERTY

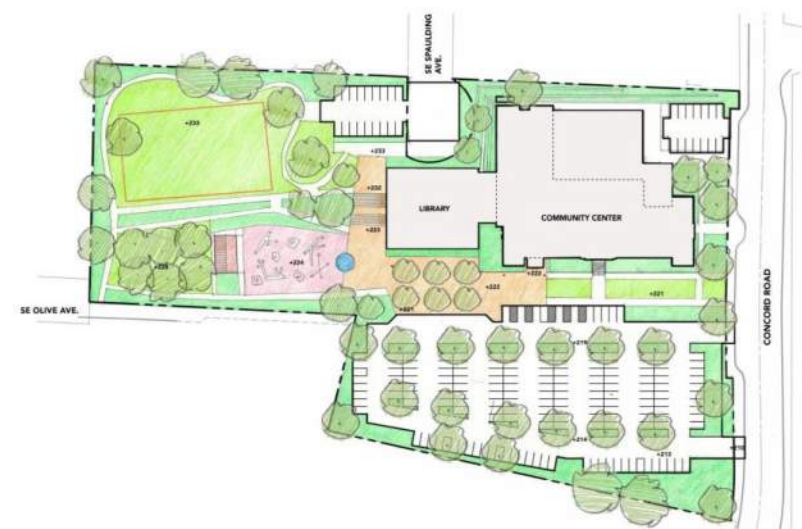
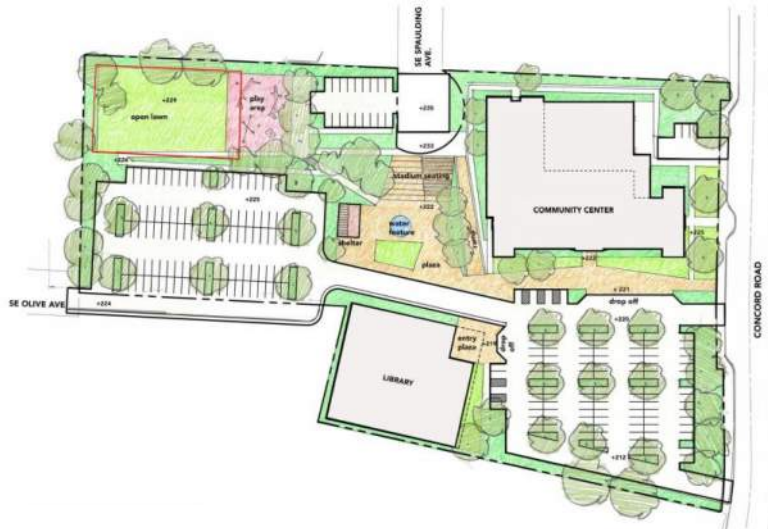
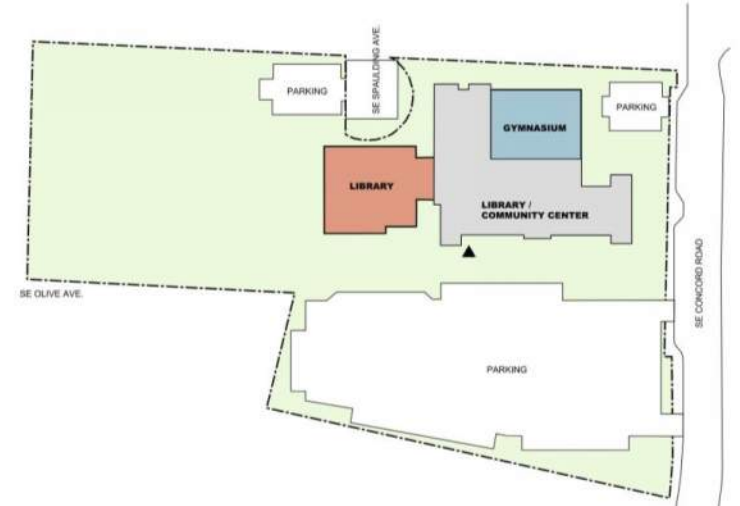
### OPTION 1A



### OPTION 1B



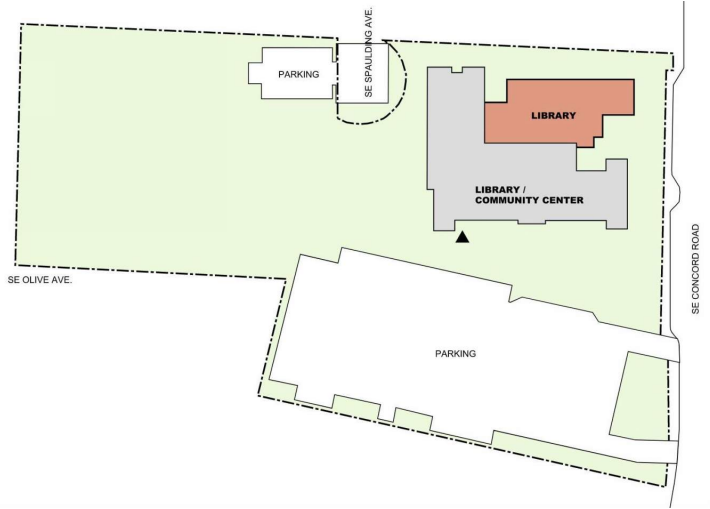
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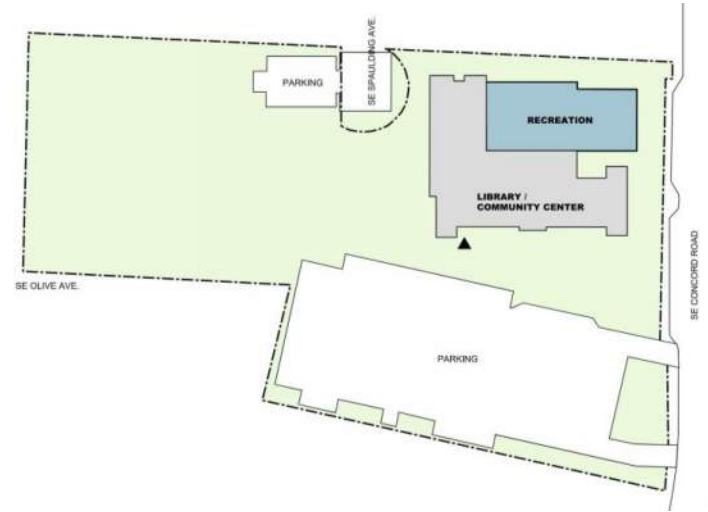
# DIAGRAM / SITE PLAN OVERVIEW

## CONCORD PROPERTY

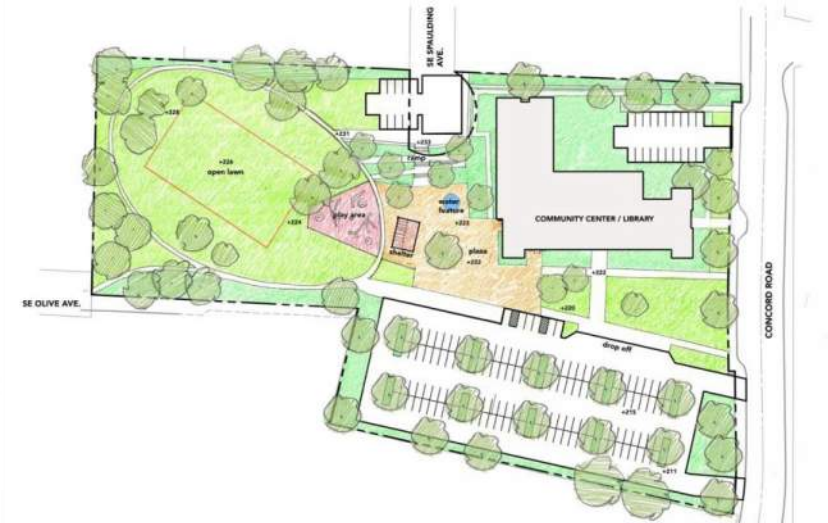
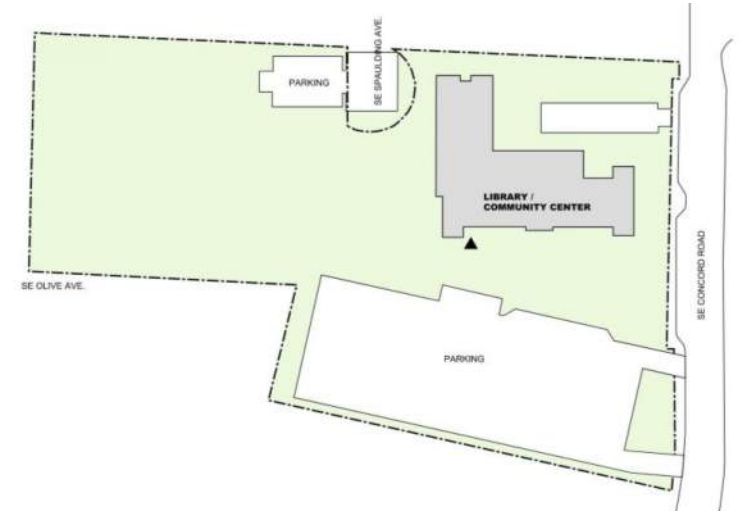
### OPTION 3



