



Oak Lodge Library/Concord Community Center

PRESENTATION TO TASK FORCE, NCPRD DAC AND LIBRARY BOARD

JANUARY 20, 2022

Agenda

- Welcome
- Introduction/Purpose of Meeting
- Presentation 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
- Comparison of Options
- Financing
- General Discussion
- Next Steps
- Wrap Up and Adjourn

Purpose of Meeting

This meeting is a follow up from the BCC Policy Session in December, 2021. The Policy Session was held to discuss a significant decrease of available funding for the Community Center from the original estimates.

After meeting with members of the Task Force and NCPRD DAC, staff recommended – and the Board agreed – to delay the project and work with stakeholders to identify options that align community priorities, design and funding.

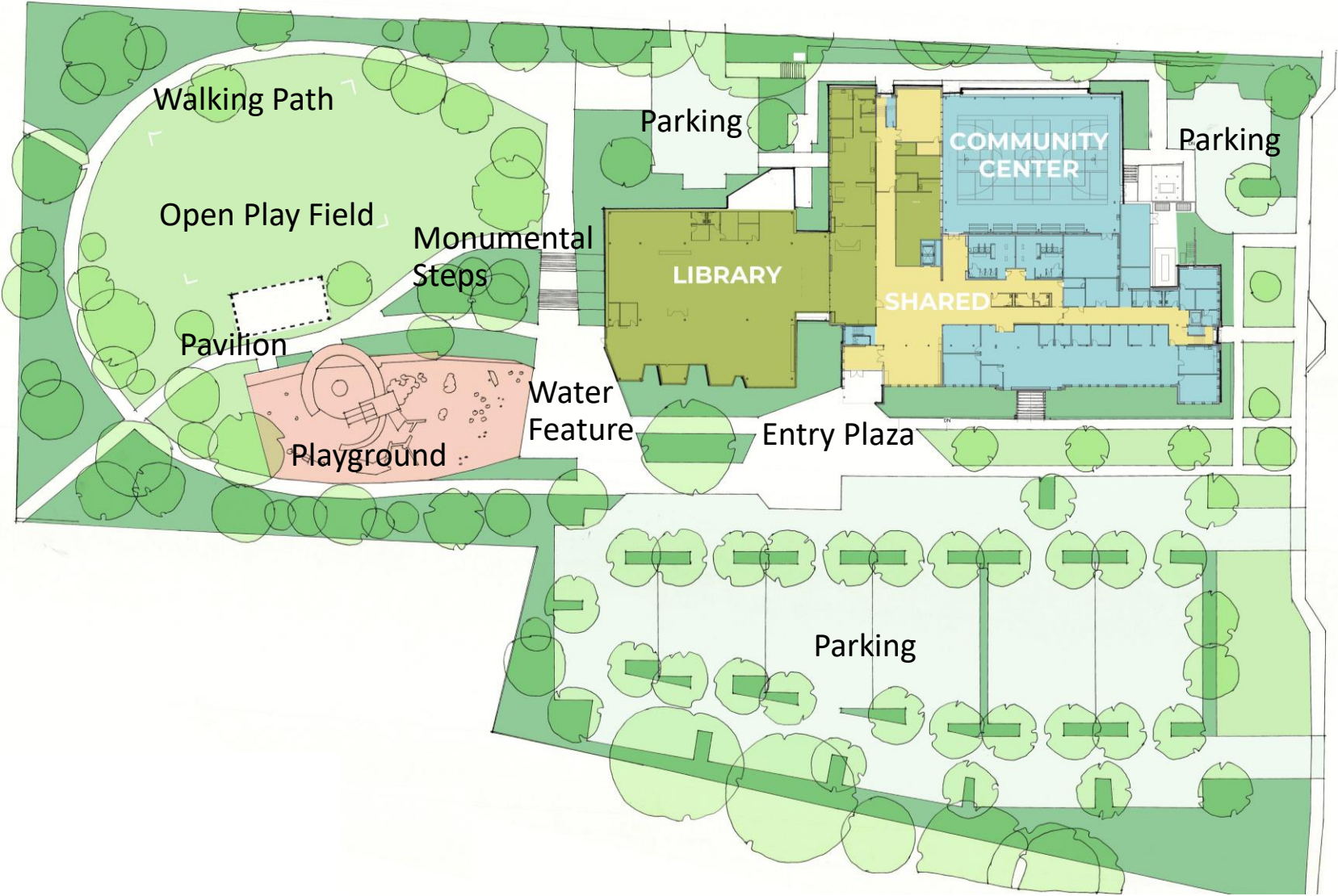
The purpose of this meeting is to provide individual and comparative information about three options:

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




The intent is to have participants in all three groups – the Task Force, NCPRD DAC, and Library Board – hear the same information and get as many of your questions answered as possible. Follow up meetings for each group will be held in February to have more in-depth discussion about the options.

