

OAK LODGE & GLADSTONE COMMUNITY PROJECT

CONCORD TASK FORCE
SEPTEMBER 24, 2020



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT



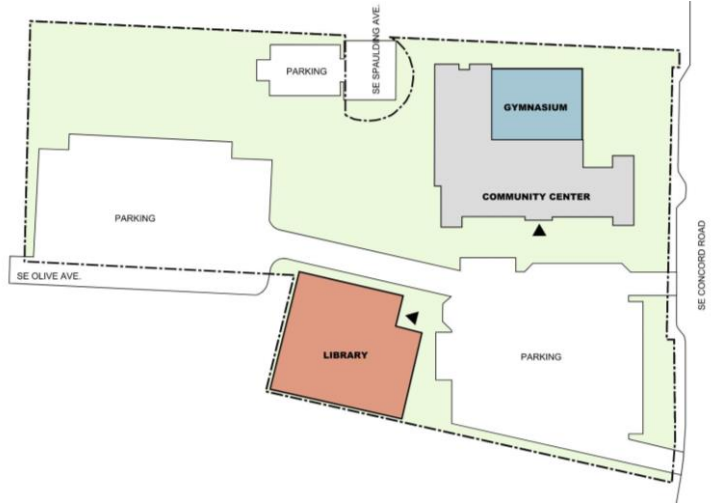
EVALUATION REVIEW

CONCORD PROPERTY

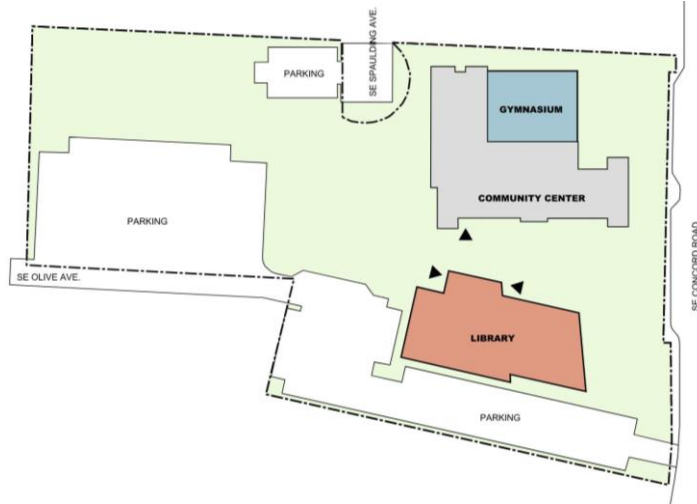
SCHEME OVERVIEW

CONCORD PROPERTY

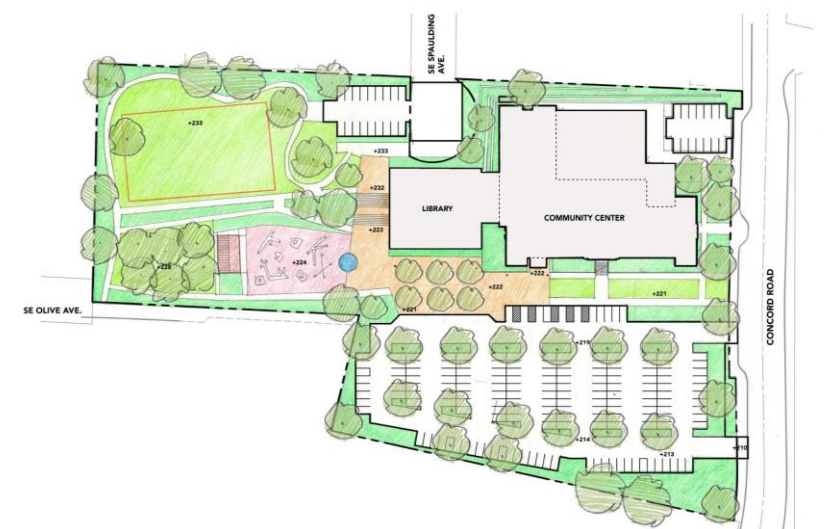
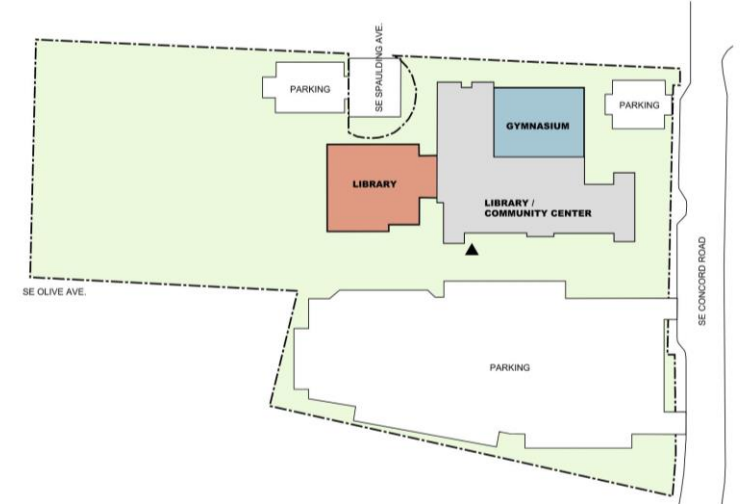
OPTION 1A