### OPTION 4



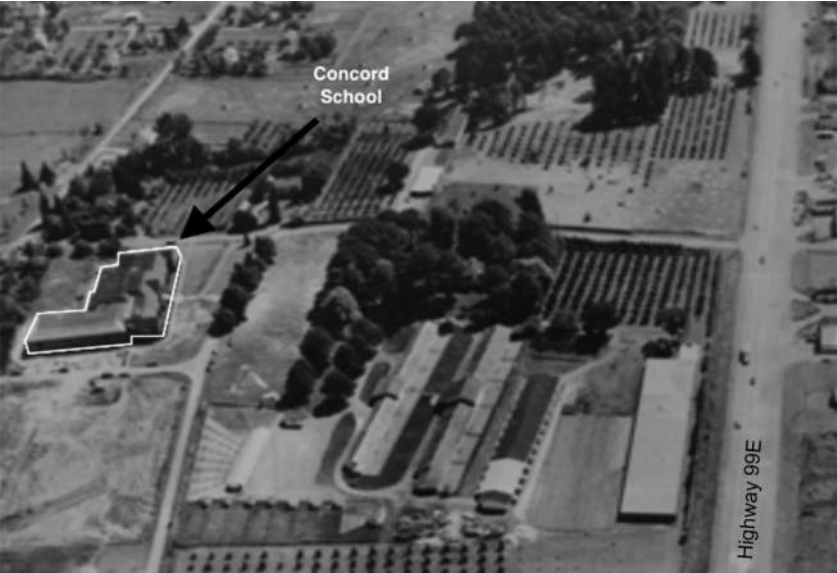
### OPTIONS 5A/5B



**HISTORIC**  
CONCORD PROPERTY

# HISTORIC EXTERIOR

## CONCORD PROPERTY

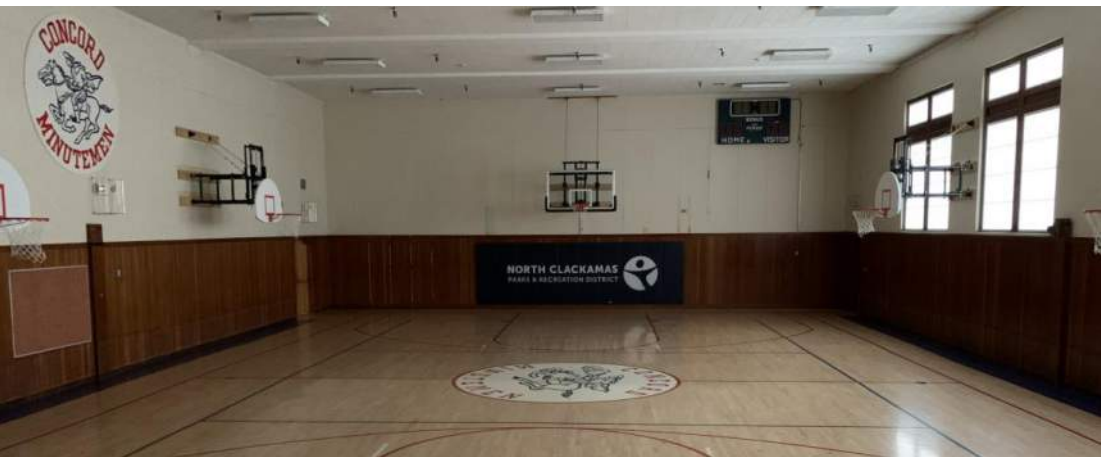


**HISTORIC INTERIOR**  
CONCORD PROPERTY



# HISTORIC INTERIOR

## CONCORD PROPERTY



# HISTORIC INTERIOR

## CONCORD PROPERTY



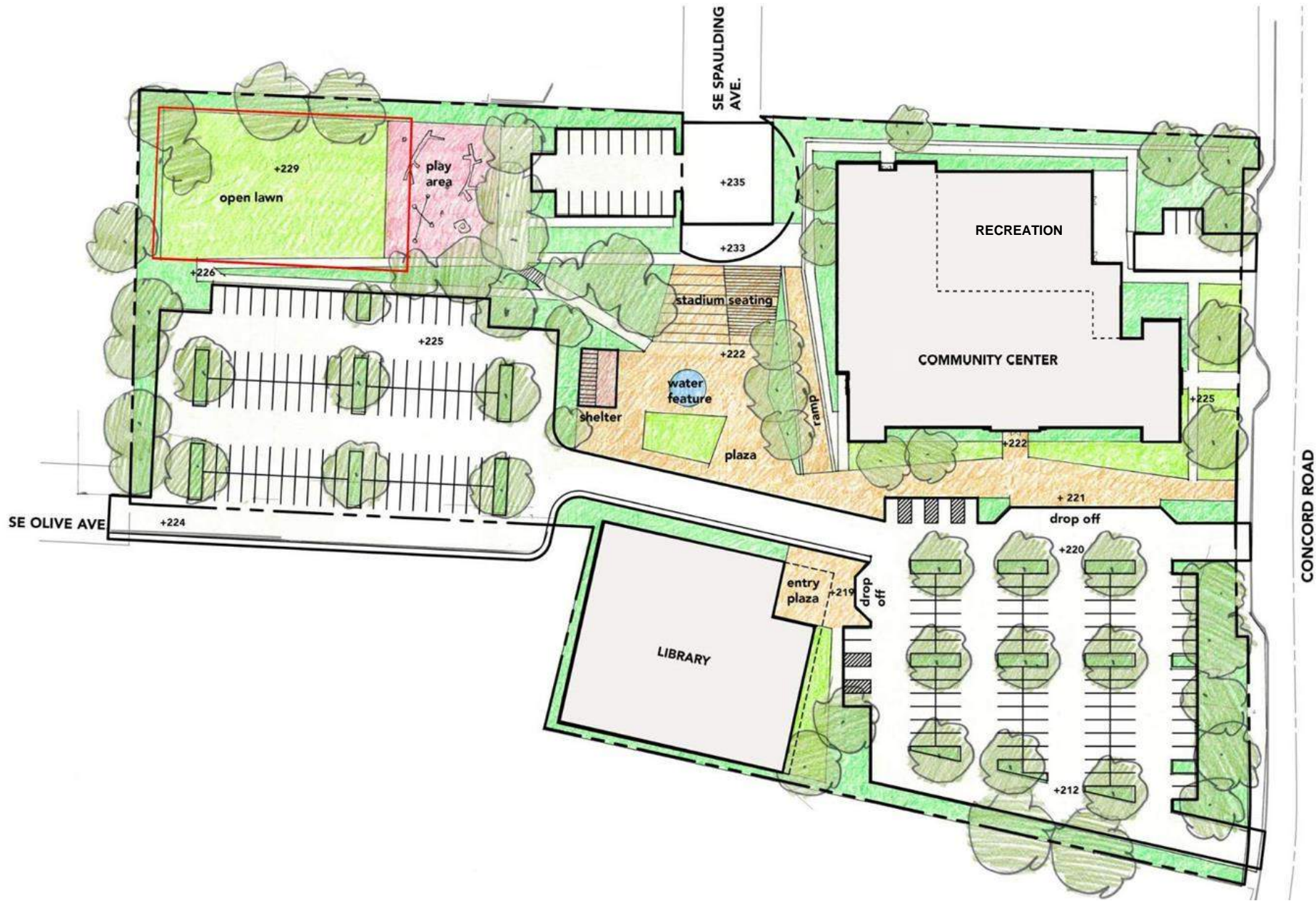


# DESIGN OPTIONS

CONCORD PROPERTY

# OPTION 1A – NW FREESTANDING LIBRARY

## CONCORD PROPERTY

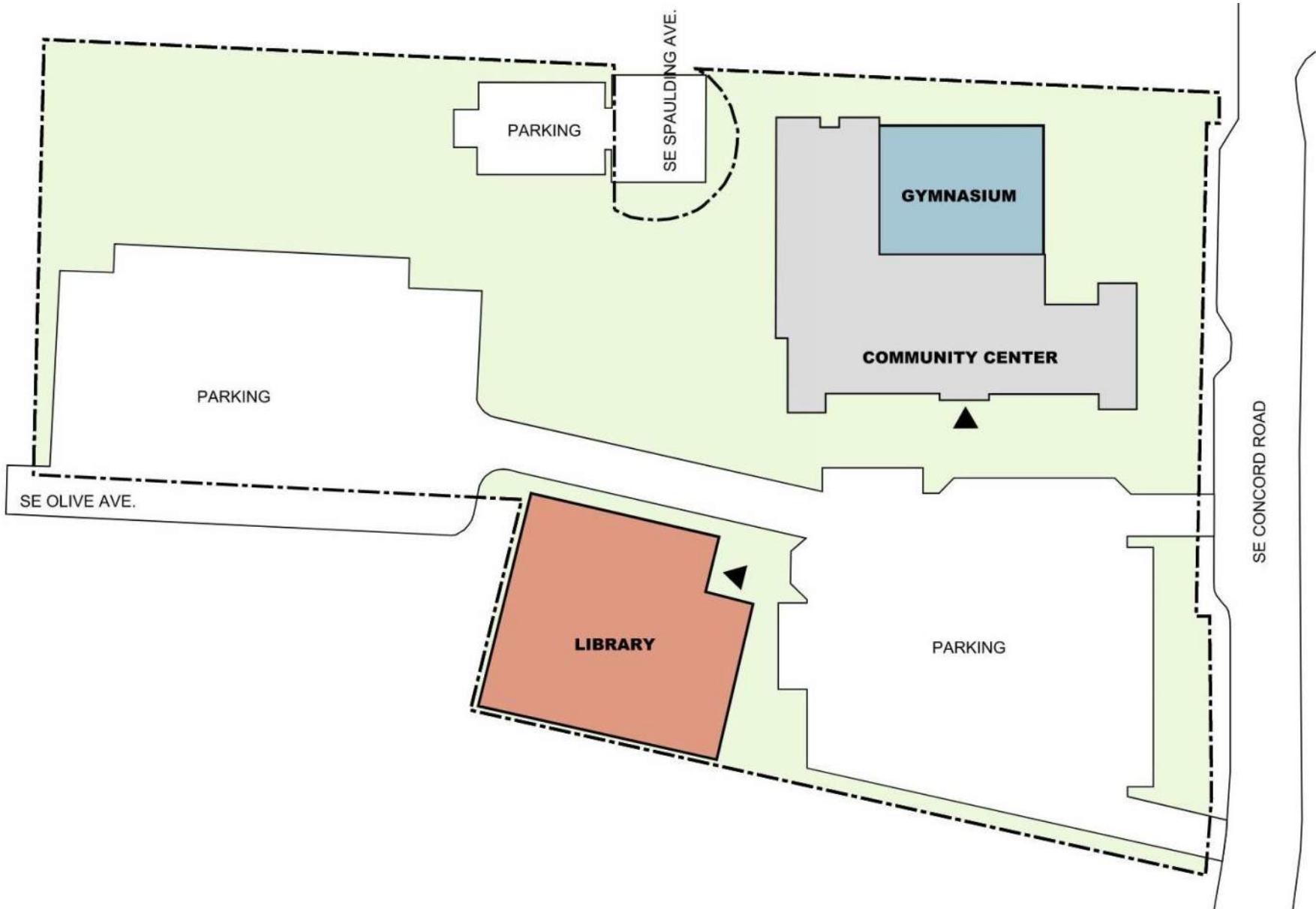


PARKING: 219 STALLS  
OPEN PARK AREA: 0.95 ACRES



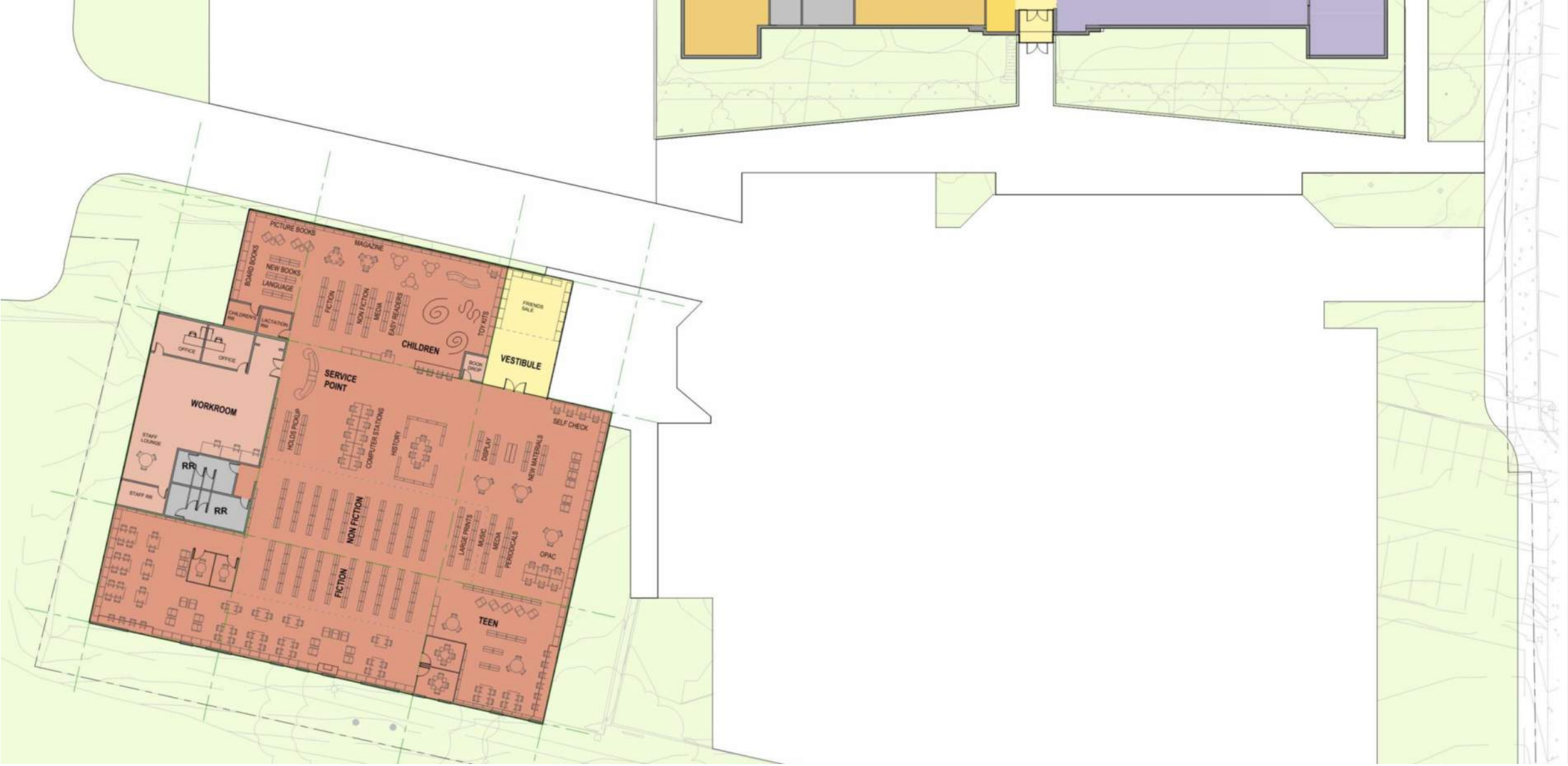
# OPTION 1A – NW FREESTANDING LIBRARY

## CONCORD PROPERTY



# OPTION 1A – NW FREESTANDING LIBRARY

## CONCORD PROPERTY

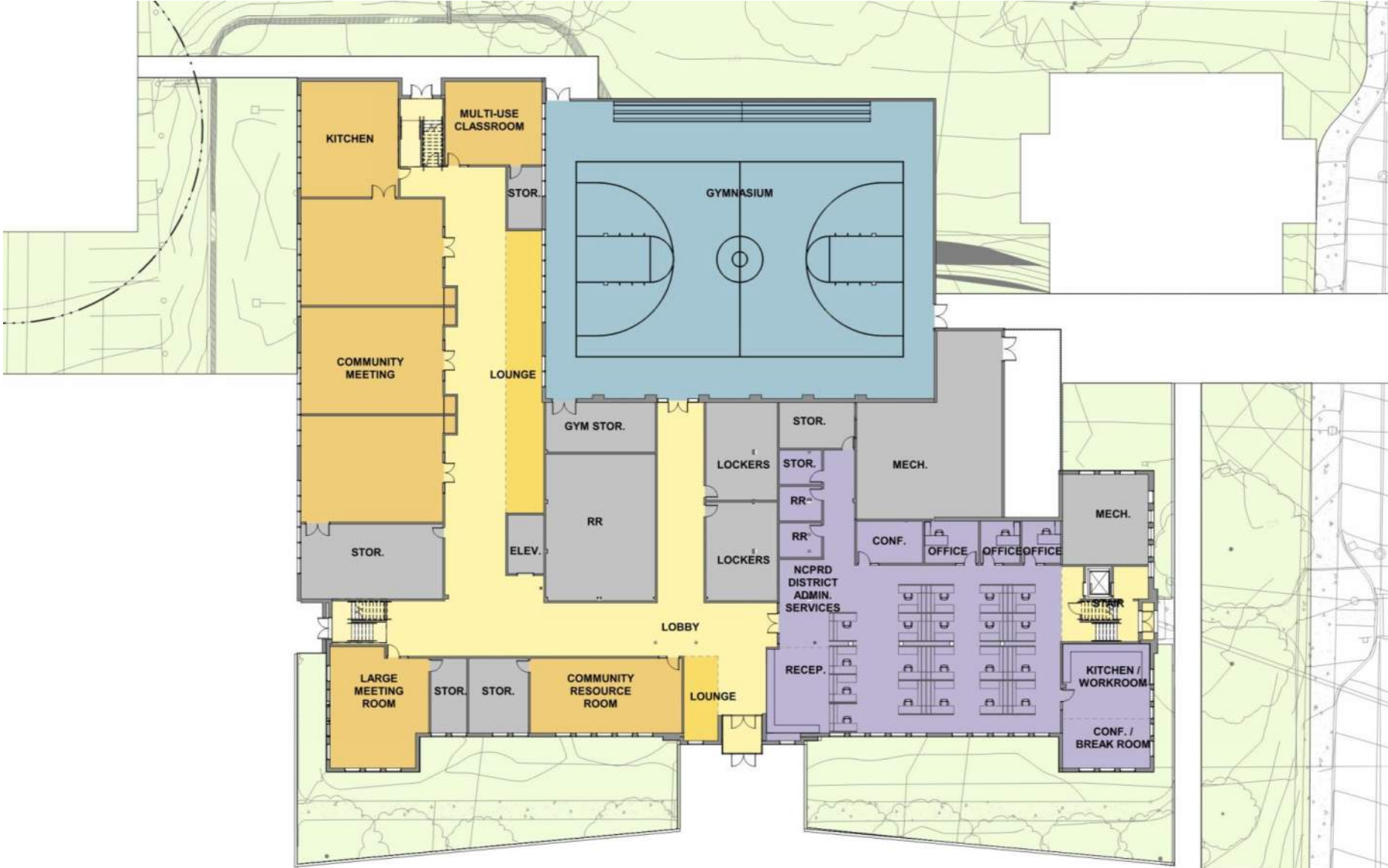


LIBRARY



# OPTION 1A – NW FREESTANDING LIBRARY

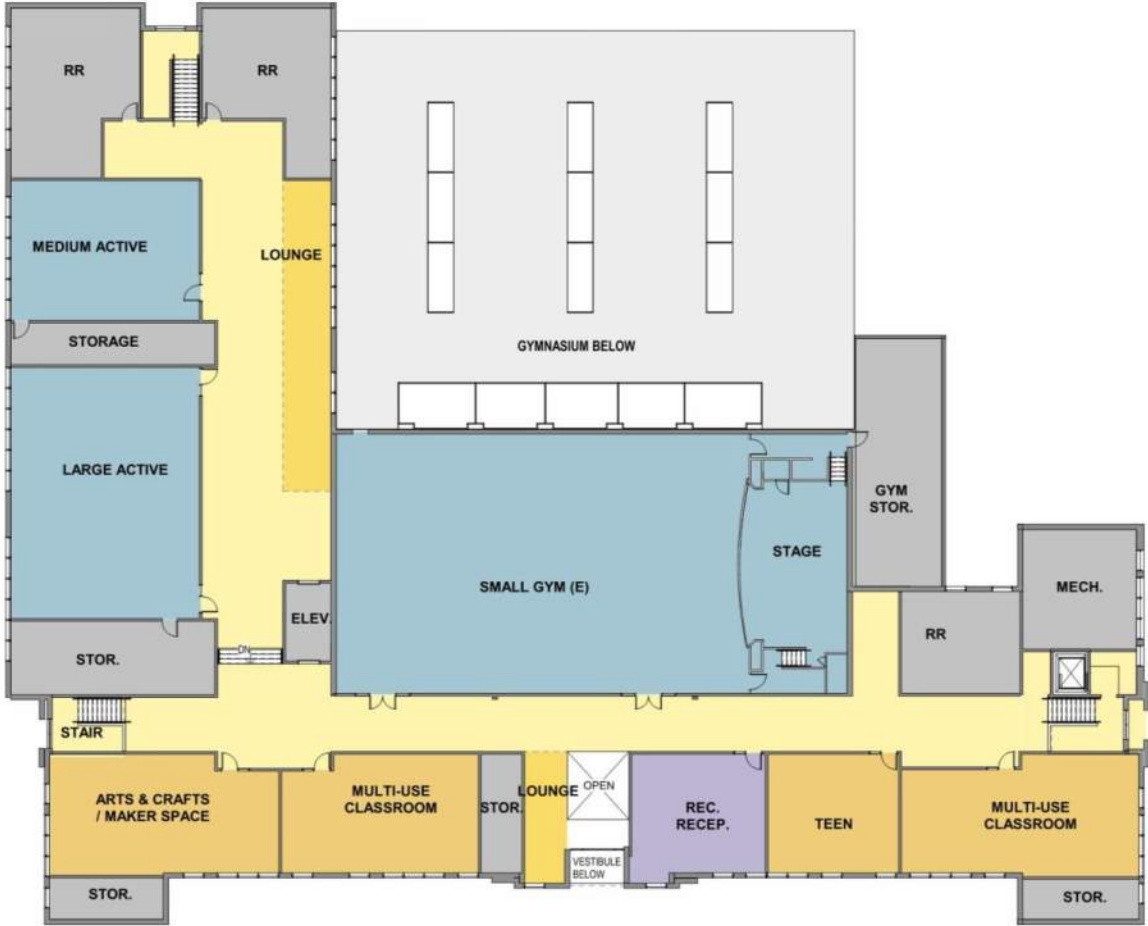
## CONCORD PROPERTY



COMMUNITY CENTER / OFFICES  
LOWER LEVEL

# OPTION 1A – NW FREESTANDING LIBRARY

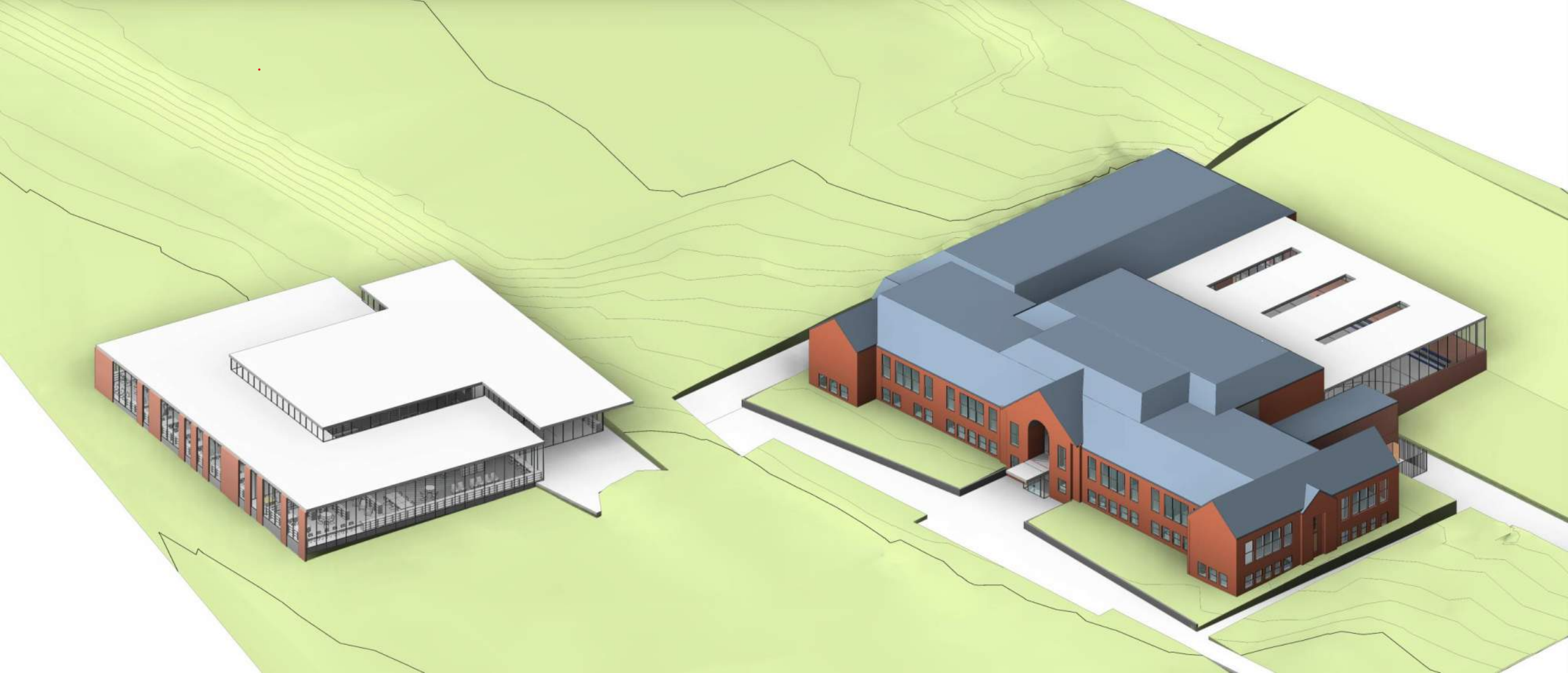
## CONCORD PROPERTY



COMMUNITY CENTER  
UPPER LEVEL



**OPTION 1A – NW FREESTANDING LIBRARY**  
CONCORD PROPERTY



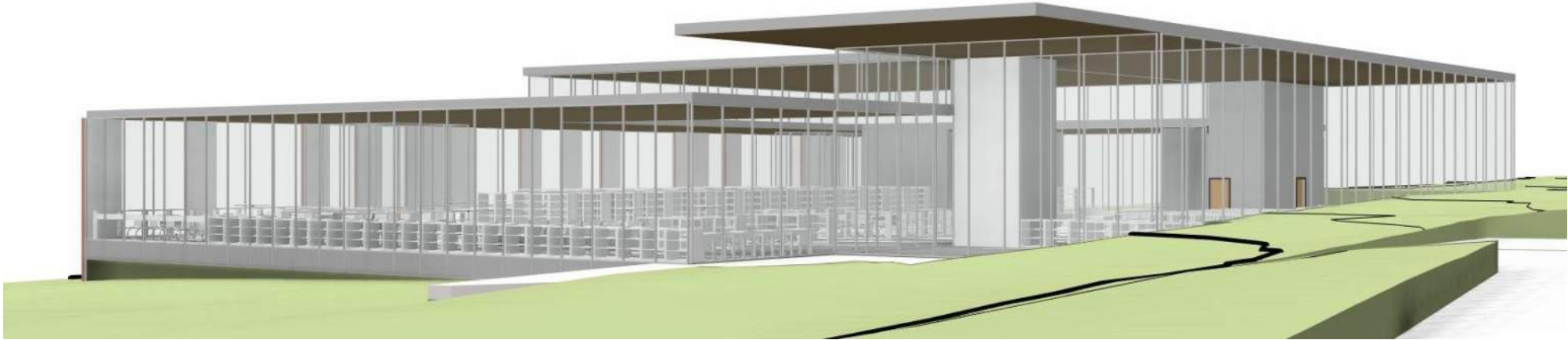
**OPTION 1A – NW FREESTANDING LIBRARY**  
CONCORD PROPERTY



West - Main Entry



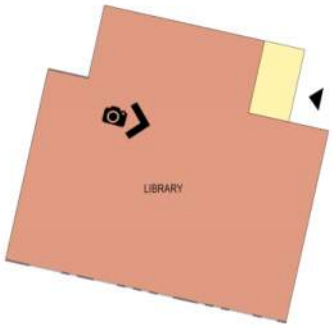
**OPTION 1A – NW FREESTANDING LIBRARY**  
CONCORD PROPERTY



Southwest

# OPTION 1A – NW FREESTANDING LIBRARY

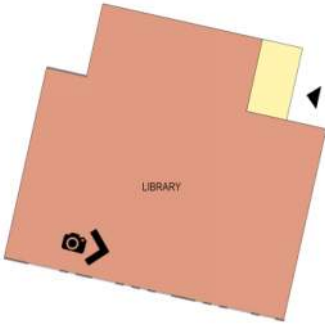
CONCORD PROPERTY



Library - Looking South

# OPTION 1A – NW FREESTANDING LIBRARY

CONCORD PROPERTY



Library - Looking South

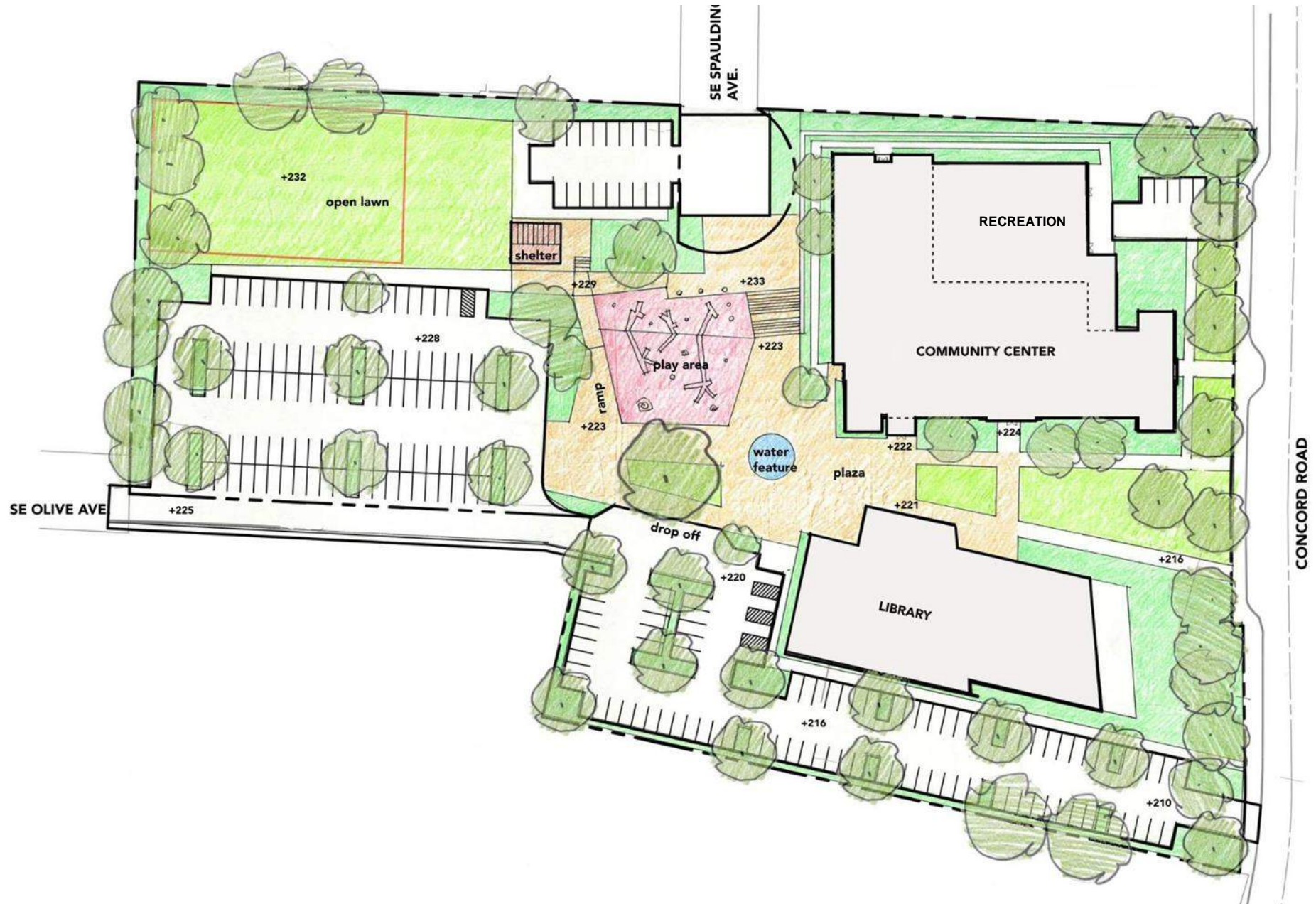
**OPTION 1A – NW FREESTANDING LIBRARY**  
CONCORD PROPERTY



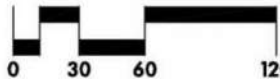