OPTION 1 – Attached Library and Community Center (Master Plan/Schematic Design)

Option 1 – Overall Site Development

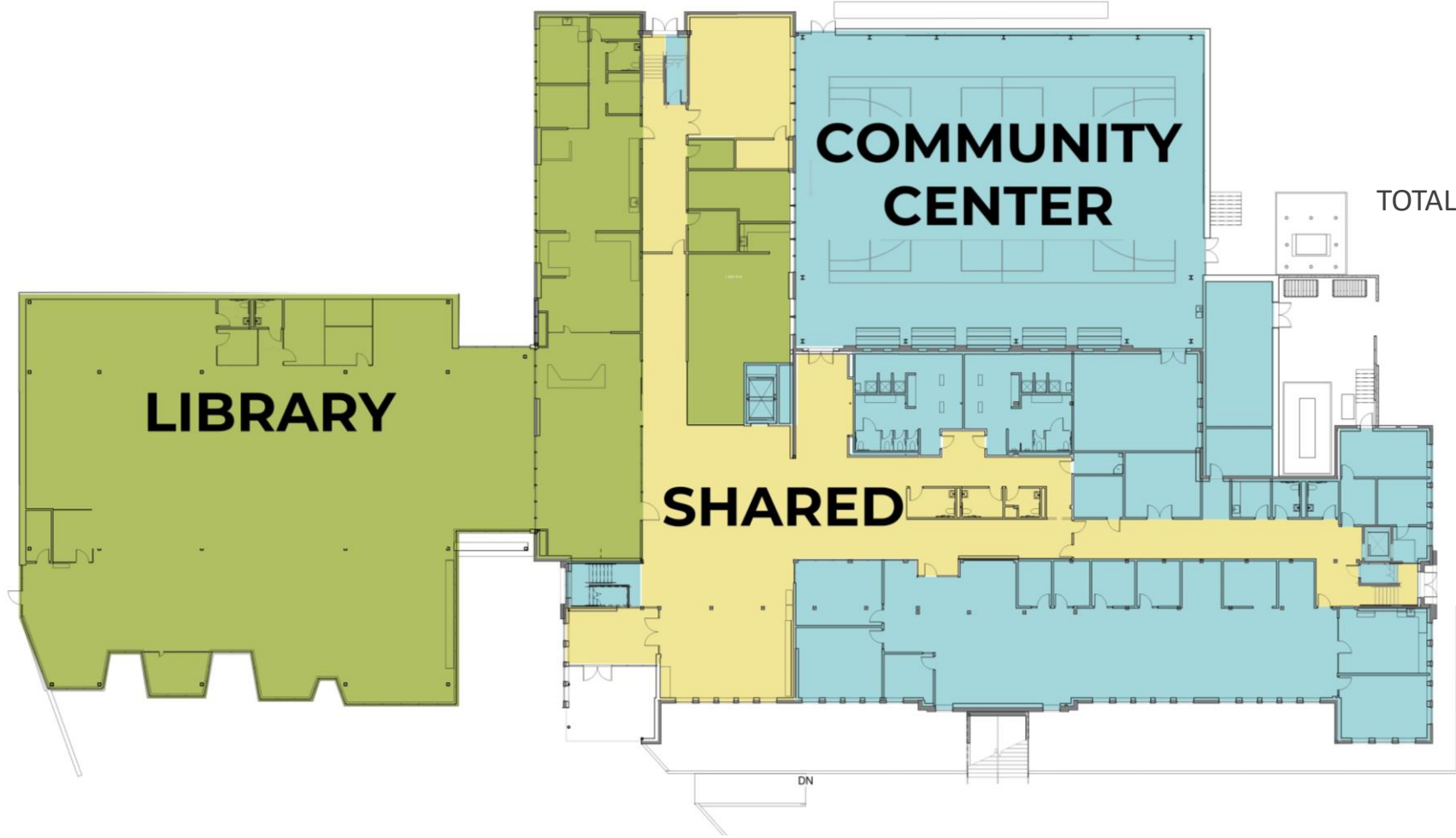


Option 1 – Attached Library and Community Center