OPTION 1B



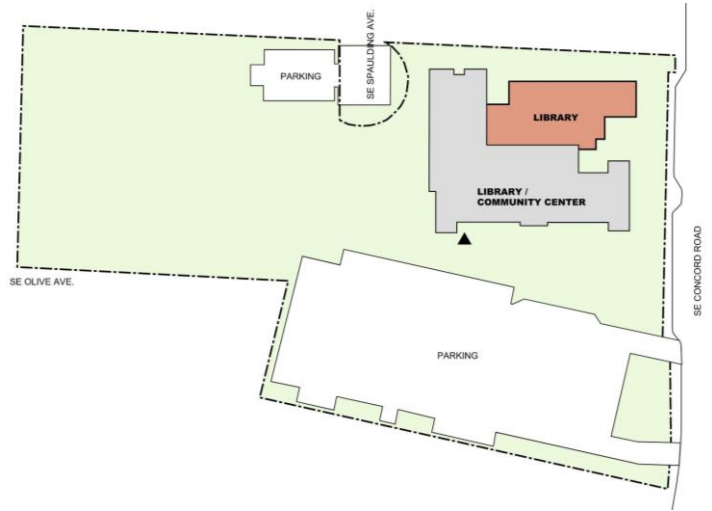
OPTION 2



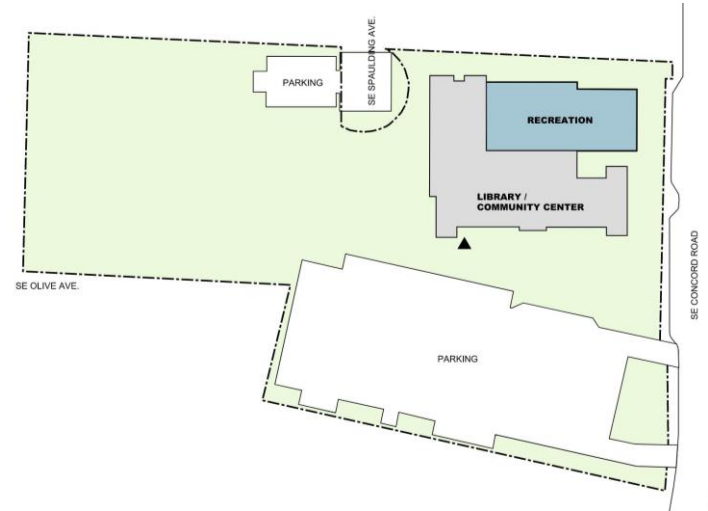
SCHEME OVERVIEW

CONCORD PROPERTY

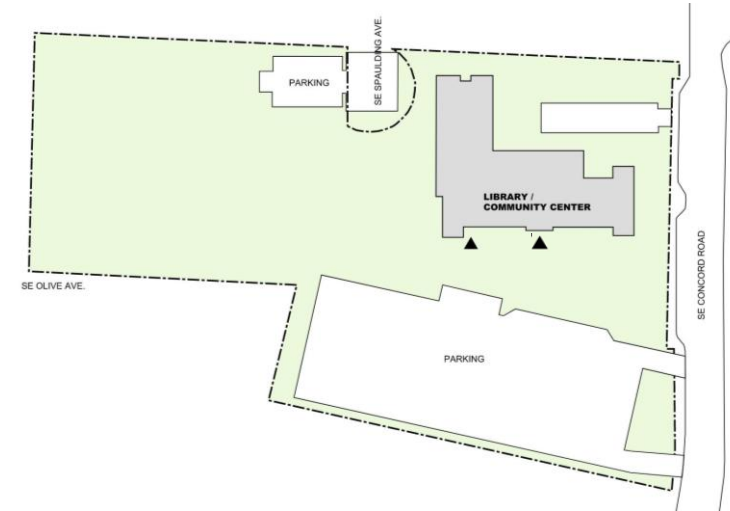
OPTION 3



OPTION 4



OPTIONS 5A/5B



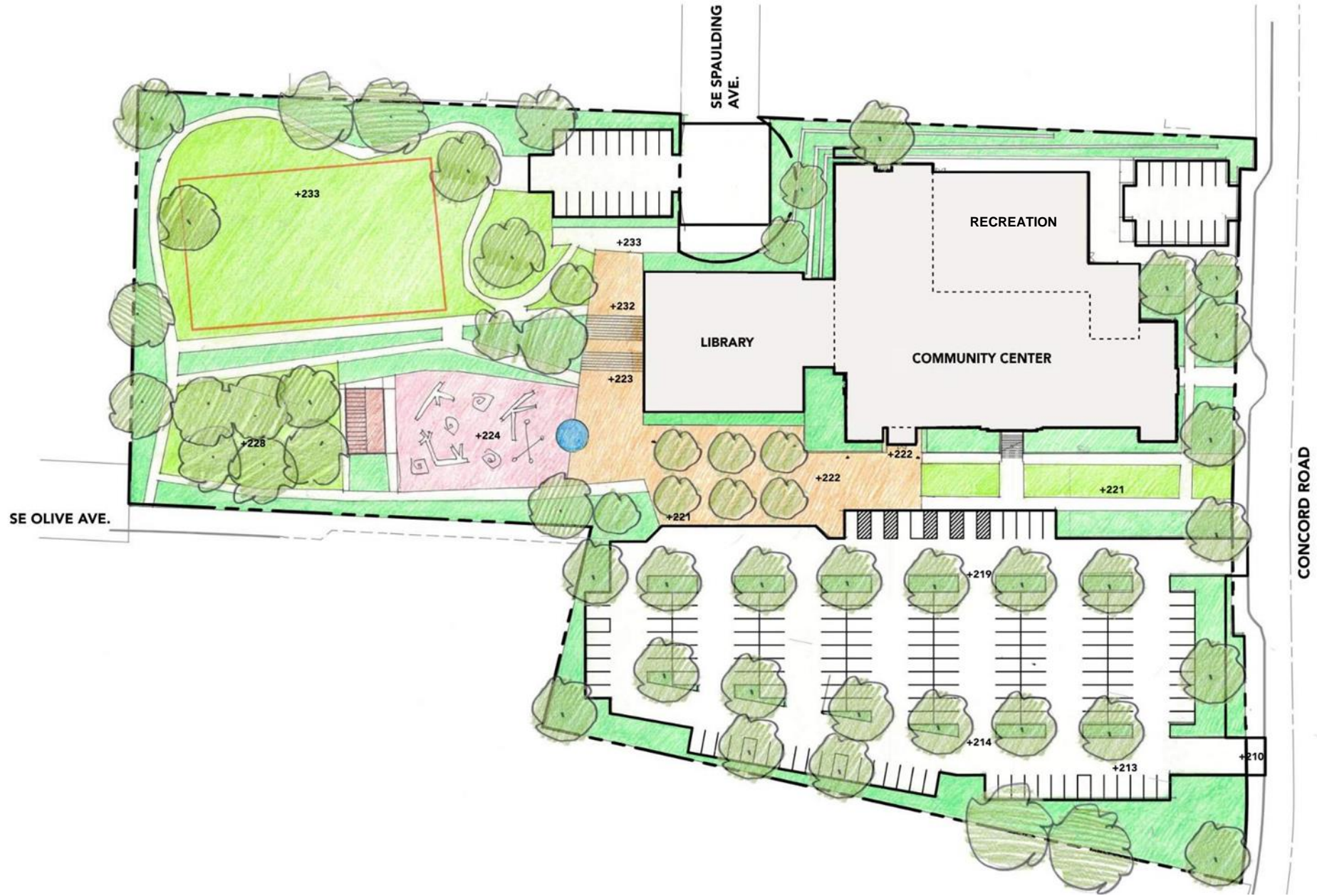
CONCORD EVALUATION CRITERIA	TASK FORCE SURVEY						
	Option 1A	Option 1B	Option 2	Option 3	Option 4	Option 5A	Option 5B
Provides a welcoming and inclusive community generations to come	Green	Green	Green	Yellow	Yellow	Orange	Orange
Supports multiple functions and community needs	Yellow	Yellow	Green	Yellow	Yellow	Orange	Orange
Supports library activities	Green	Green	Green	Green	Orange	Orange	Orange
Supports community center / recreation activities	Green	Green	Green	Yellow	Yellow	Orange	Orange
Preserves the many histories of the community and the Concord property	Green	Green	Green	Green	Green	Yellow	Yellow
Provides diverse, inclusive and culturally-informed accessibility and access to services	Yellow	Green	Green	Green	Green	Orange	Yellow
Provides stewardship of parks, natural and available open spaces	Orange	Yellow	Green	Green	Green	Green	Green
Reflects conscientious stewardship of funding	Yellow	Yellow	Green	Yellow	Yellow	Orange	Yellow
Incorporates sustainable practices, and a holistic view of community impacts in design, construction and operations	Yellow	Yellow	Green	Green	Yellow	Yellow	Yellow
Reflects outcomes that result from responsible community involvement	Yellow	Green	Green	Yellow	Yellow	Yellow	Orange
Incorporates opportunities for art and creative expression	Green	Green	Green	Yellow	Yellow	Yellow	Yellow