**New Gymnasium – Looking South**

# OPTION 1B – SOUTH FREESTANDING LIBRARY

## CONCORD PROPERTY

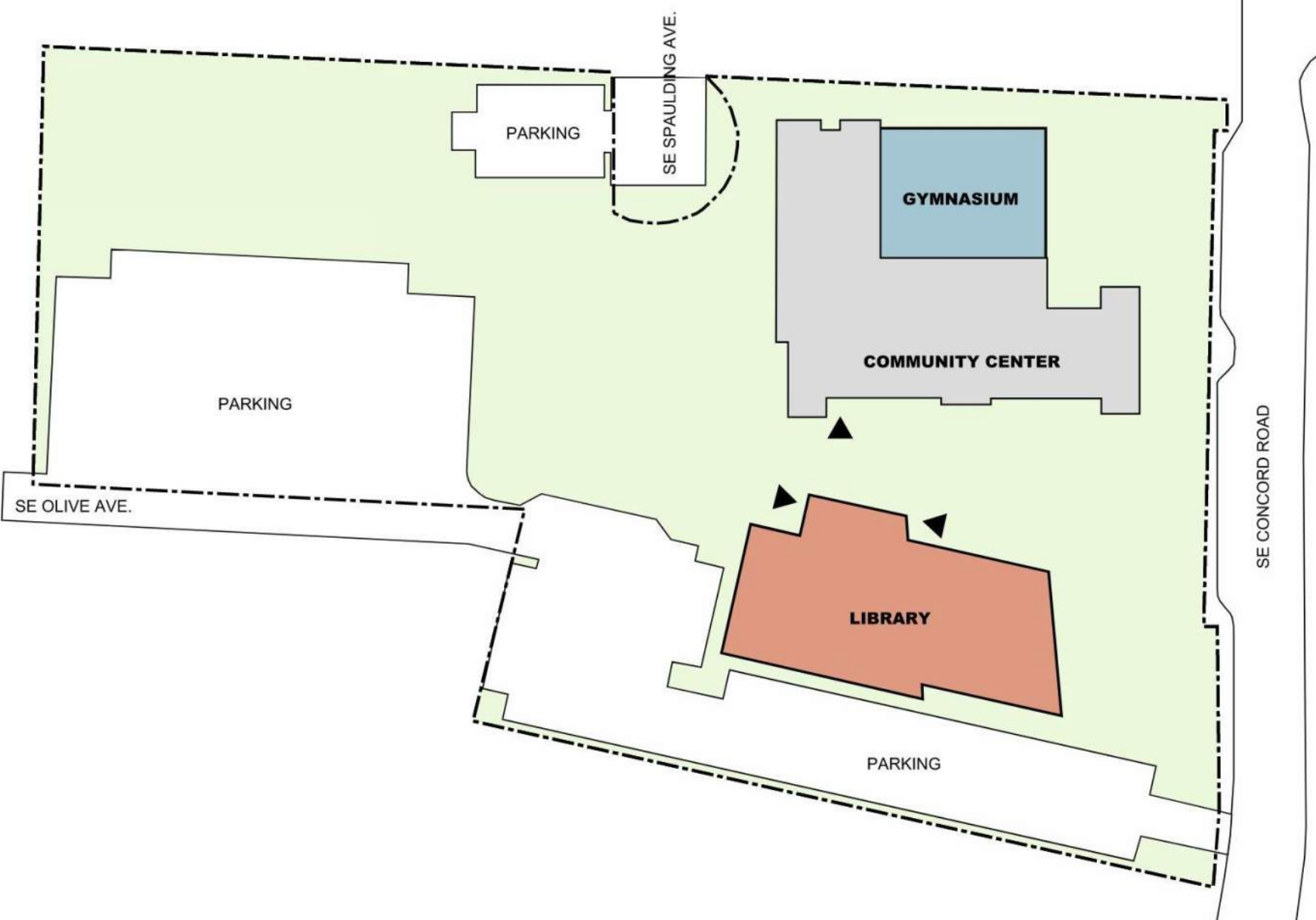


PARKING: 221 STALLS  
OPEN PARK AREA: 0.77 ACRES

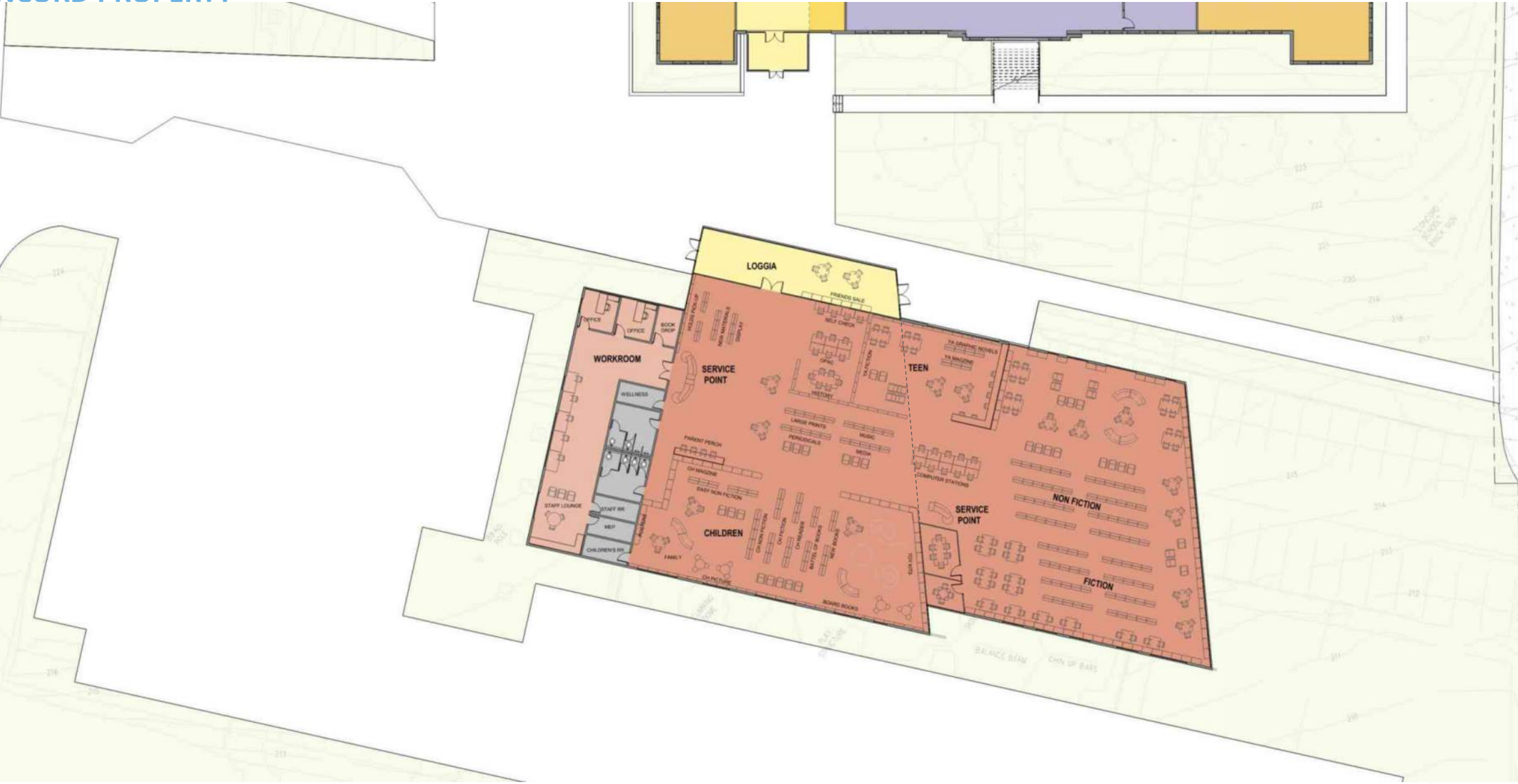


# OPTION 1B – SOUTH FREESTANDING LIBRARY

## CONCORD PROPERTY



**OPTION 1B – SOUTH FREESTANDING LIBRARY**  
CONCORD PROPERTY

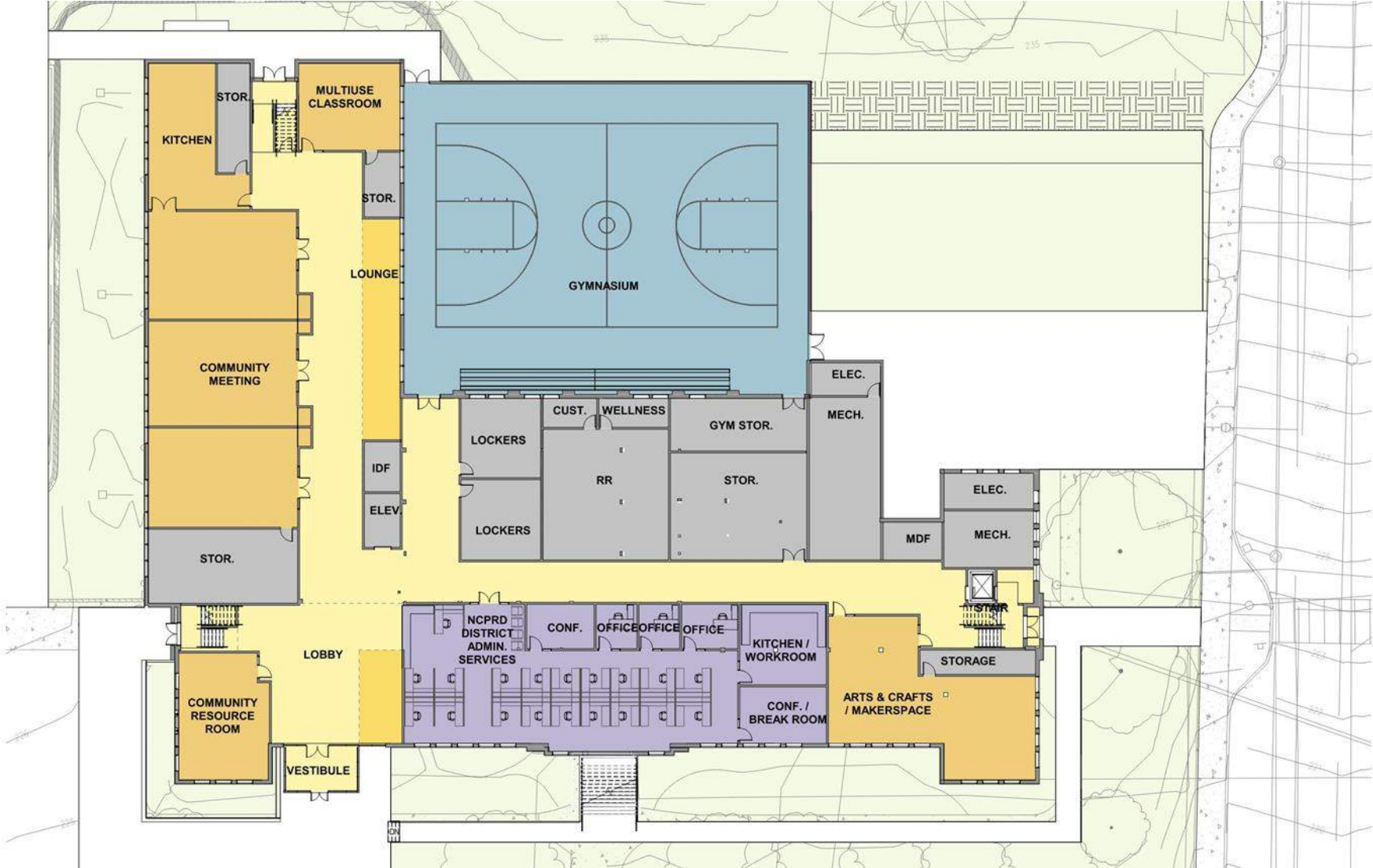


LIBRARY



# OPTION 1B – SOUTH FREESTANDING LIBRARY

## CONCORD PROPERTY



COMMUNITY CENTER / OFFICES  
LOWER LEVEL





# OPTION 1B – SOUTH FREESTANDING LIBRARY

## CONCORD PROPERTY



COMMUNITY CENTER  
UPPER LEVEL



**OPTION 1B – SOUTH FREESTANDING LIBRARY**  
CONCORD PROPERTY



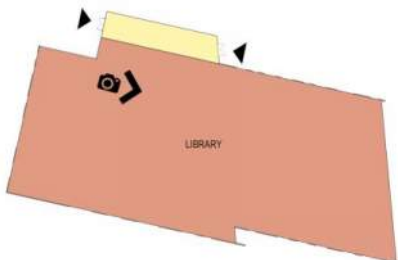
**OPTION 1B – SOUTH FREESTANDING LIBRARY**  
CONCORD PROPERTY



View from Concord

# OPTION 1B – SOUTH FREESTANDING LIBRARY

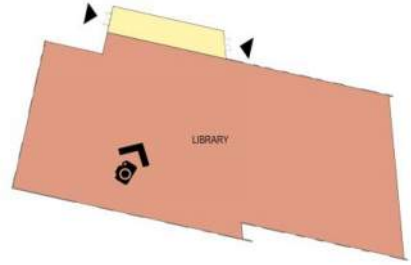
CONCORD PROPERTY



Library - Looking South

# OPTION 1B – SOUTH FREESTANDING LIBRARY

CONCORD PROPERTY



Library - Looking South

# OPTION 1B – SOUTH FREESTANDING LIBRARY

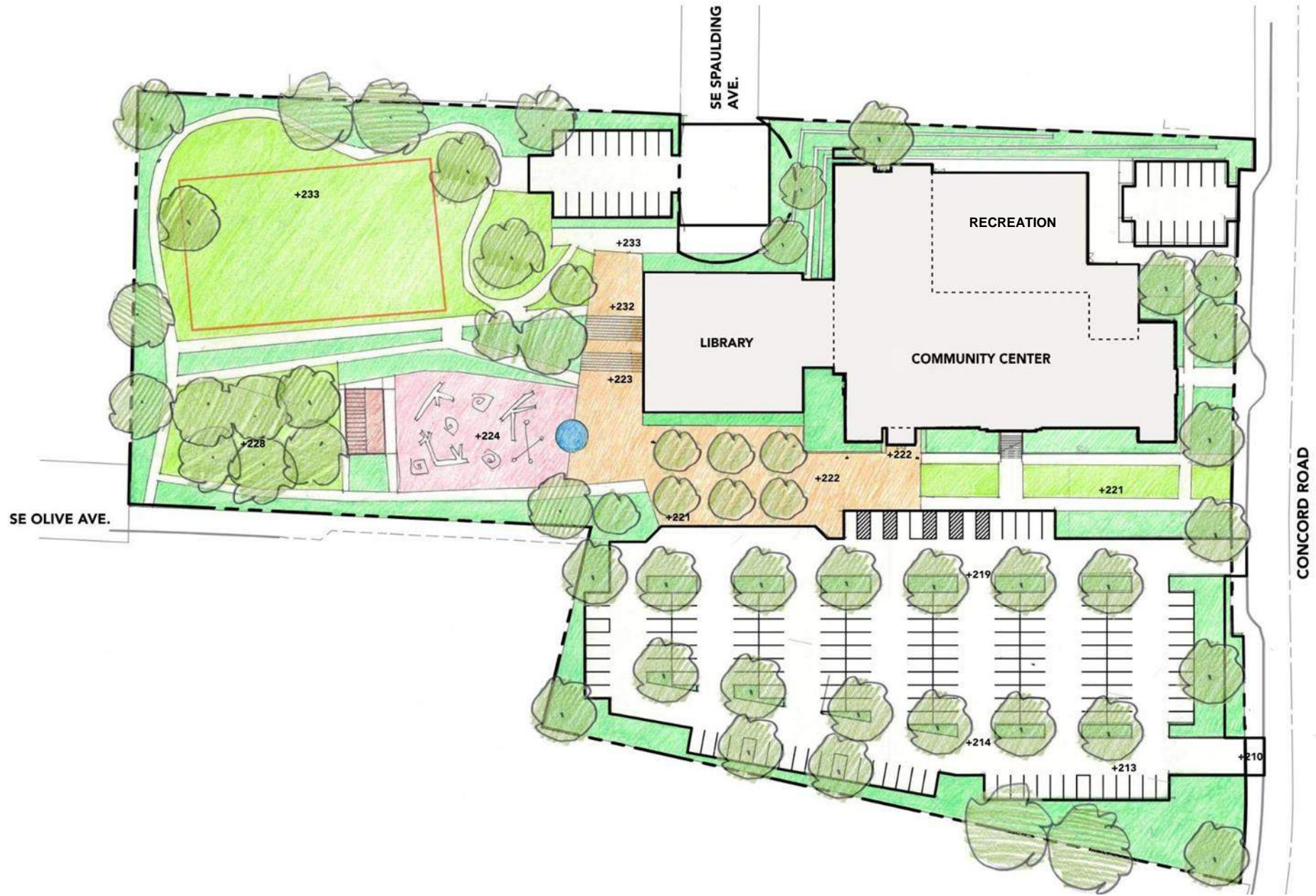
CONCORD PROPERTY



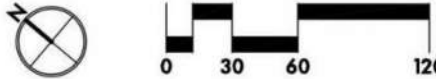
New Gymnasium – Looking South

# OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

## CONCORD PROPERTY

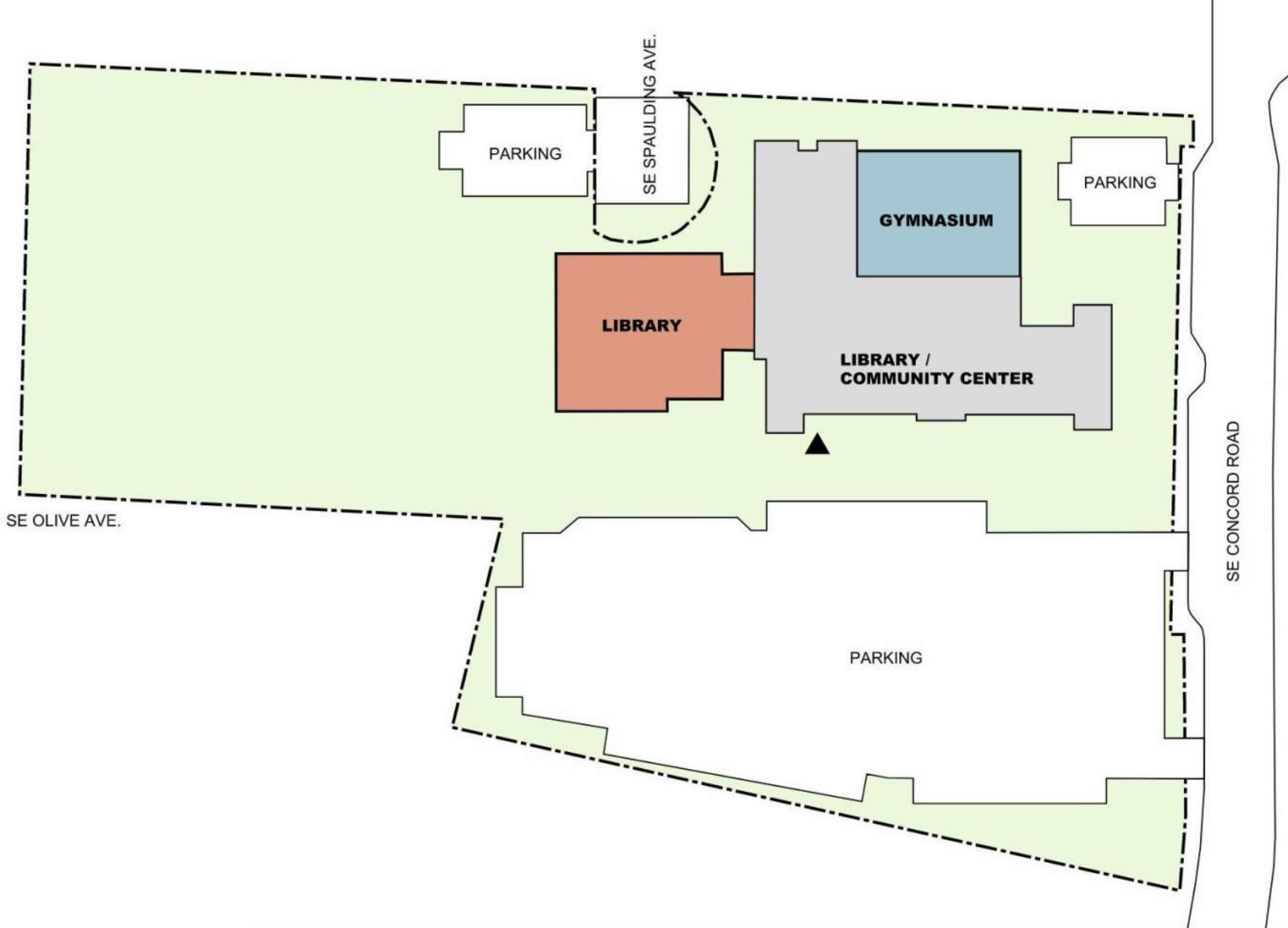


PARKING: 198 STALLS  
OPEN PARK AREA: 1.77 ACRES



# OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

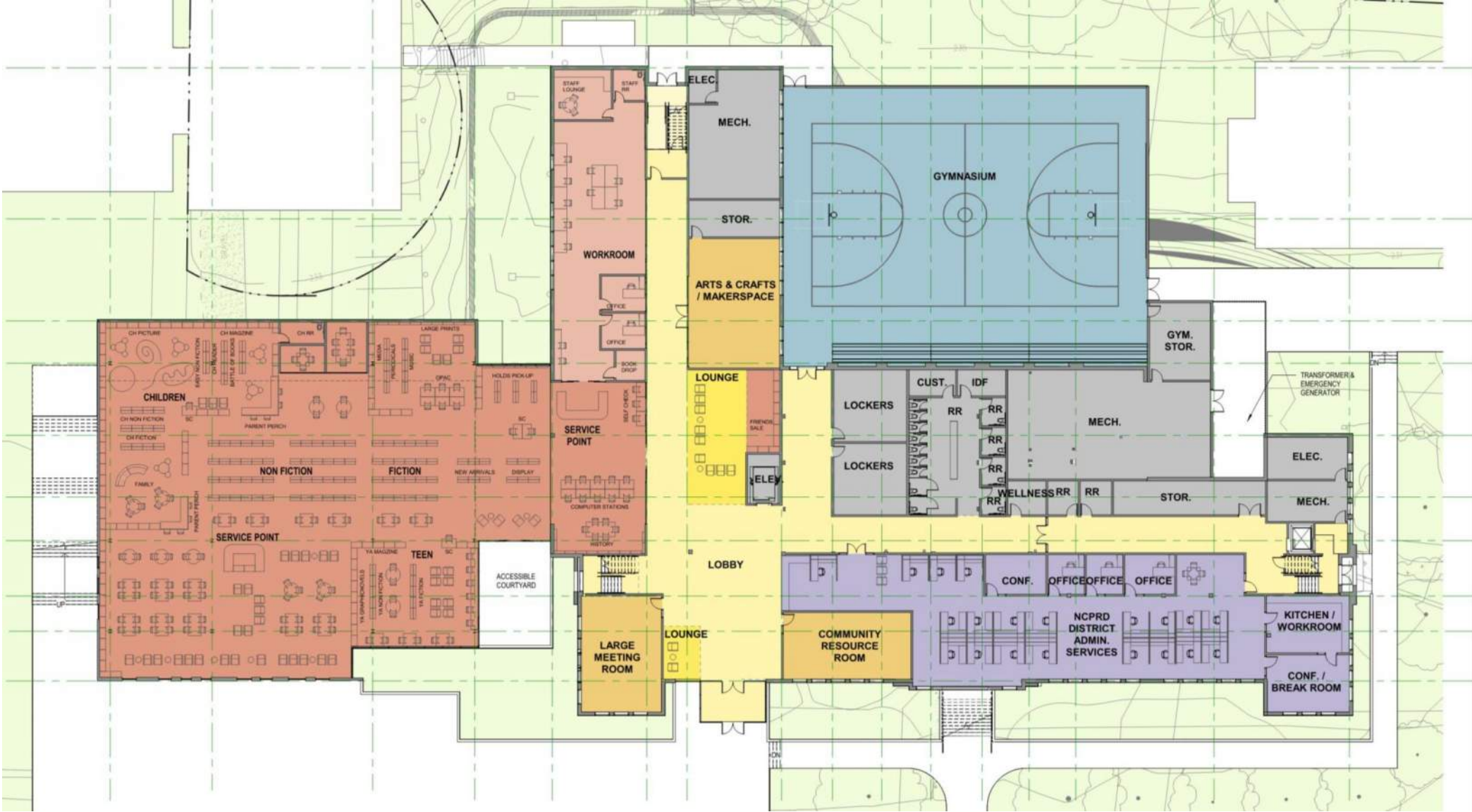
## CONCORD PROPERTY





# OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

## CONCORD PROPERTY



LIBRARY / COMMUNITY CENTER / OFFICES  
LOWER LEVEL

# OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

## CONCORD PROPERTY



COMMUNITY CENTER  
