



Oak Lodge Library/Concord Community Center

PRESENTATION TO TASK FORCE

FEBRUARY 16TH, 2022

Agenda

- Welcome
- Introduction/Purpose of Meeting
- Review of Options
 - Option 1 – Attached Library and Community Center (Master Plan/Schematic Design)
 - Option 2 - Attached Library with Reduced Scope Community Center
 - Option 3 - Freestanding Library and Reduced Community Center
- Financing
- General Discussion
- Public Comments
- Next Steps
- Wrap Up and Adjourn

Purpose of Meeting

This meeting is a follow up from the joint meeting convened by the County on January 20th which included the Oak Lodge/Concord Task Force, NCPRD DAC, and Library Board members. Each of the three groups is holding individual meetings to further discuss, and answer questions, about the three Options presented below:

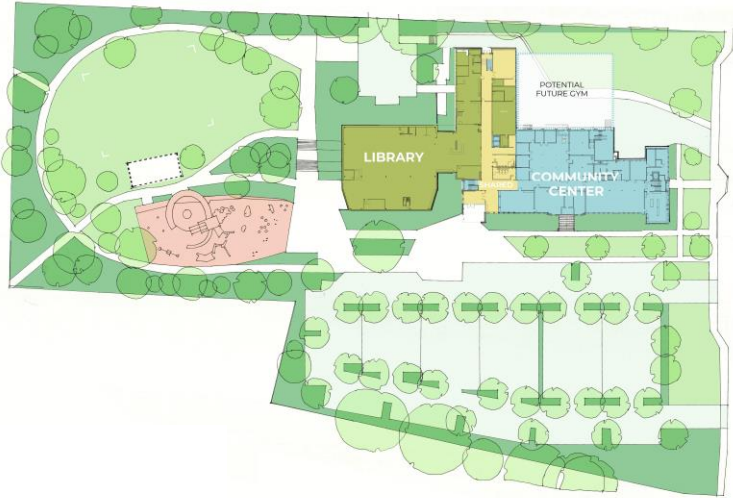
- Attached Library and Community Center (Master Plan)
- Attached Library and Reduced Scope Community Center
- Free Standing Library and Reduced Scope Community Center