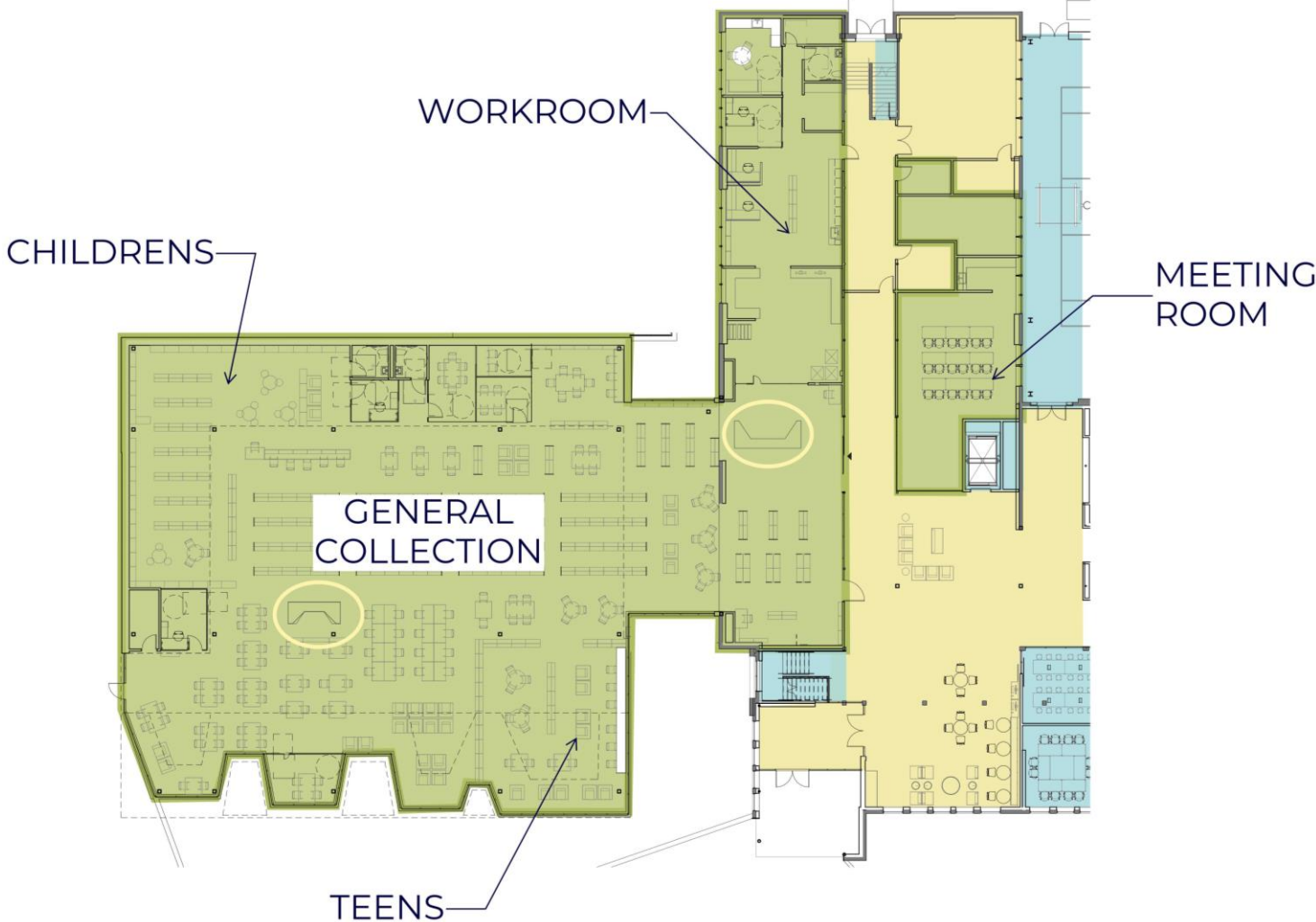
	COMMUNITY CENTER	40,920 SF
	LIBRARY	16,150 SF
	SHARED (50/50)	7,600 SF

TOTAL LIBRARY AREA: **19,950 SF**

TOTAL COMMUNITY CENTER AREA: **44,720 SF**