UPPER LEVEL



# OPTION 2 - NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



# OPTION 2 - NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



# OPTION 2 - NORTH LIBRARY / EAST GYM ADDITIONS

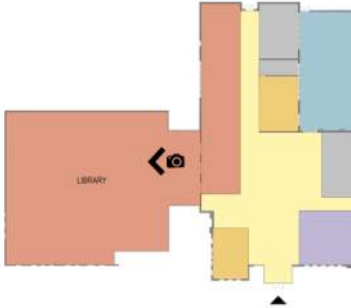
CONCORD PROPERTY



View Looking East

# OPTION 2 - NORTH LIBRARY / EAST GYM ADDITIONS

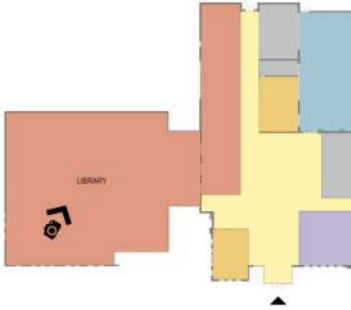
CONCORD PROPERTY



Library – Looking North from Service Point

# OPTION 2 - NORTH LIBRARY / EAST GYM ADDITIONS

## CONCORD PROPERTY



Library – Looking East

# OPTION 2 - NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



Library - Looking South



# OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



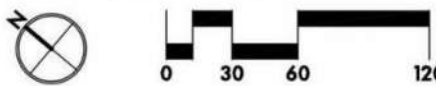
New Gymnasium – Looking South

# OPTION 3 - LIBRARY EAST ADDITION

## CONCORD PROPERTY

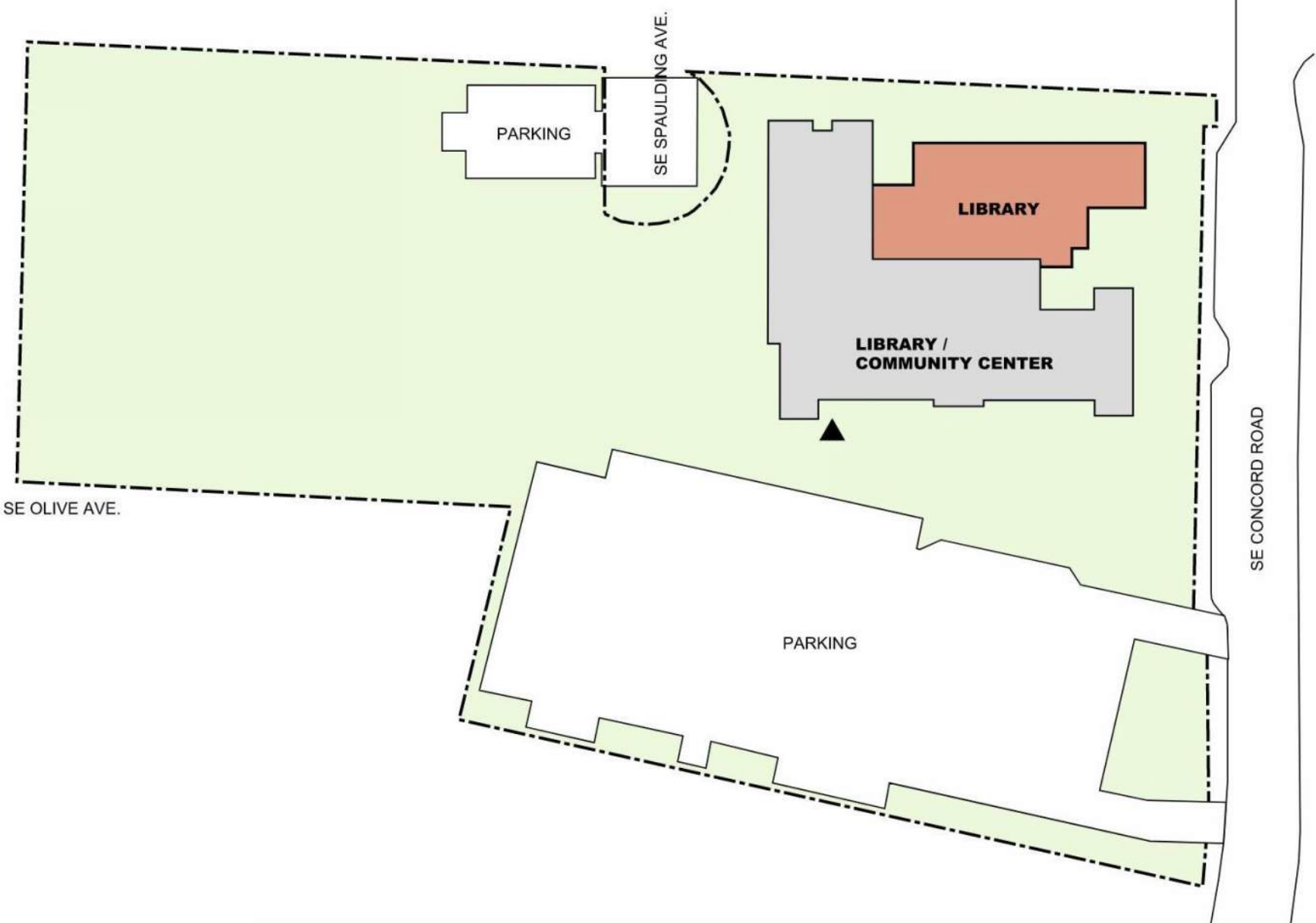


PARKING: 172 STALLS  
OPEN PARK AREA: 1.97 ACRES



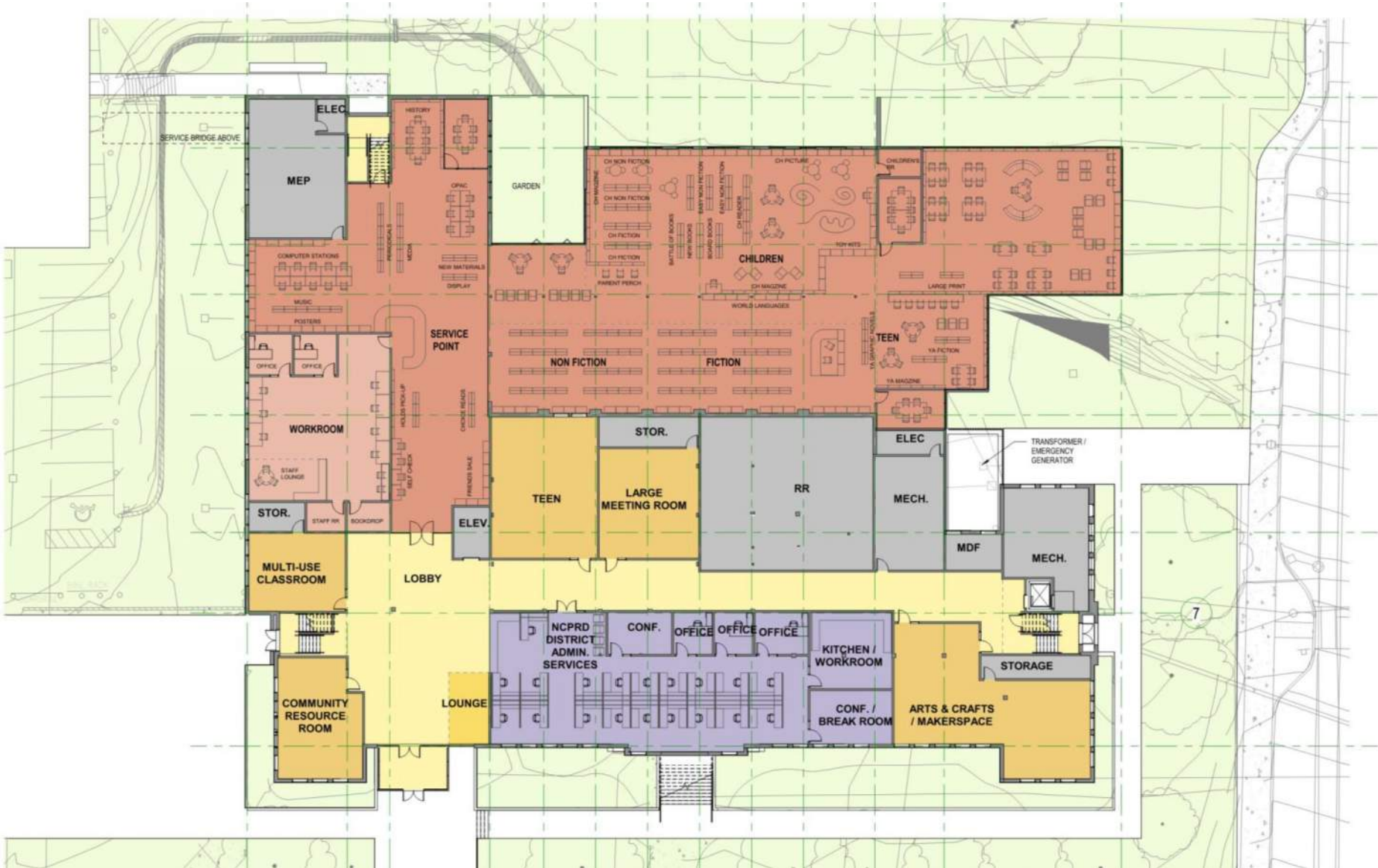
# OPTION 3 - LIBRARY EAST ADDITION

## CONCORD PROPERTY



# OPTION 3 - LIBRARY EAST ADDITION

## CONCORD PROPERTY



LIBRARY / COMMUNITY CENTER / OFFICES  
LOWER LEVEL



# OPTION 3 - LIBRARY EAST ADDITION

## CONCORD PROPERTY



COMMUNITY CENTER  
UPPER LEVEL



# OPTION 3 - LIBRARY EAST ADDITION

CONCORD PROPERTY



# OPTION 3 - LIBRARY EAST ADDITION

CONCORD PROPERTY



South - Library

**OPTION 3 - LIBRARY EAST ADDITION**  
CONCORD PROPERTY

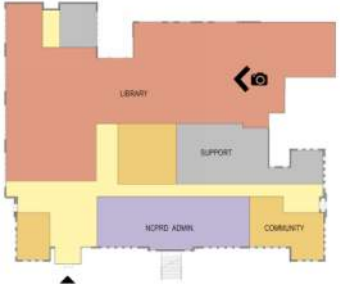


West – Main Entry



# OPTION 3 - LIBRARY EAST ADDITION

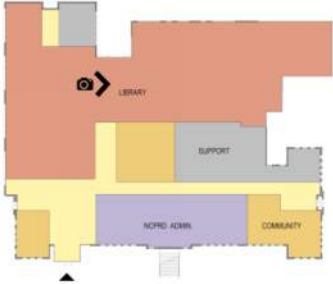
## CONCORD PROPERTY



Library - Looking North from Study

# OPTION 3 - LIBRARY EAST ADDITION

## CONCORD PROPERTY



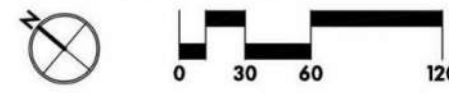
