



DATE: November 4, 2021

TO: Gary Schmidt, County Administrator
Nancy Bush, County Operating Officer

FROM: Cindy Becker, Project Coordinator

SUBJ: Construction of Libraries: Oak Lodge and Gladstone

The purpose of this memorandum is to provide you with an update about the financial status of the Gladstone Library and Oak Lodge Library/NCPRD projects

The following tables compare the budgets including the original cost, July estimate, CMGC estimate, and the CMGC estimate after value engineering.

Gladstone

Budget (includes construction and soft costs)

Original	July Estimate	CMGC \$	CMGC w/ VE
\$6.0 million	\$7.4 million	\$7.7 million	\$7.0 million

* CMGC = Construction Manager General Contractor

** VE = Value Engineering

Available Funding \$6.8 million

Oak Lodge/NCPRD

Budget

Facility	Original	July Estimate	CMGC \$	CMGC w/ VE
NCPRD	\$23.8 million	\$29.7 million	\$28.8 million	\$13.7 million*
Oak Lodge Library	\$13.6 million	\$15.7 million	\$17.0 million	\$16.1 million
Total Project Budget	\$37.4 million	\$45.4 million	\$45.8 million	\$29.8 million

Available Funding for the Library \$14.8 million

Available *Funding for the NCPRD Facility \$7.7 million

*This is an estimated number and assumes funding from SDC's, proceeds from property sales and potential grants

BCS and NCPRD leadership and staff have worked diligently to align design, budget, and financing for both projects. While we are very close for Gladstone, we do not believe there is any way to fund the shared Oak Lodge library/NCPRD Community Center without significant reductions or an infusion of several million dollars from the County General Fund.

We will be bringing you proposals to address the shortfalls at two upcoming Policy Sessions: 11/23 for Gladstone and 12/1 for Oak Lodge/NCPRD.

Our proposals will focus on the following recommendations:

- Gladstone: Fill the \$200,000 funding gap with either a reduced contingency or add this amount to County's portion of the revenue bond and proceed with building the Library. This will allow the County to stay within the timeline extensions requested and approved by Gladstone.
- Oak Lodge: Separate the library from the community center, modify library space to accommodate available funding (including consideration of reduced contingency). We will be requesting up to a three month delay in order to come back to you with a revised design and budget including NCPRD's investment in site improvements.

After this Issues meeting, we will be meeting with each of the Task Forces and the DAC to update them and solicit their feedback which we will bring to the Policy Sessions.

cc: Sarah Eckman
Mike Bork