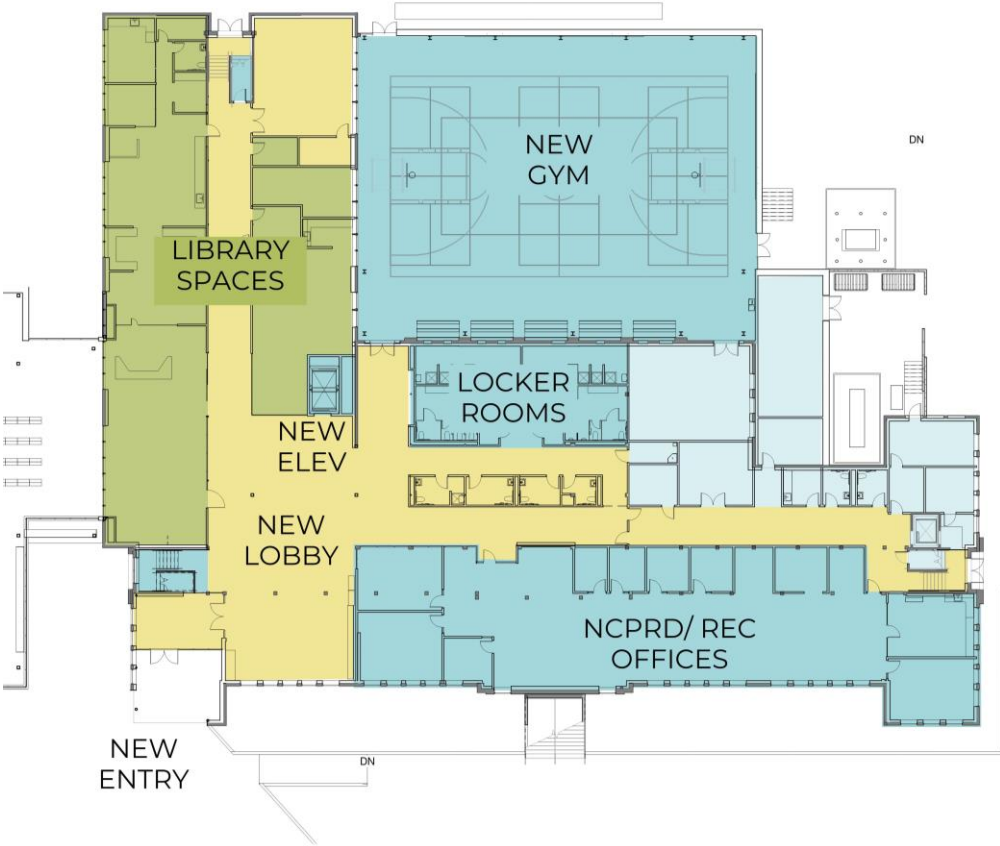


Option 1 – Library Space Program

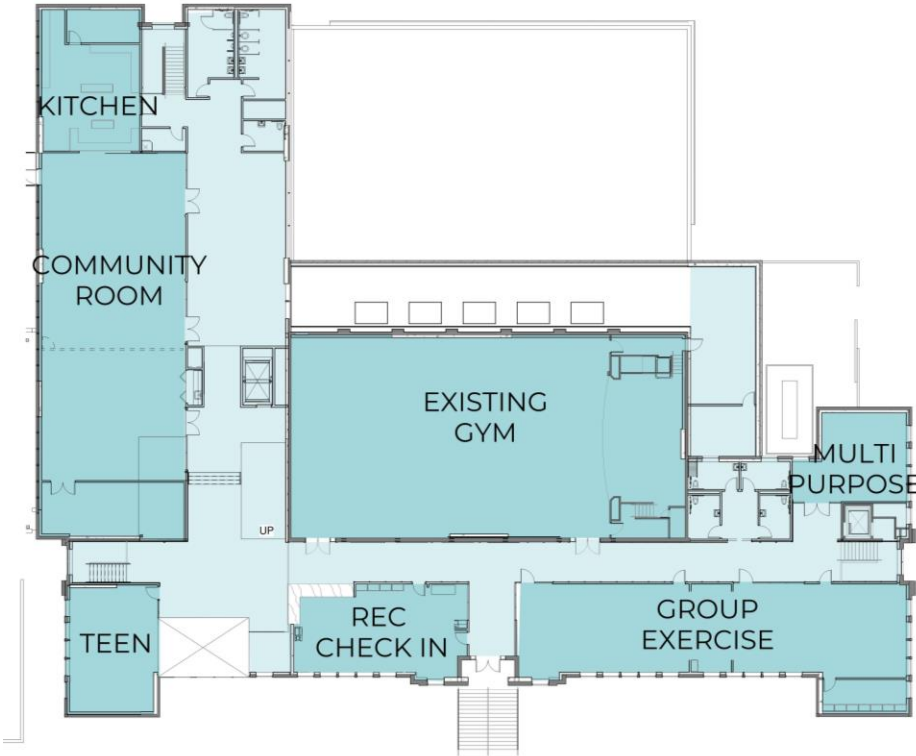


OPTION 1 – Community Center Program