Library - Looking South from Lounge

# OPTION 4 - RECREATION EAST ADDITION

## CONCORD PROPERTY

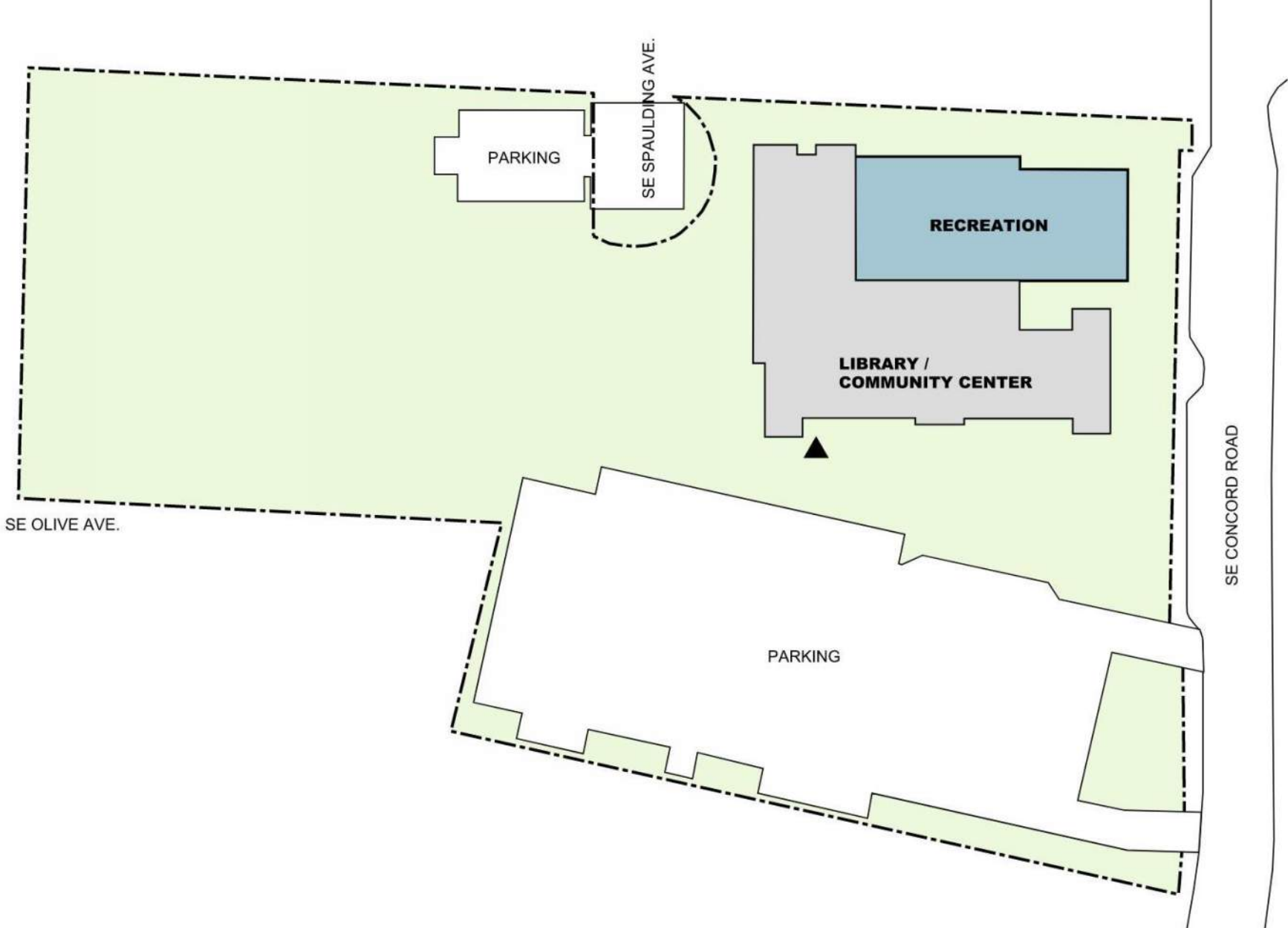


PARKING : 177 STALLS  
OPEN PARK AREA: 1.96 ACRES



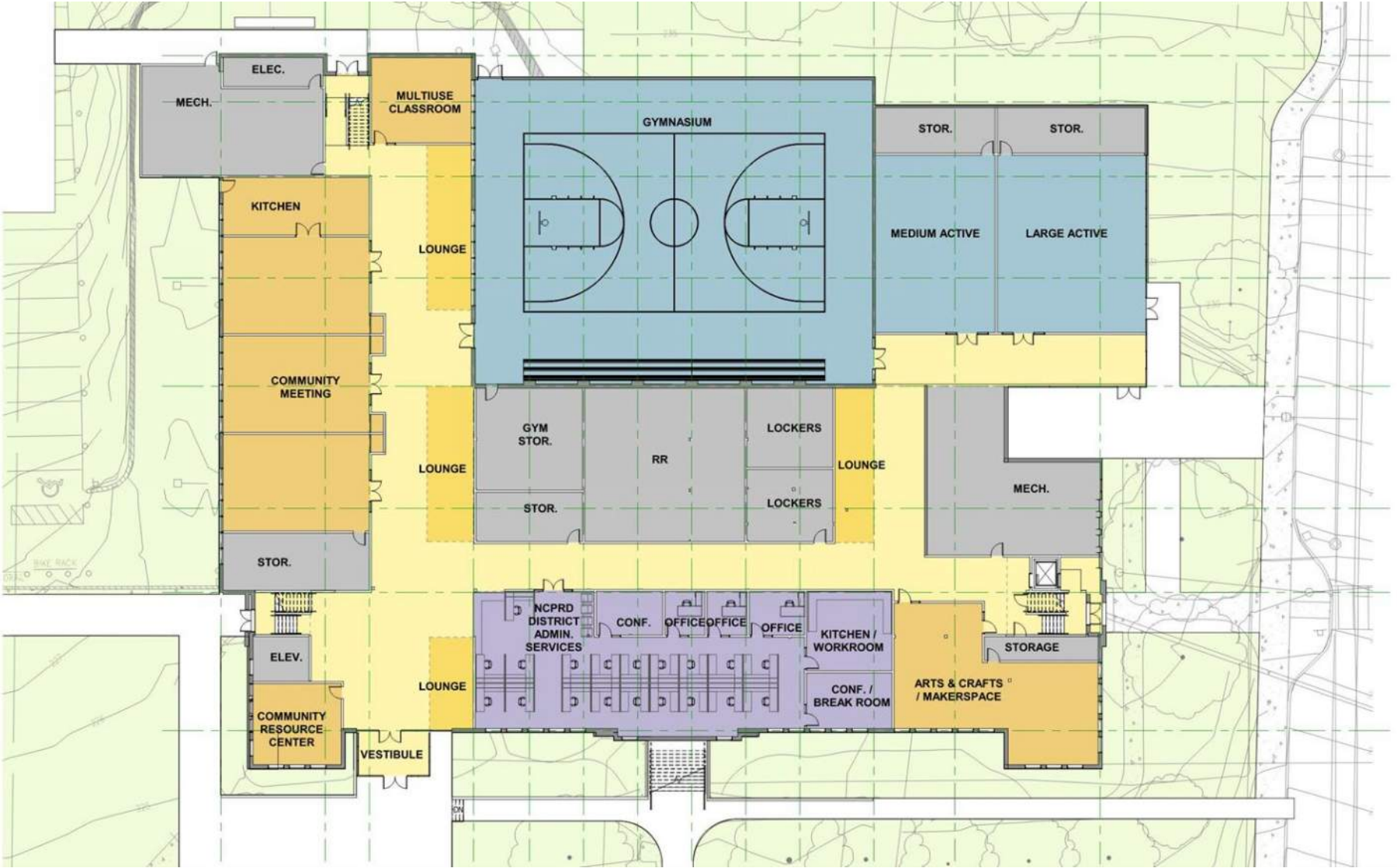
# OPTION 4 - RECREATION EAST ADDITION

## CONCORD PROPERTY



# OPTION 4 - RECREATION NORTH ADDITION

## CONCORD PROPERTY



COMMUNITY CENTER / OFFICES  
LOWER LEVEL



# OPTION 4 - RECREATION NORTH ADDITION

## CONCORD PROPERTY



LIBRARY / COMMUNITY CENTER  
UPPER LEVEL

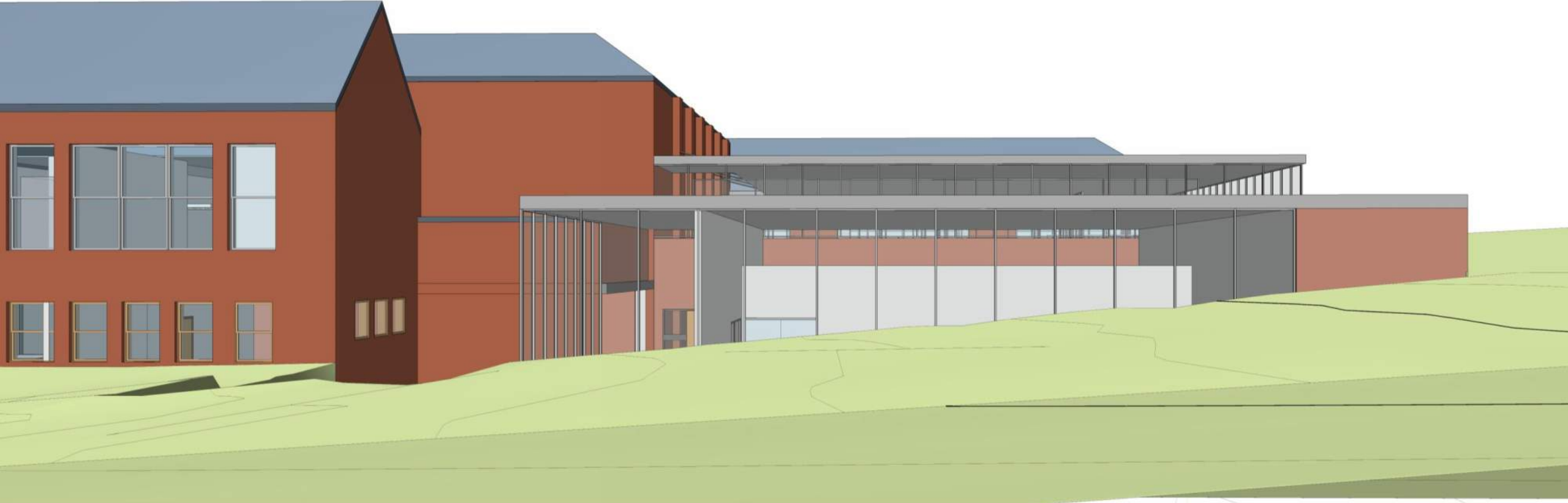


# OPTION 4 - RECREATION NORTH ADDITION

CONCORD PROPERTY



**OPTION 4 - RECREATION NORTH ADDITION**  
CONCORD PROPERTY



Recreation - South



**OPTION 4 - RECREATION NORTH ADDITION**  
CONCORD PROPERTY



West – Main Entry

# OPTION 4 - RECREATION NORTH ADDITION

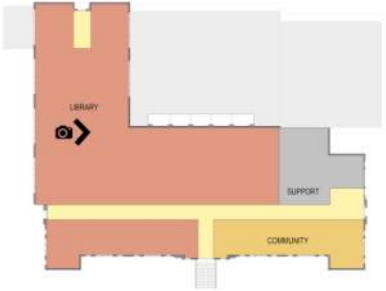
## CONCORD PROPERTY



Library – Looking East

# OPTION 4 - RECREATION NORTH ADDITION

## CONCORD PROPERTY



Library – Looking South

# OPTION 4 - RECREATION NORTH ADDITION

## CONCORD PROPERTY



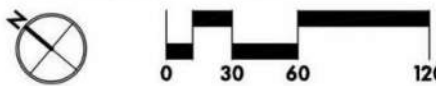
New Gymnasium – Looking South

# OPTION 5A – NO ADDITION

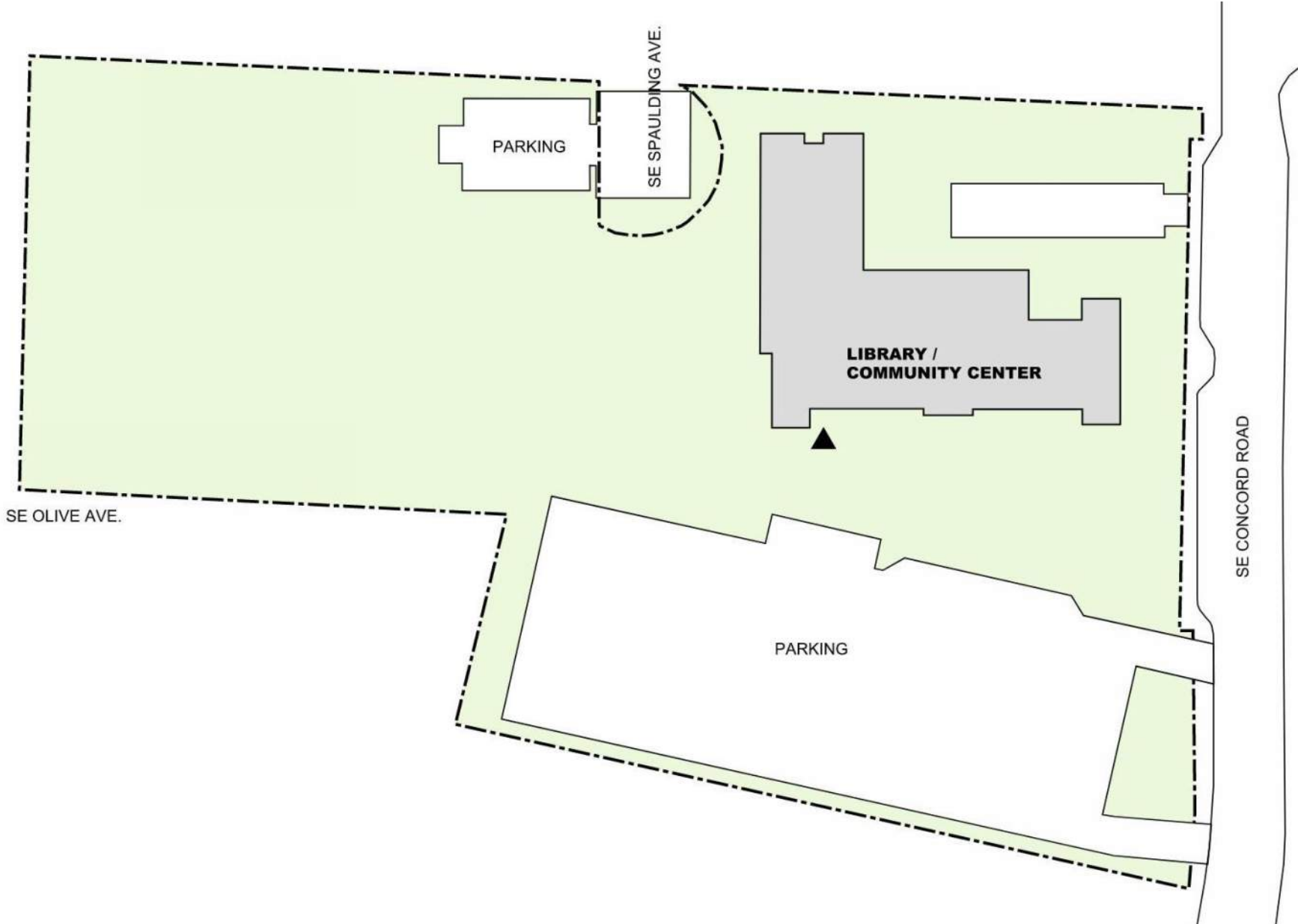
## CONCORD PROPERTY



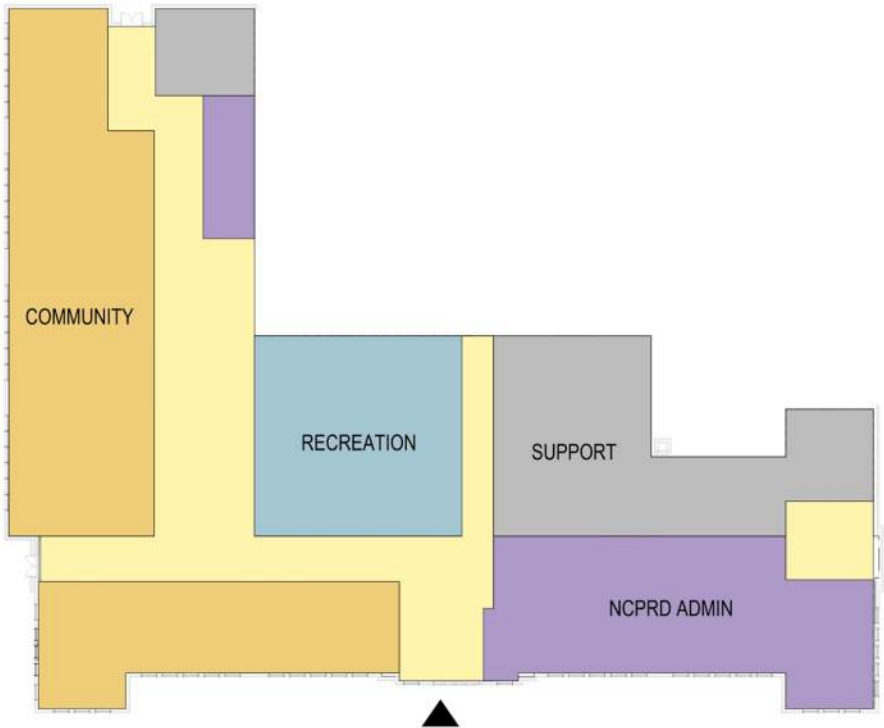
PARKING: 133 STALLS  
OPEN PARK AREA: 1.96 ACRES



**OPTION 5A – NO ADDITION**  
CONCORD PROPERTY



**OPTION 5A – NO ADDITION**  
CONCORD PROPERTY



LOWER LEVEL

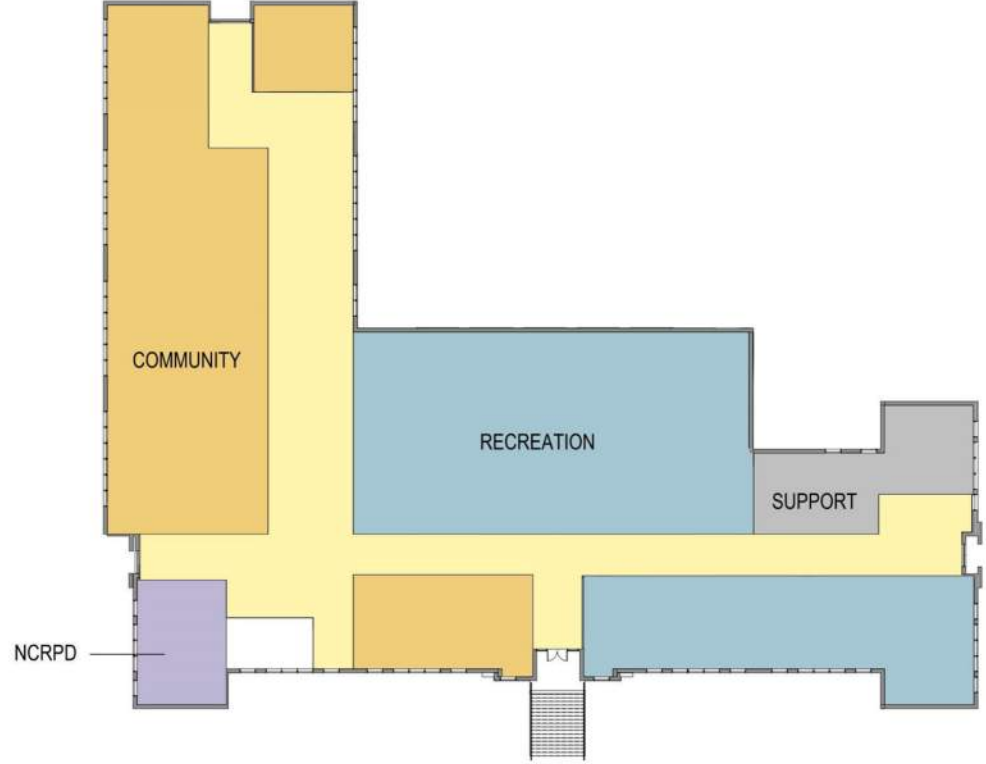


UPPER LEVEL

**OPTION 5B – NO ADDITION**  
CONCORD PROPERTY



LOWER LEVEL



UPPER LEVEL



**AREA**

CONCORD PROPERTY

# AREA SUMMARY

## CONCORD PROPERTY

	OPTION 1A	OPTION 1B	OPTION 2	OPTION 3	OPTION 4	OPTION 5A	OPTION 5B