CONCORD EVALUATION CRITERIA	PUBLIC SURVEY						
	Option 1A	Option 1B	Option 2	Option 3	Option 4	Option 5A	Option 5B
Provides a welcoming and inclusive community generations to come		Yellow	Green	Green			
Supports multiple functions and community needs		Yellow	Green	Yellow			
Supports library activities		Yellow	Green	Yellow			
Supports community center / recreation activities		Yellow	Green	Orange			
Preserves the many histories of the community and the Concord property							
Provides diverse, inclusive and culturally-informed accessibility and access to services		Orange	Green	Green			
Provides stewardship of parks, natural and available open spaces		Orange	Green	Green			
Reflects conscientious stewardship of funding		Green	Green	Green			
Incorporates sustainable practices, and a holistic view of community impacts in design, construction and operations							
Reflects outcomes that result from responsible community involvement							
Incorporates opportunities for art and creative expression		Yellow	Green	Yellow			

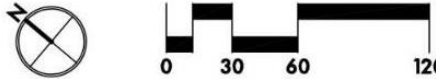
CONCORD EVALUATION CRITERIA	PUBLIC SURVEY						
	Option 1A	Option 1B	Option 2	Option 3	Option 4	Option 5A	Option 5B
Provides a welcoming and inclusive community generations to come		Yellow	Green	Green			
Supports multiple functions and community needs		Yellow	Green	Yellow			
Supports library activities		Yellow	Green	Yellow			
Supports community center / recreation activities		Yellow	Green	Orange			
Preserves the many histories of the community and the Concord property							
Provides diverse, inclusive and culturally-informed accessibility and access to services		Orange	Green	Green			
Provides stewardship of parks, natural and available open spaces		Orange	Green	Green			
Reflects conscientious stewardship of funding		Green	Green	Green			
Incorporates sustainable practices, and a holistic view of community impacts in design, construction and operations							
Reflects outcomes that result from responsible community involvement							
Incorporates opportunities for art and creative expression		Yellow	Green	Yellow			

OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY

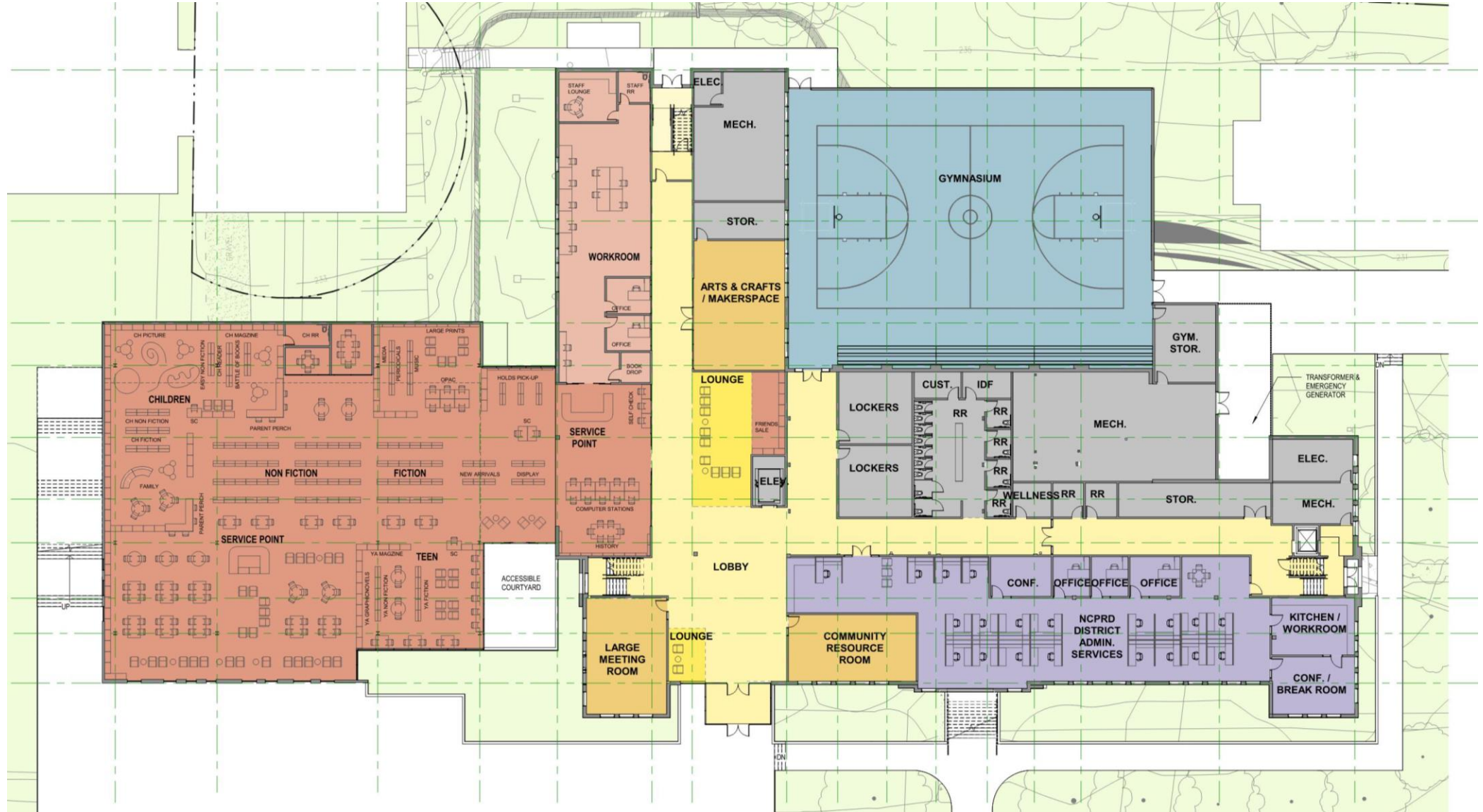


PARKING: 198 STALLS
OPEN PARK AREA: 1.77 ACRES

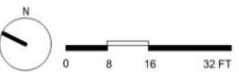


OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



LIBRARY / COMMUNITY CENTER / OFFICES
LOWER LEVEL

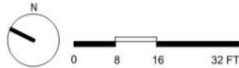


OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



COMMUNITY CENTER
UPPER LEVEL



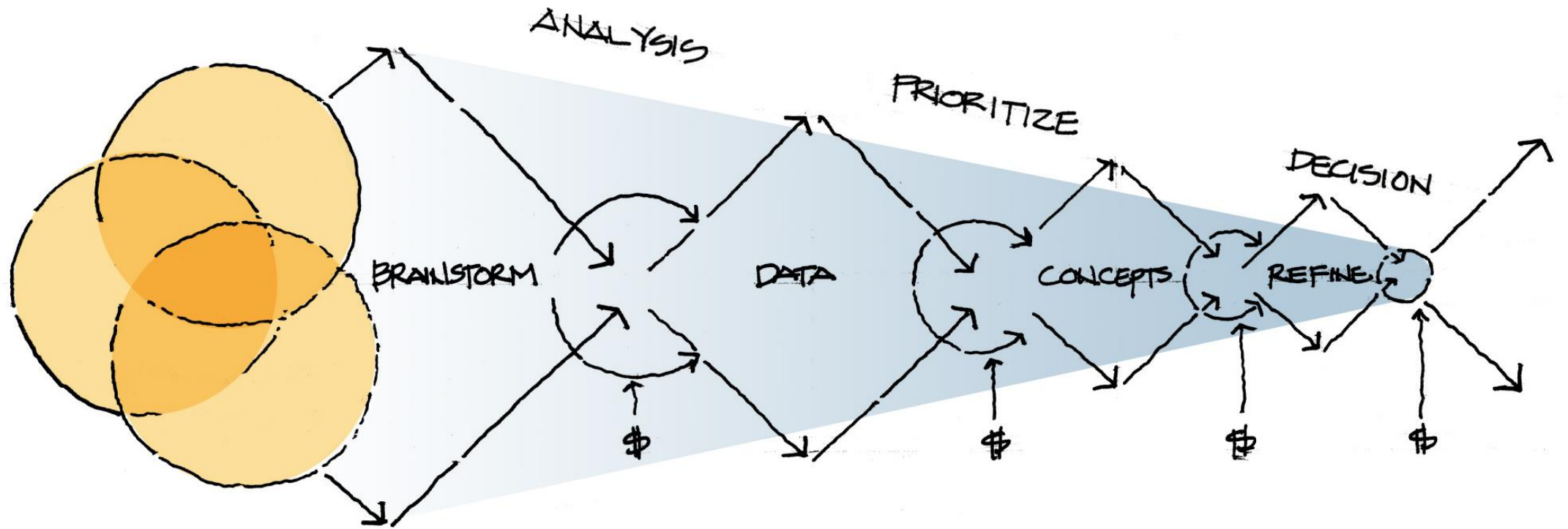
REFINEMENT PHASE

September / October / November

- Focus for further refinement:
 - Parking / Park layout
 - Library review and recommendations SD
 - NCPRD review and recommendation for SD
 - Seismic and Historic approaches
 - Addition / renovation approach
 - Programming / operations recommendations
- Produce Draft MP Report for task force review
- Produce Final Draft MP Report for recommendation to BCC

DESIGN PROCESS – ITERATIVE

CONCORD PROPERTY



DESIGN PROCESS – CONSTRUCTION START SPRING 2022

CONCORD PROPERTY

2 SCHEMATIC DESIGN

Finalize layout and develop building character and integration of systems

- Define building exterior and interior character, materials, and finishes
- Define building systems and sustainable design strategies
- Construction cost estimate

4 CONSTRUCTION DOCUMENT

Prepare documents and specifications for construction

- Finalize drawings, detailing and specifications for construction
- Documents completed to submit for Clackamas County/Gladstone Planning approval
- Construction cost estimate (50% CD's)

6 CONSTRUCTION

The period of constructing the project as designed, which consists of:

- Demolition / excavation / utilities
- Foundation / framing / cladding / roofing / systems
- Interior buildout / fixed equipment
- Sitework / landscaping
- Closeout / furniture and move-in



1 MASTER PLANNING

Define project goals and space program, concept site options, and preferred concept design

- Technical Building / Site Assessment
- Programming / Needs Assessment
- Design Alternatives (size, scale and scope defined)
- **Select and refine preferred concept design**



3 DESIGN DEVELOPMENT

Refine building interior and exterior design / detailing and integration of building systems

- Finalize building materials and finishes selection
- Finalize building systems and integration
- Furniture and equipment selection
- Key building exterior and interior details
- Begin Land Use process
- Construction cost estimate



5 BIDDING/PERMITTING

Bid documents issued to potential contractors/subcontractors for pricing

- Building permit documents are submitted, clarified, and approved
- Contractor bids are evaluated and awarded



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