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



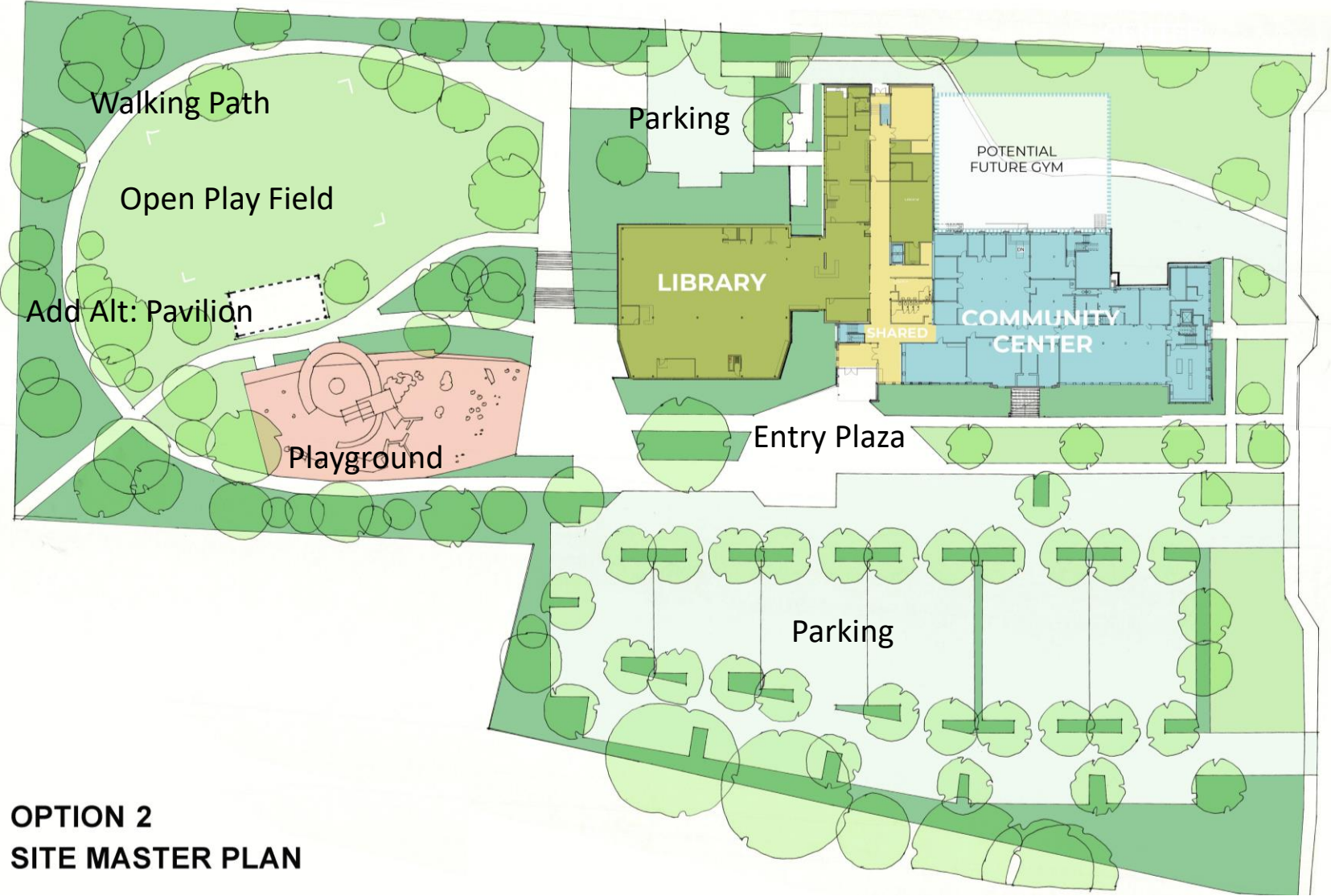
LEVEL 1



LEVEL 2

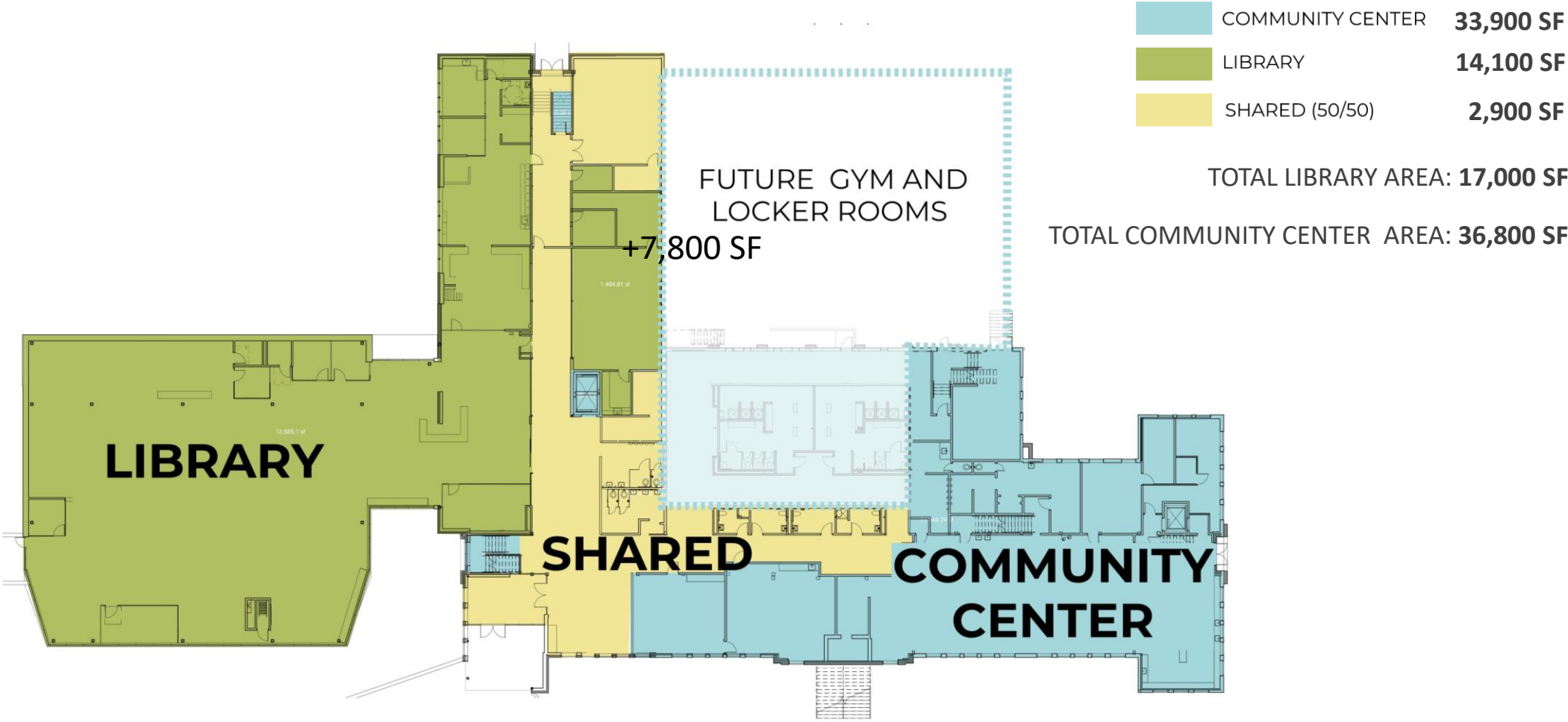
OPTION 2 – Attached Library with Reduced Scope Community Center

