

Concord Property Task Force Meeting

March 21th, 2023



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT

JA **opsis**

Clarifying questions? Please ask via chat during the presentation

Agenda

- **5:30 pm:** Welcome & introductions
- **5:40 pm:** Library design presentation
 - 5:40-5:55 pm - Exterior design
 - 5:55-6:15 pm - Interior design
 - 6:15-6:20 pm - Next steps
- **6:20 pm:** Task members Q&A
- **6:40 pm:** NCPRD's LGGP Application
- **6:45 pm:** Public Comments
- **7:00 pm:** Wrap-up and Adjourn

Meeting Goal

Opis to present design evolution

Team Introductions

opsis

JA



Jim Kalvelage
Design Principal



Sina Meier
Project Architect



Liz Manser
Project Manager



Mona Zellers
Library Specialist

Construction Manager/General Contactor:
P&C Construction
Landscape Architects: Lango Hansen
Structural Engineers: Catena
Mechanical/Electrical/Plumbing: Interface
Civil Engineering: KPFF
Signage: Mayer Reed

Overall Floor Plan

Major updates since 09/08/22 TF meeting:

- Location of Teens and Lounge switched
- Back of house area at Workroom has been reworked to allow for better circulation and supervision
- Parent perch was deleted from Children's area
- Seed library location has shifted slightly. Current design shows existing seed library cabinet integrated into larger casework component close to main entry

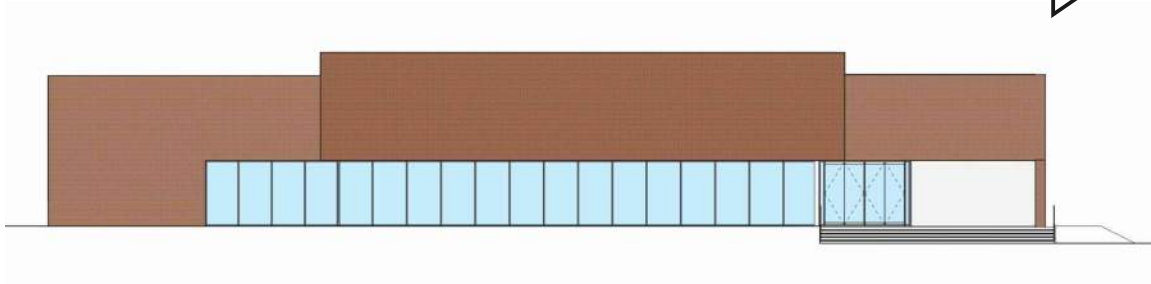


Exterior Design

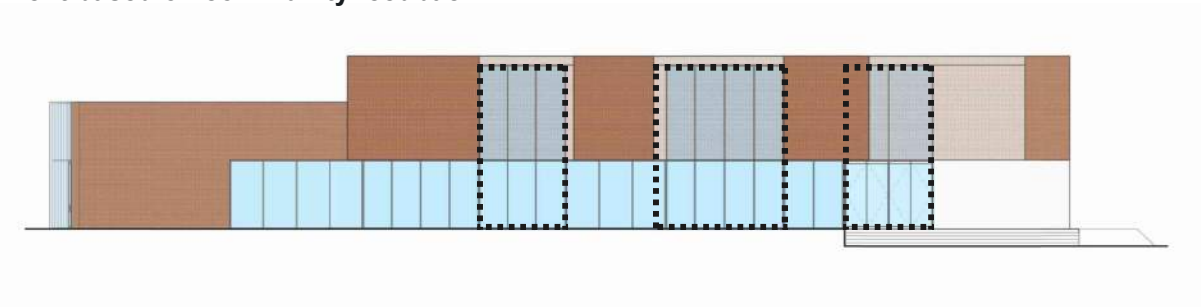
Sunscreen - History

Initial Design at 30% Schematic

*A feeling of height...tall glass,
vertical energy, and uplifting lines -
TF member feedback*



Design development based on community feedback



Sunscreen - Brick



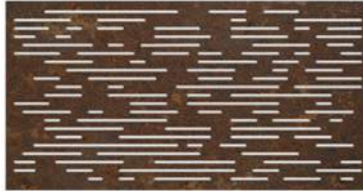
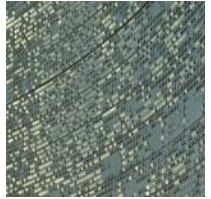
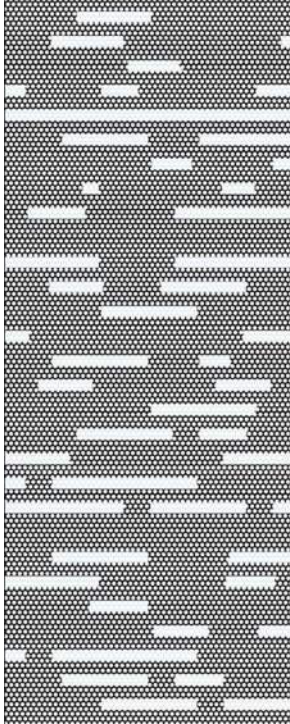
Making the screen more transparent - TF member comment

Sunscreen - Perforated Metal



Sunscreen Pattern Inspiration

- A light and dynamic **veil**
- A reference to Concord's **brick texture**
- An homage to collecting, sorting, and stacking **books**
- A nod to patterns found in **nature** (rays of sunlight, falling rain, etc.)