COMPARISONS

Comparison – Site Development



OPTION 1



OPTION 2



OPTION 3

Comparison– Library Seating/ Collection Size



COLLECTION SIZE
Approx 74,000
volumes

OPTION 1
19,950 SF



COLLECTION SIZE
Approx 63,000
volumes

OPTION 2
17,000 SF

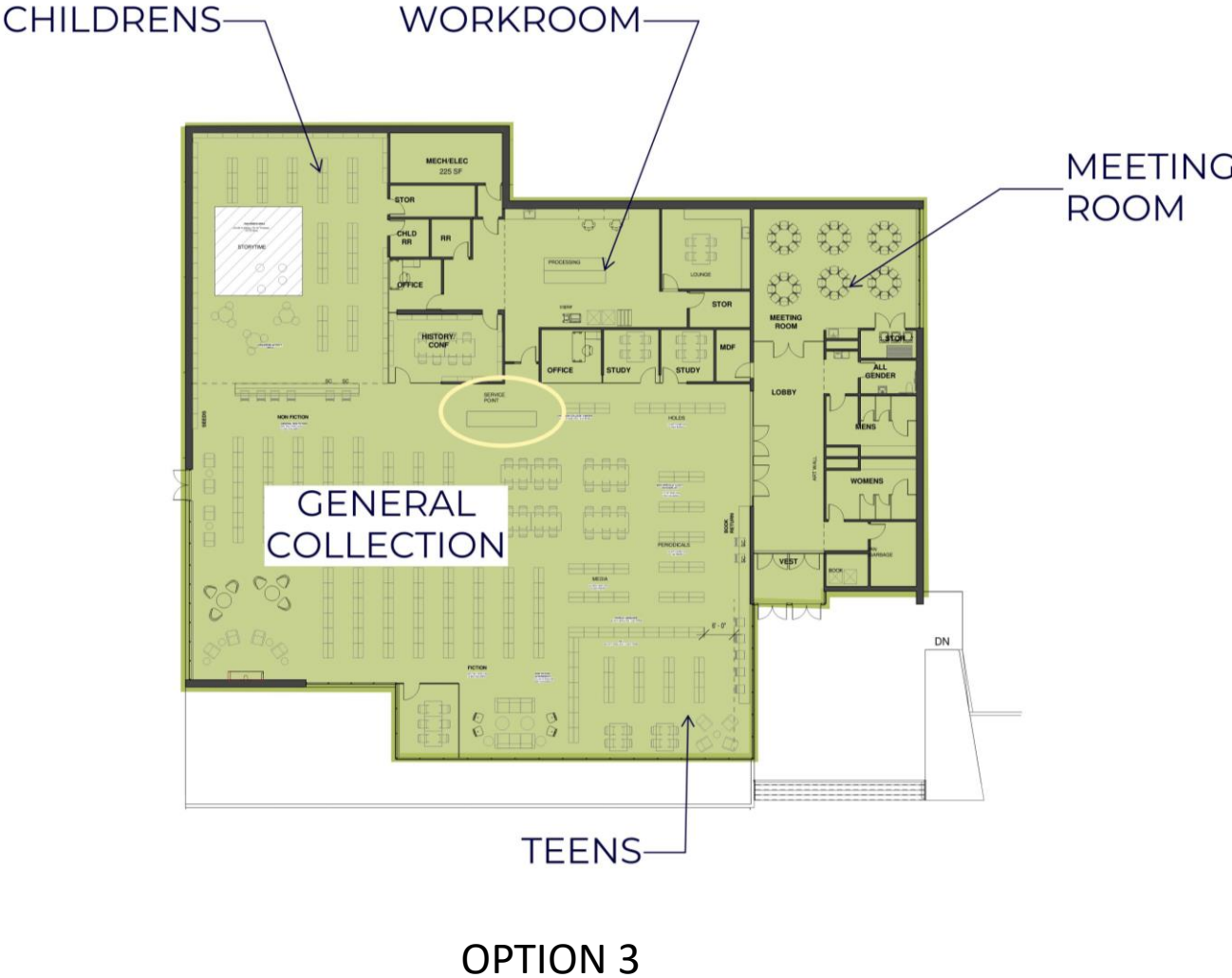
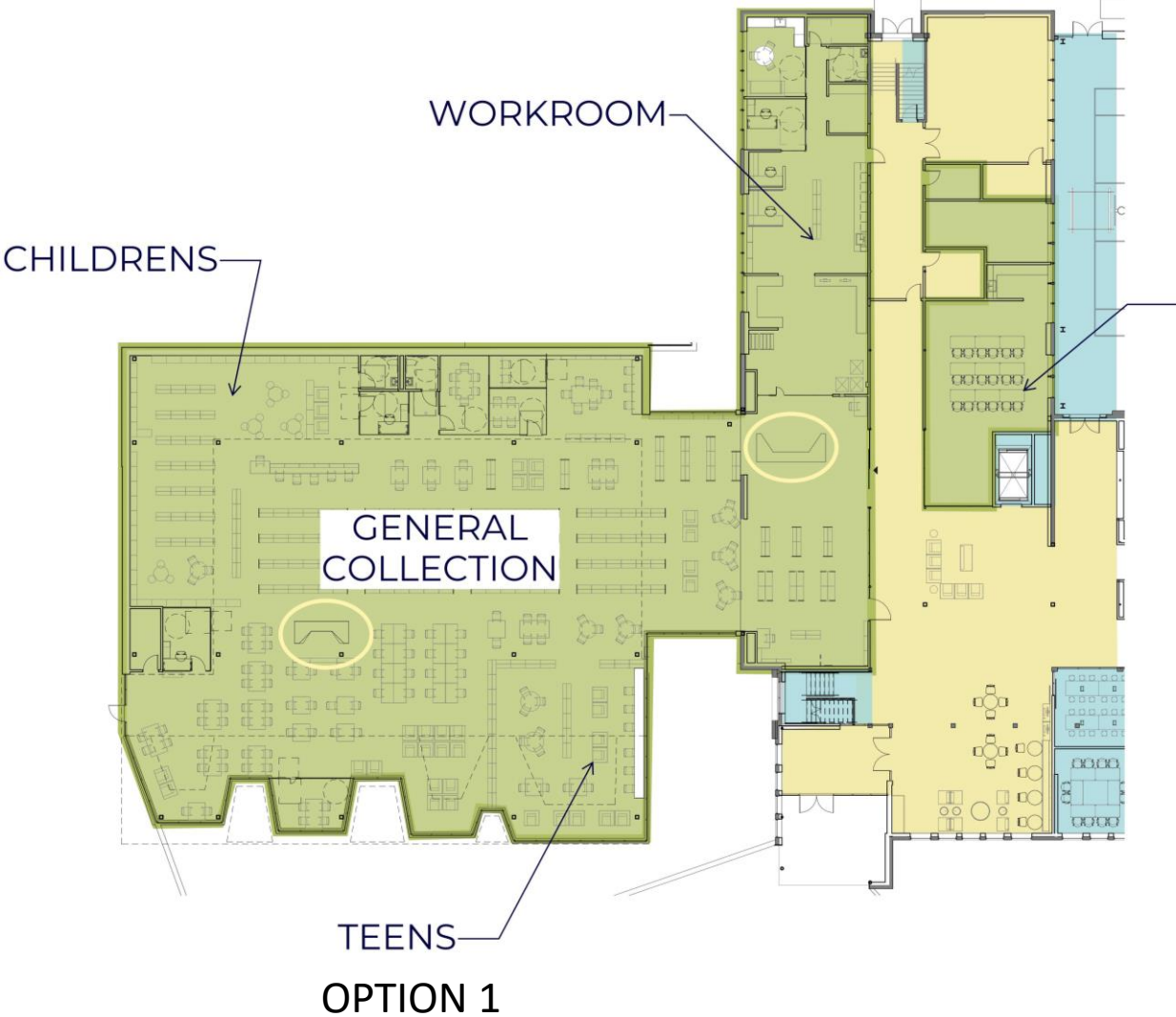
Current Collection Size
53,000 - 56,000