Option 2 – Overall Site Development



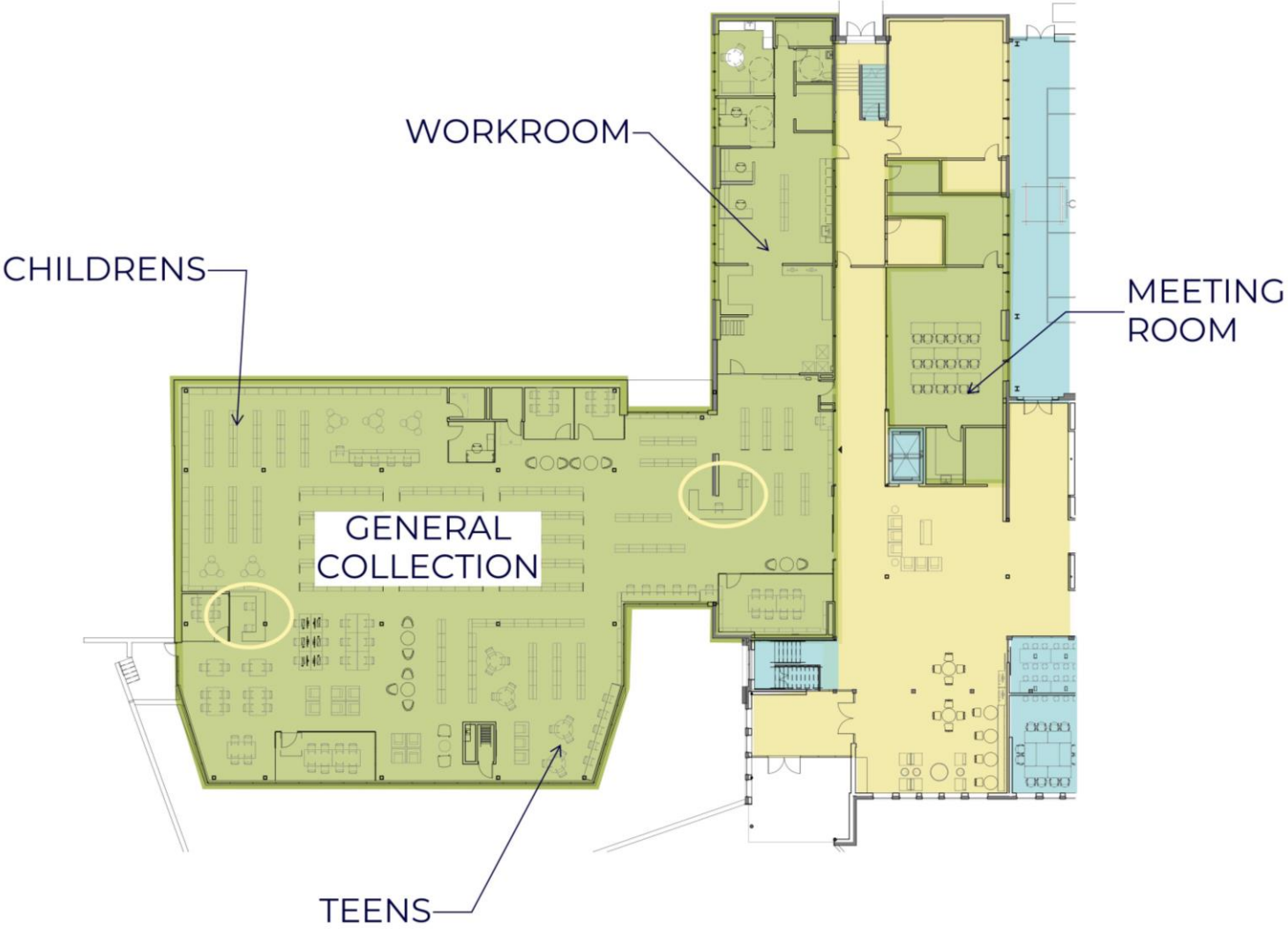
**OPTION 2
SITE MASTER PLAN**

OPTION 2 – Attached