Current Design



Current Design

*Reminds me of dappled light effect -
light through tree canopy - Library
user group comment*



Exterior Finishes



Brick



Perforated Metal Sunscreen



Storefront / Curtain Wall



Plaster walls and soffits



Campus Creation

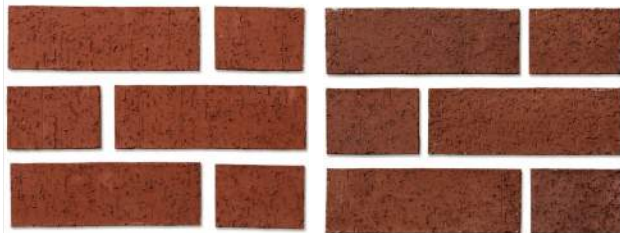


Complementing the historic building, while being distinct - TF feedback

Concord Brick - Autumn Blend



Proposed Oak Lodge Library Brick - Columbia Red and Ruby Blend



Sustainable Design Strategies

Energy

- 1.5% for Green Energy Technology (PV array)
- Energy Efficient Mechanical (VRF vs. radiant slab)
- Low energy LED lights
- Maximize natural daylight
- Strategic overhangs and sun screening



Water

- Low flow plumbing fixtures
- Stormwater run off and quality management



Materials

- Mass timber roof structure (DLT)
- Durable exterior materials
- Healthy interior materials

Ecology

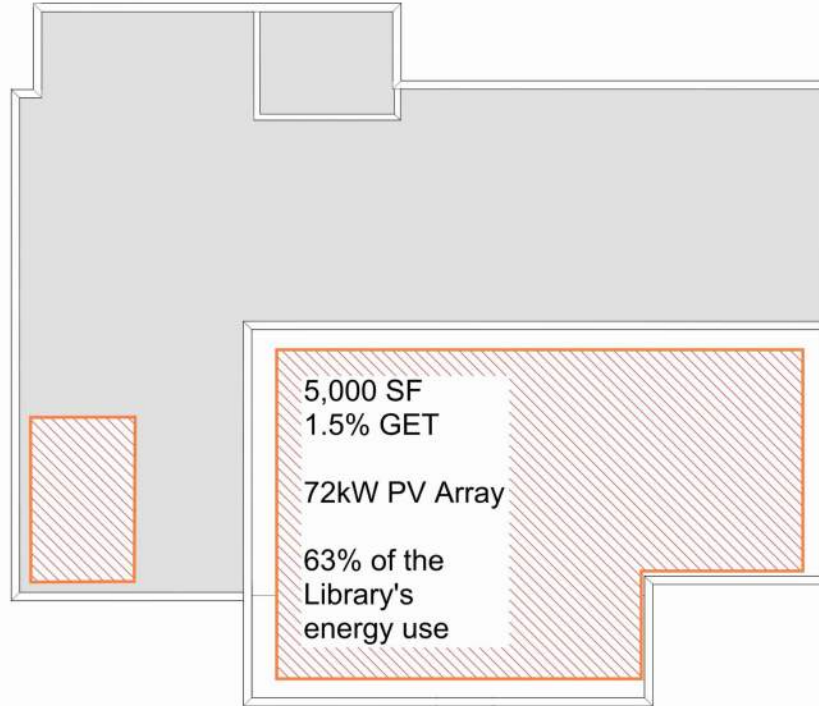
- Bird friendly glazing
- Maximize views to park

*This task force and this community
have a strong and solid interest in
sustainability for
this project - TF feedback*