	Free Standing Library	Free Standing Library	North Addition Library	East Addition Library	East Addition Recreation	No Addition No Gym	No Addition No Offices
<b>Square Footage-Library</b>							
New / Addition	17,700	17,700	11,000	9,800	-	-	-
Renovation	1,800	1,800	8,500	9,700	19,500	19,500	19,500
<b>Library Total</b>	<b>19,500</b>	<b>19,500</b>	<b>19,500</b>	<b>19,500</b>	<b>19,500</b>	<b>19,500</b>	<b>19,500</b>
<b>Square Footage-Community Center</b>							
New / Addition	9,200	9,400	9,400	2,000	15,010	-	-
Renovation	39,455	40,910	33,290	33,050	23,400	21,755	26,910
<b>Community Ctr Total</b>	<b>48,655</b>	<b>50,310</b>	<b>42,690</b>	<b>35,050</b>	<b>38,410</b>	<b>21,755</b>	<b>26,910</b>
<b>Square Footage-NCPRD Offices</b>							
New / Addition	-	-	-	-	-	-	-
Renovation	5,155	3,700	4,620	3,660	3,510	5,155	-
<b>NCPRD Office Total</b>	<b>5,155</b>	<b>3,700</b>	<b>4,620</b>	<b>3,660</b>	<b>3,510</b>	<b>5,155</b>	<b>-</b>
<b>Square Footage-TOTAL</b>							
New / Addition	26,900	27,100	20,400	11,800	15,010	-	-
Renovation	46,410	46,410	46,410	46,410	46,410	46,410	46,410
<b>Grand Total</b>	<b>73,310</b>	<b>73,510</b>	<b>66,810</b>	<b>58,210</b>	<b>61,420</b>	<b>46,410</b>	<b>46,410</b>
Assumed Parking	219 stalls	221 stalls	198 stalls	172 stalls	182 stalls	133 stalls	137 stalls

\*Updates previous Area Summary dated May 21, 2020

May 28, 2020

# **COST REVIEW**

CONCORD PROPERTY

## **DIRECT CONSTRUCTION COSTS**

*Expenses directly related to construction*

### **Direct (“Hard”) Construction Costs include:**

- Materials / Labor
- Demolition
- Earthwork
- Site Improvements
- Landscaping
- Site Utilities
- Right-of way upgrades
- **General Contractor Markups:**
  - Contingencies (Estimating / Design / Construction)