Library and Reduced Scope Community Center



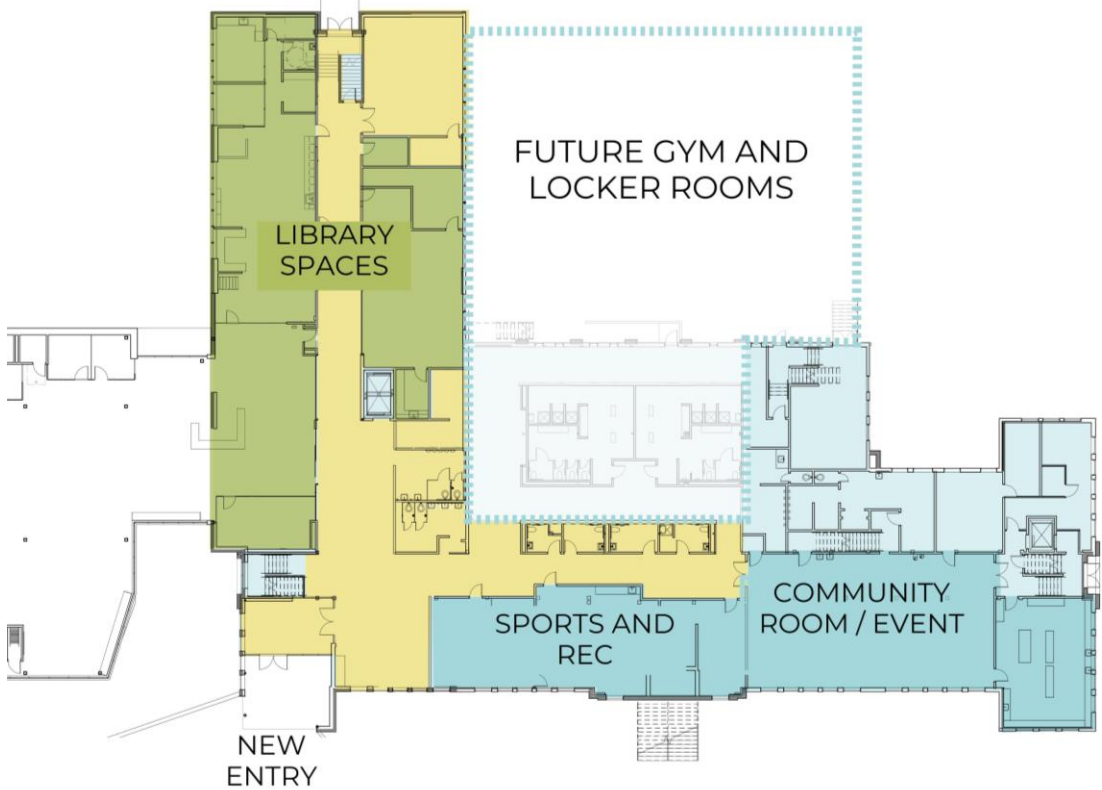
TOTAL COMMUNITY CENTER AREA (WITH GYM) = 44,600