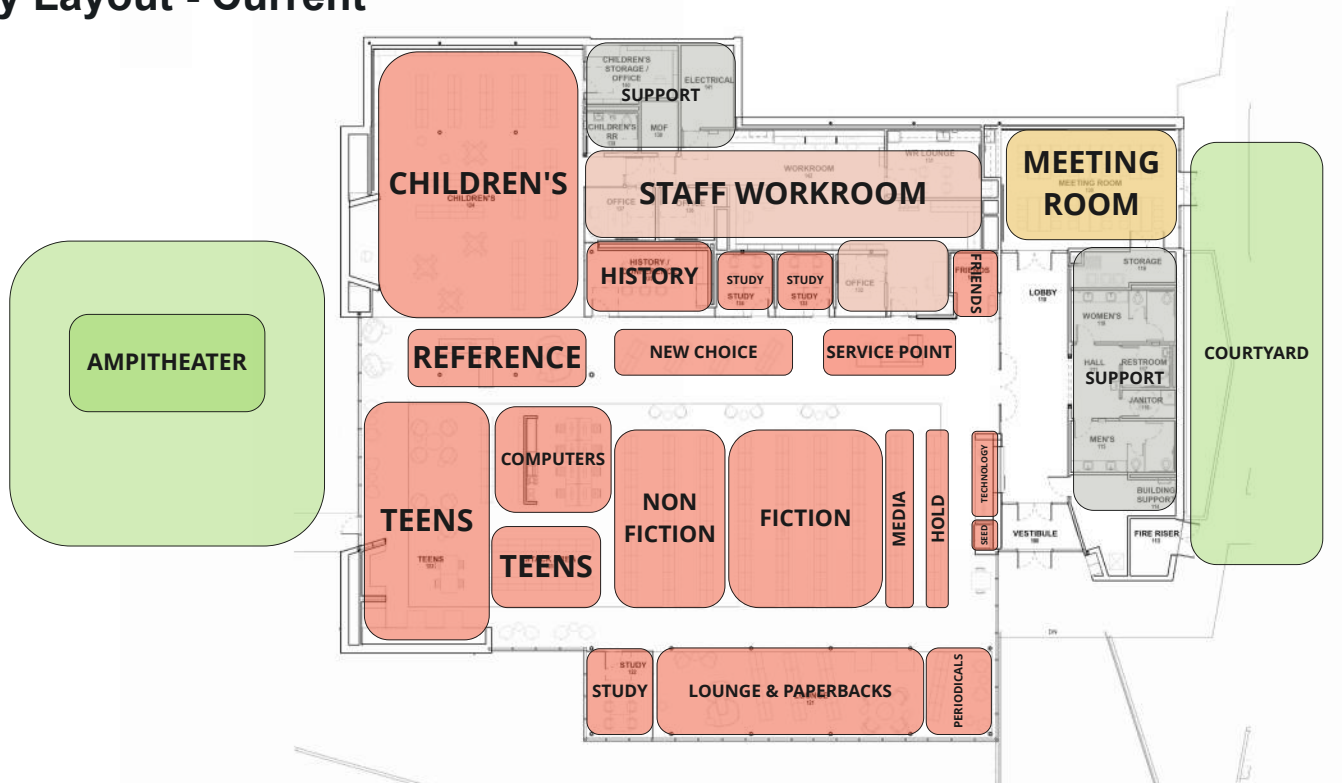
PV Layout

72kW PV Array



Interior Design

Library Layout - Current



Finishes - Inspiration

Keep things timeless and simple - TF member comment



Finishes - Material Board



Main Entry



Main Entry



Library Entry

This task force and this community have a strong and solid interest in sustainability for this project - TF feedback



Friends of the Library



Seed Library & Tech Station

Space for the seed library, a display board, and space for announcements about gardening etc. - TF member comment



Children

Provide sufficient accommodations for all visitors - particularly families and children, such as child-sized restrooms - TF feedback



Lounger fabric



Carve seat & wall fabric



White Maple Casework + Shelving



Love sofa fabric



Teens



Provide cozy, intimate places - TF Feedback



Lounge

Sunset view, cloud drama
view - TF Feedback



Lounge Chair fabric



Sofa back fabric



Sofa seat fabric



High back lounge Chair fabric



History Room



Meeting Room



FINISHES



TRAINING TABLES



LECTURNS



MEETING CHAIRS



Next Steps

Next Steps

- Long lead item procurement (i.e. DLT), ongoing
- NCPRD Park Open House, April 2023
- Art Committee Kick-off, April 2023
- Guaranteed Maximum Price Established, April 2023
- Board Approval, May 2023 (estimated)

- 100% Construction Documents phase complete, May 2023
- Permitting, Summer 2023

- Forecasted construction start, October 2023

Project Schedule



FALL 2019 – JANUARY 2021

15 months

Master Plan

Technical information studied and alternatives analyzed to create a preferred concept design.



AUGUST 2022 - SEPTEMBER 2022

Schematic Design

Refine concept design and develop building character.



OCTOBER 2022 – JANUARY 2023

Design Development

Develop building materials, finishes and building systems (structural, mechanical, electrical and plumbing). Get land use approval.



JANUARY 2023 – MAY 2023

Construction Documents

Detail building materials, finishes and building systems (structural, mechanical, electrical and plumbing). Submit for building permit.



ESTIMATED SUMMER 2023

Permitting and Bidding

Get building permit and receive final cost from contractor for building and site improvements work.



ESTIMATED DECEMBER 2024

Construction

Construct building and site improvements.