COLLECTION SIZE
Approx 70,000
volumes

OPTION 3
15,000 SF

Comparison– Option 1 & Option 3 Library Space Program (Updated)

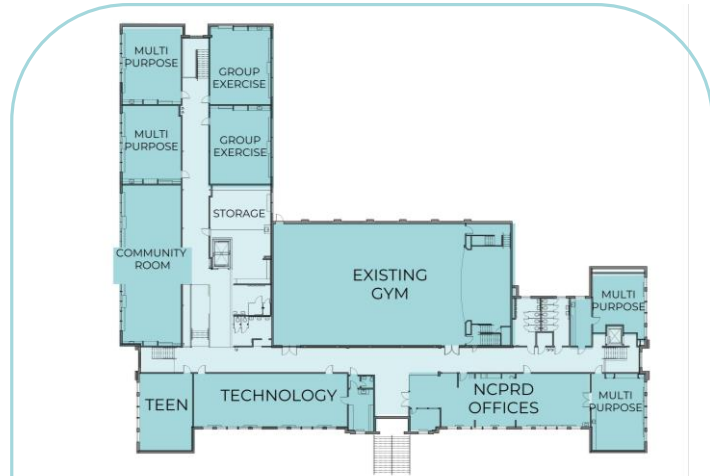


Comparison – Community Center

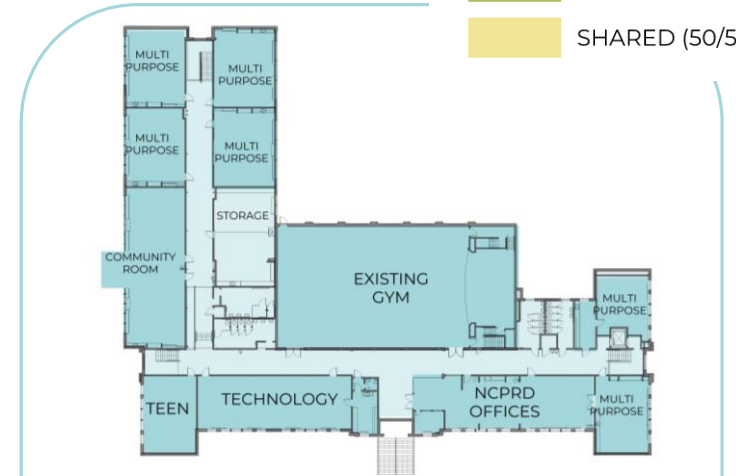
- COMMUNITY CENTER
- LIBRARY
- SHARED (50/50)



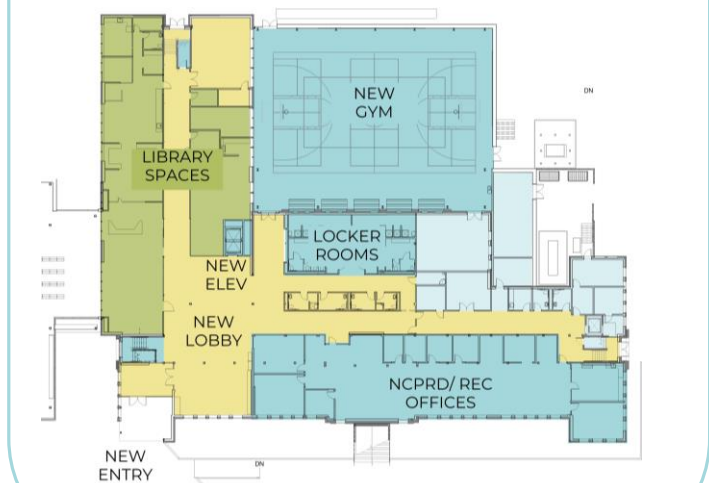
LEVEL 2



LEVEL 2

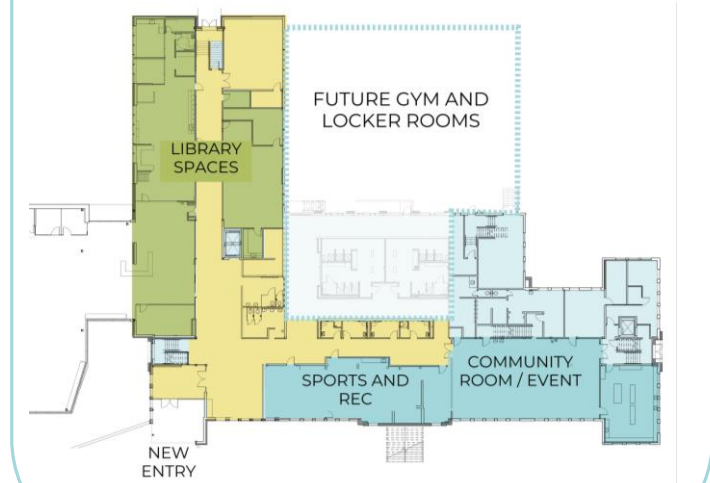


LEVEL 2



LEVEL 1

OPTION 1 - 44,720 SF



LEVEL 1

OPTION 2 - 36,800 SF



LEVEL 1

OPTION 3 - 44,700 SF

Option 1 – Library Exterior



Option 1 – Library Interior



Option 3 – Main Entries



Option 3 – Main Reading Room



Option 3 – Children’s Area



Option 3 – View into the park



Option 3 – View From the Park



Library Comparison

	Option 1	Option 2	Option 3
General Collection	X	X	X
Children's Area	X	X	X
Teen Area	X	X	X
Lounge Seating Areas	X	X	X
Service Points	2	2	1
History Room	X	X	X
Friends of the Library Display	X	X	X
Study Rooms	4	3	3
Staff Offices	3	2	2
Staff Workstations	X	X	X
Staff Lounge	X	X	X
Restrooms	X	X	X
Multi-Purpose Room	X	X	X