  - Index to construction start
  - General Conditions / Insurance / Bond
  - General Contractor Overhead & Profit
  - Corporate Activity Tax

*Direct costs typically represent 70% of total development cost*

## **INDIRECT CONSTRUCTION COSTS**

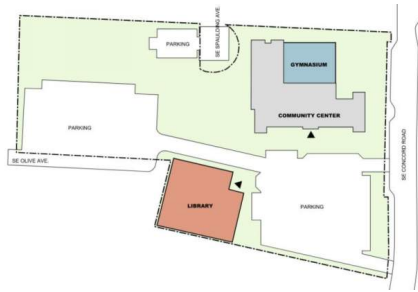
*Expenses not directly related to labor and physical building materials*

### **Indirect (“Soft”) Costs typically include:**

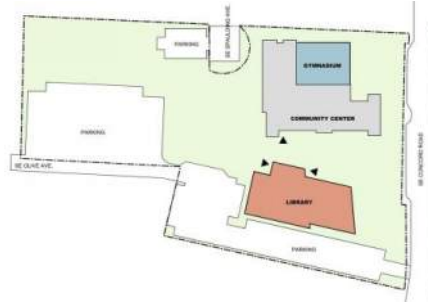
- Reports and Surveys
- Owner’s Construction Contingency
- Architecture & Engineering Fees
- Building Permit Fees
- Furniture, Fixtures & Equipment (FF&E)
- Testing and Inspections
- Insurance, Accounting, Legal fees
- Construction Management
- Commissioning

*Indirect costs typically represent 30%+ of total development cost*

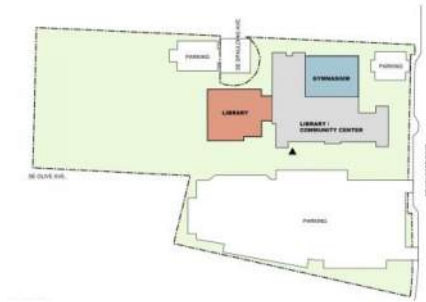
## DIRECT CONSTRUCTION COSTS



**OPTION 1A**  
NW FREE-STANDING  
**\$32.06 M**



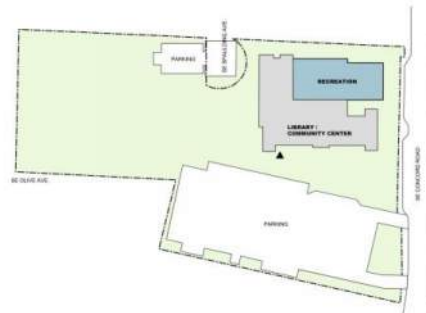
**OPTION 1B**  
SOUTH FREE-STANDING  
**\$32.04 M**



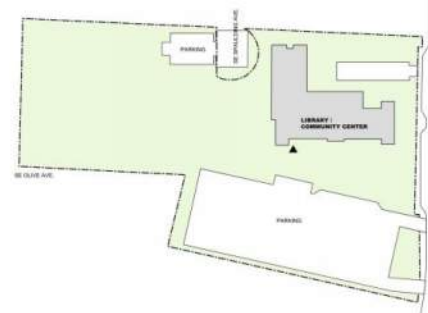
**OPTION 2**  
NORTH LIBRARY / EAST GYM  
**\$27.5 M**



**OPTION 3**  
EAST LIBRARY  
**\$23.9 M**



**OPTION 4**  
EAST RECREATION  
**\$23.2 M**



**OPTION 5A**  
NO ADDITION / NO GYM  
**\$15.6 M**



**OPTION 5B**  
NO ADDITION / NO OFFICES  
**\$15.8 M**

# **PROJECT CHARACTERISTICS**

## **CONCORD PROPERTY**

# PROJECT CHARACTERISTICS

## CONCORD PROPERTY

### OPTION 1A – NW FREE-STANDING

#### OPPORTUNITIES:

- Distinct Library and Recreation identities
- Operationally-efficient Library layout
- Preserves views of Concord School
- Provides new Gym
- Gym addition clearly differentiated from Concord School
- Large-sized Community Center
- Generous Stadium seating area