COMMUNITY CENTER SPACE COMPARISON

NOTE:

Options 2 & 3 utilize existing layout with improvements

	Option 1	Option 2	Option 3
New Gym	X		
Recreation Check-In Counter	X		
Group Exercise Rooms*	X	X	X
Locker Rooms	X		
Community/Event Room*	X	X	X
Warming Kitchen	X	X	X
NCPRD Admin & Rec Offices	X	X	X
Multi-Purpose Rooms*	X	X	X
Teen Space*	X	X	X
Classrooms*	X	X	X
Major Remodel of All Spaces	X	Minor Remodel	Minor Remodel
New Accessible Entry*	X	X	Improvements
New Central Elevator*	X	X	
New, Accessible Restrooms at Level 1*	X	X	Improvements
MEP Upgrades (complete)	X	Partial	TBD
Seismic Upgrades (Complete)	X	Partial	TBD

*Priorities Identified during Master Plan

Park Space Comparison

	Option 1	Option 2	Option 3
New Playground	X	X	X
Open Play Field	X	X	X
Park Shelter (Add Alternate)	X	X	X
Walking Path	X	X	X
Fountain/ Splash Pad	X		

Available Funding

OAK LODGE LIBRARY

Library District Reserve for Oak Lodge	\$2.9M
Oak Lodge Capital Reserve	\$1.0 M
Oak Lodge Beginning Fund Balance	\$.75M
State ARPA Funds	\$.75M
General Fund Portion of Revenue Bond	\$7.3M*
Library Budget Portion of Revenue Bond	<u>\$2.1M**</u>
Total	\$14.8M

* \$527,484 yearly payment

** \$151,884/yearly payment

NCPRD COMMUNITY CENTER

	<u>Original Funding</u>	<u>Available Funding</u>
General Fund Reserve	\$1.8M	\$0.0M
Property Sale Proceeds	\$5-9M	\$4.5M
SDC's	\$2.4M	\$2.4M
Grants	\$2.0M	\$0.5M
Library Proceeds	\$0.3M	\$0.3M
NCPRD Portion of Rev. Bond	<u>\$9.5M</u>	<u>\$0.0M</u>
Total	\$21-23M	\$7.7M

Funding Sources

Funding sources we are pursuing

American Rescue Plan Act(ARPA)
Community Development Block Program(CDBG)
Local government grant program(LGGP)
Metro parks & nature bond – local share
State of Oregon capital construction fund(FY21-23)

Funding sources that we have pursued but don't qualify for

State rehabilitation grant program(SRGP)
State Historic Preservation Office grant

Potential options to research

Meyer Memorial Trust
Maybelle Clark Macdonald fund
Build America's Libraries act
Building Resilient infrastructure & Comm.

Oregon Community Foundation
Land & water conservation fund(LWCF)
Saving America's Treasures program

Projected Timeframes

Option 1 (33 months)

Design Duration = 9 months

Permit Approval = 6 months

Construction Duration = 18 months

Option 2 & 3 (33 months)

Design Duration = 11 months

Permit Approval = 6 months

Construction Duration = 16 months

Important: ARPA \$ designated for this project by Rep. Power must be spent by 6/2024 or we will lose them

Next Meetings

NCPRD DAC

February 9, 2022

Oak Lodge/Concord Task Force

February 16, 2022

Library Board

February 17, 2022

End of Presentation