#### CHALLENGES:

- Separate Facility entries
- Lacks shared-use opportunities
- Remote Meeting Room
- Active-use space located above Community Rooms
- Historic impact (removes main exterior stair)
- Requires Olive Ave. access
- Split Parking layout
- Safety concern with crossing driveway to access facilities
- Limited Park open space
- No Loop Trail
- Inadequate space for U9 Soccer field
- High construction cost



Total Area:	73,310 sf
Park Open Space	.95 acre
Direct Construction Cost	\$32.06 M



# PROJECT CHARACTERISTICS

## CONCORD PROPERTY

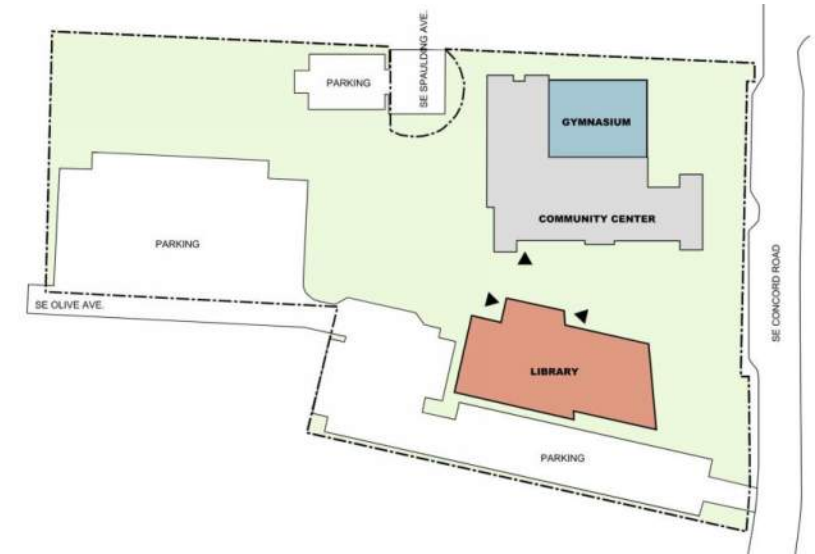
### OPTION 1B – SOUTH FREE-STANDING

#### OPPORTUNITIES:

- Distinct Library and Recreation identities
- Efficient Library shape for capacity of materials
- Operationally-efficient Library layout
- Preserves views of Concord School
- Provides new Gym
- Gym addition clearly differentiated from Concord School
- Large-sized Community Center

#### CHALLENGES:

- Separate Facility entries
- Lacks Shared uses
- Remote Meeting Room
- Active-use space located above Community rooms
- Historic impact (compromises views of Concord School)
- Dispersed Parking layout with inconvenient access
- Requires Olive Ave. access
- Limited Park Open Space
- No Loop Trail
- Inadequate space for U9 Soccer field
- High construction cost



Total Area:	73,510 sf
Park Open Space	.77 acres
Direct Construction Cost	\$32.04 M

# PROJECT CHARACTERISTICS

## CONCORD PROPERTY

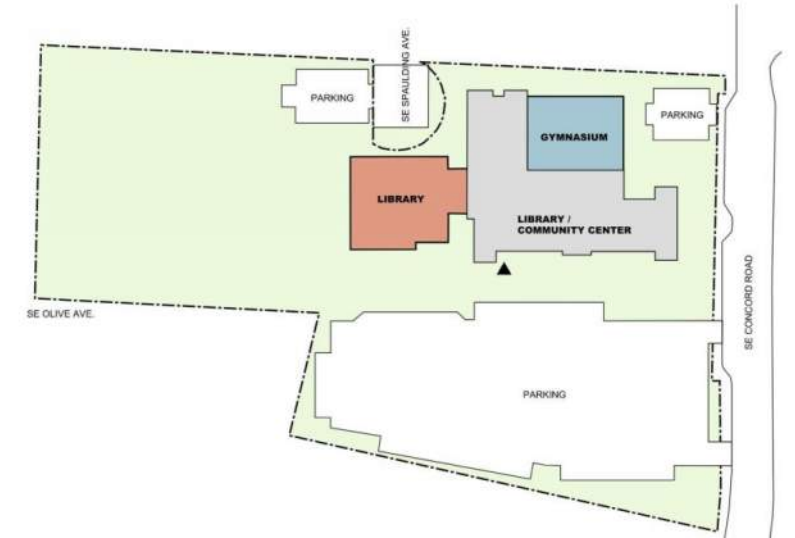
### OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

#### OPPORTUNITIES:

- Distinct Library and Recreation identities
- Operationally-efficient Library layout
- Maximizes Shared uses
- Provides single shared Entry
- Historic nature of front façade is retained
- Library and Gym additions clearly differentiated from Concord School
- Interior views to Concord School
- Library connection to Plaza and Park open space
- Provides new Gym
- Upper-level Community Rooms
- Medium-sized Community Center
- Moderate Park open space
- Adequate space for U9 soccer field
- Efficient and convenient Parking layout; does not require Olive access

#### CHALLENGES:

- Library addition obscures a portion of the 1948 addition
- Library addition blocks view and limits access to the rear parking area
- Library interior is less spatially differentiated
- Addition occupies a portion of contiguous park space



Total Area:	66,810 sf
Park Open Space	1.77 acres
Direct Construction Cost	\$27.5 M

# PROJECT CHARACTERISTICS

## CONCORD PROPERTY

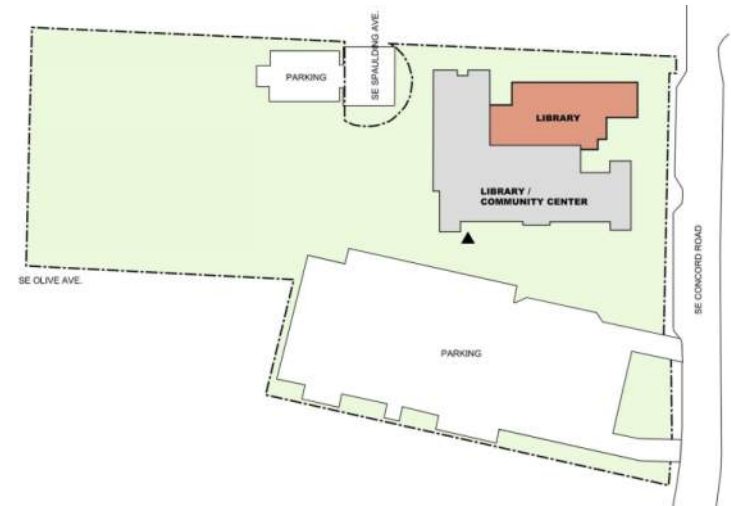
### OPTION 3 – EAST LIBRARY ADDITION

#### OPPORTUNITIES:

- Library identity on Concord Rd
- Historic nature of front façade retained
- Library addition clearly differentiated from Concord School
- Operationally-efficient Library layout
- Interior views and relationship to Concord School
- Library connection to intimate landscape environment
- Library interior is spatially differentiated
- Maximizes Shared-use opportunities
- Single entry
- Large Park open space
- Adequate space for U9 soccer field
- Efficient and convenient Parking layout; does not require Olive access

#### CHALLENGES:

- Long distance from primary service point to south end of Library
- Greater acoustical attention between Library and Gym
- No distinct Recreation identity
- No new Gym
- Small-sized Community Center



Total Area:	58,210 sf
Park Open Space	1.97 acres
Direct Construction Cost	\$23.9 M

# PROJECT CHARACTERISTICS

## CONCORD PROPERTY

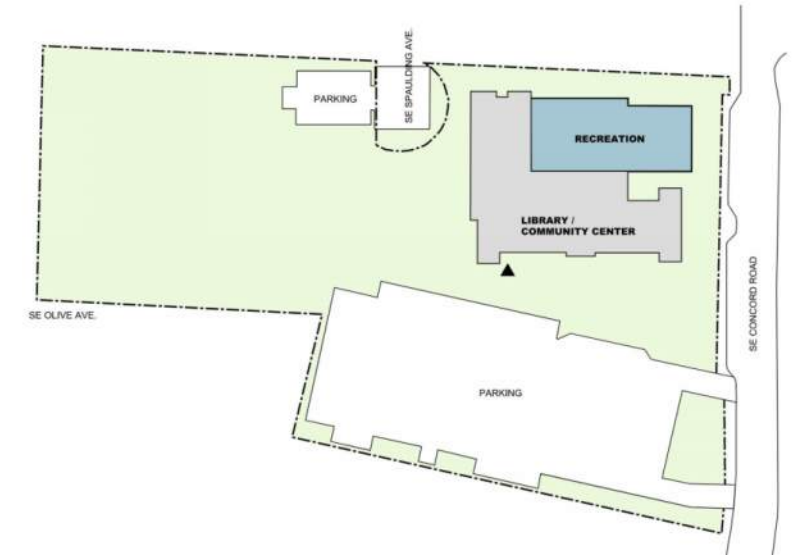
### OPTION 4 – EAST RECREATION ADDITION

#### OPPORTUNITIES:

- Recreation identity on Concord Rd
- Adds new Gym and Group Exercise rooms
- Historic Gym repurposed as Reading Room
- Maximizes Shared-use opportunities
- Single Entry
- Historic nature of front façade is retained
- Large Park open space
- Adequate space for U9 soccer field
- Efficient and convenient Parking layout; does not require Olive access

#### CHALLENGES:

- No distinct Library identity
- Operationally compromised library layout with spatial constraints, visual barriers, ramps, and less accessible upper level location
- Library compromised access with control and supervision issues
- Loss of the existing gym and stage
- Historic impact on interior features (main corridor, gym, and stage)



Total Area:	61,420 sf
Park Open Space	1.77 acres
Direct Construction Cost	\$23.2 M

# PROJECT CHARACTERISTICS

## CONCORD PROPERTY

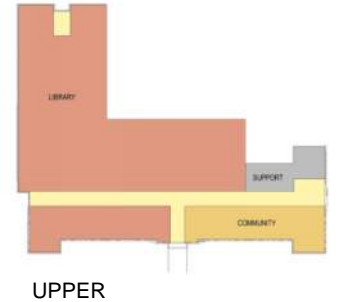
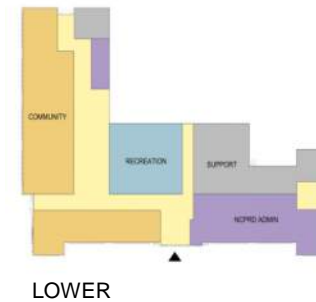
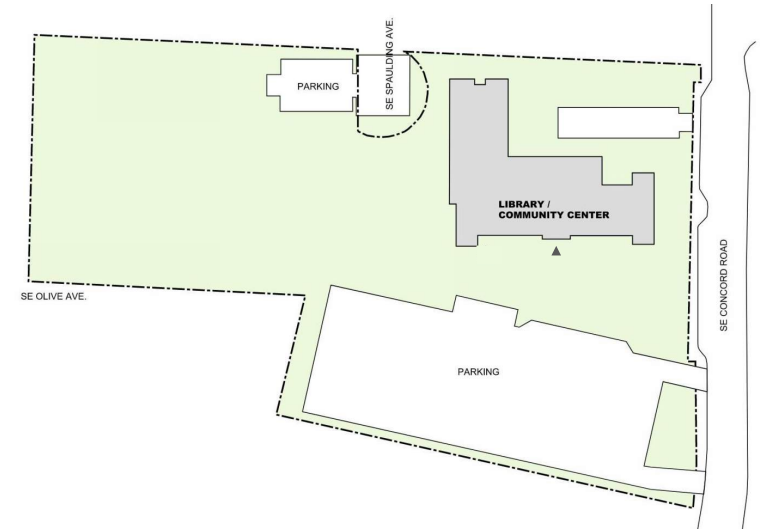
### OPTION 5A – NO ADDITON / NO GYM

#### OPPORTUNITIES:

- Maximizes use of existing building
- Maximizes Park open space
- Adequate space for U9 soccer field
- Efficient and convenient Parking layout; does not require Olive access
- Low construction cost

#### CHALLENGES:

- No NCPRD offices
- No gym space at all
- Inadequate Community Center
- No distinct Library or Recreation identity
- Operationally-poor library layout with spatial constraints, visual barriers, ramps, and less accessible upper level location
- Library compromised access with control and supervision issues
- Removes existing use of gym and stage
- Historic impact on interior features (main corridor, gym, and stage)
- Inefficient layout



Total Area:	46,410 sf
Park Open Space	1.96 acres
Direct Construction Cost	\$15.6 M

# PROJECT CHARACTERISTICS

## CONCORD PROPERTY

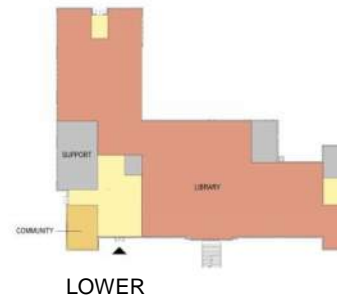
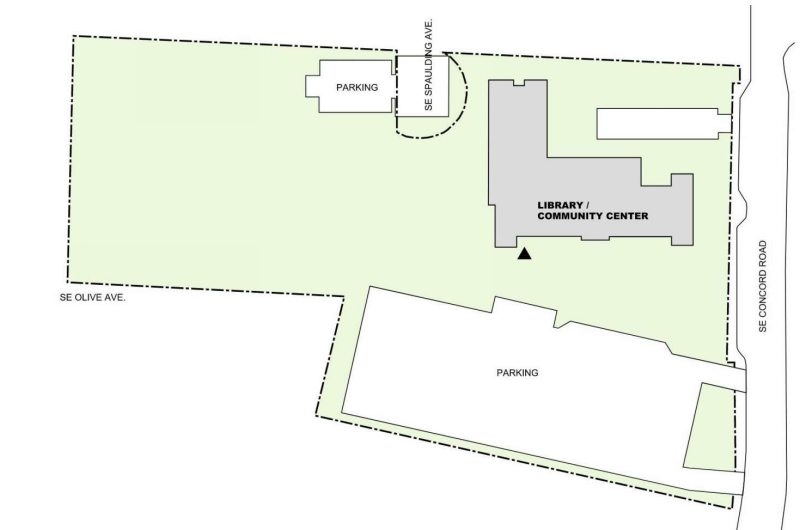
### OPTION 5B – NO ADDITION / NO OFFICES

#### OPPORTUNITIES:

- Maximizes use of existing building
- Existing gym and stage are retained
- Recreation is all on one level
- Large Park open space
- Adequate space for U9 soccer field
- Efficient and convenient Parking layout; does not require Olive access
- Low construction cost

#### CHALLENGES:

- No NCPRD Offices
- No new gym
- Small Community Center
- No distinct Library or Recreation identity
- Structure and height limitations are impediments to open library reading room
- Severely-compromised operational library layout
- Nearly impossible acoustical isolation issues with community center above
- Inefficient layout



Total Area:	46,410 sf
Park Open Space	1.96 acres
Direct Construction Cost	\$15.8 M

# OAK LODGE & GLADSTONE COMMUNITY PROJECT

CONCORD TASK FORCE PRESENTATION  
MAY 28, 2020



**NORTH CLACKAMAS**  
PARKS & RECREATION DISTRICT



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