Option 2 – Library Space Program

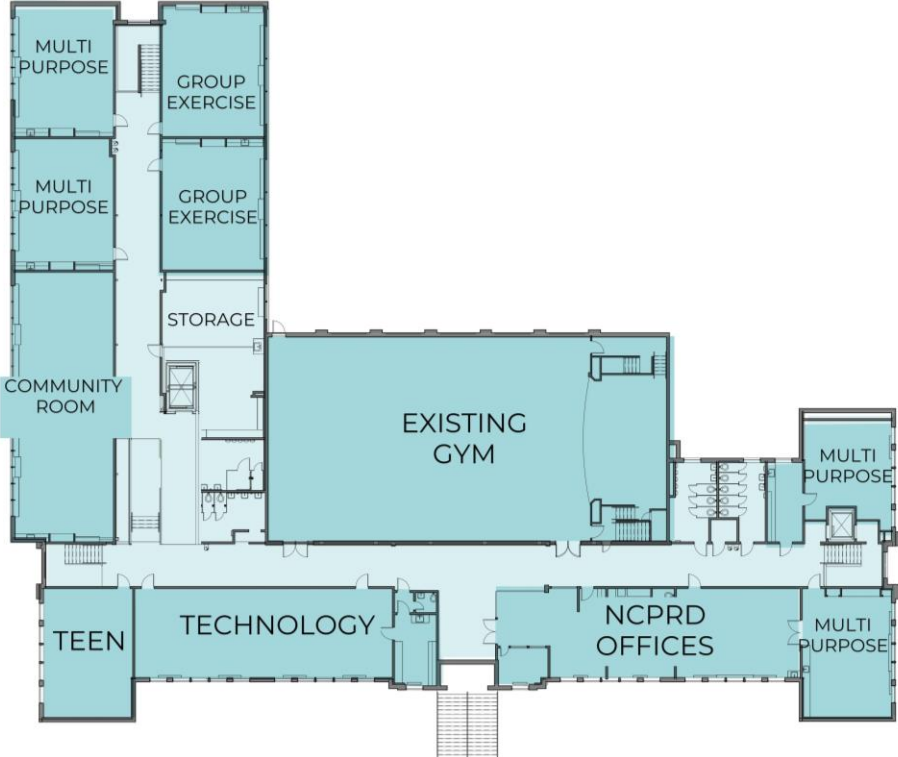


OPTION 2 – Community Center Program

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



LEVEL 1



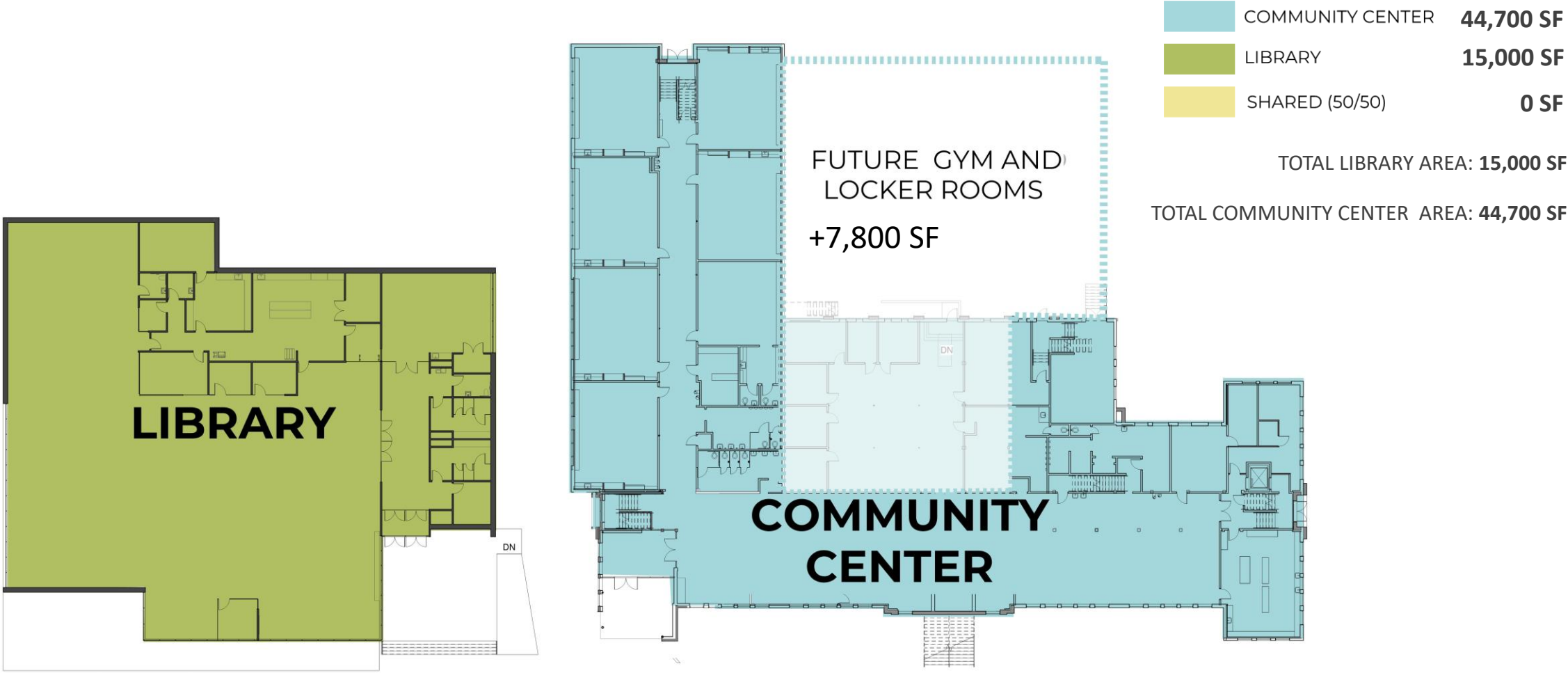
LEVEL 2

OPTION 3 – Freestanding Library and Reduced Scope Community Center

Option 3 – Overall Site Development

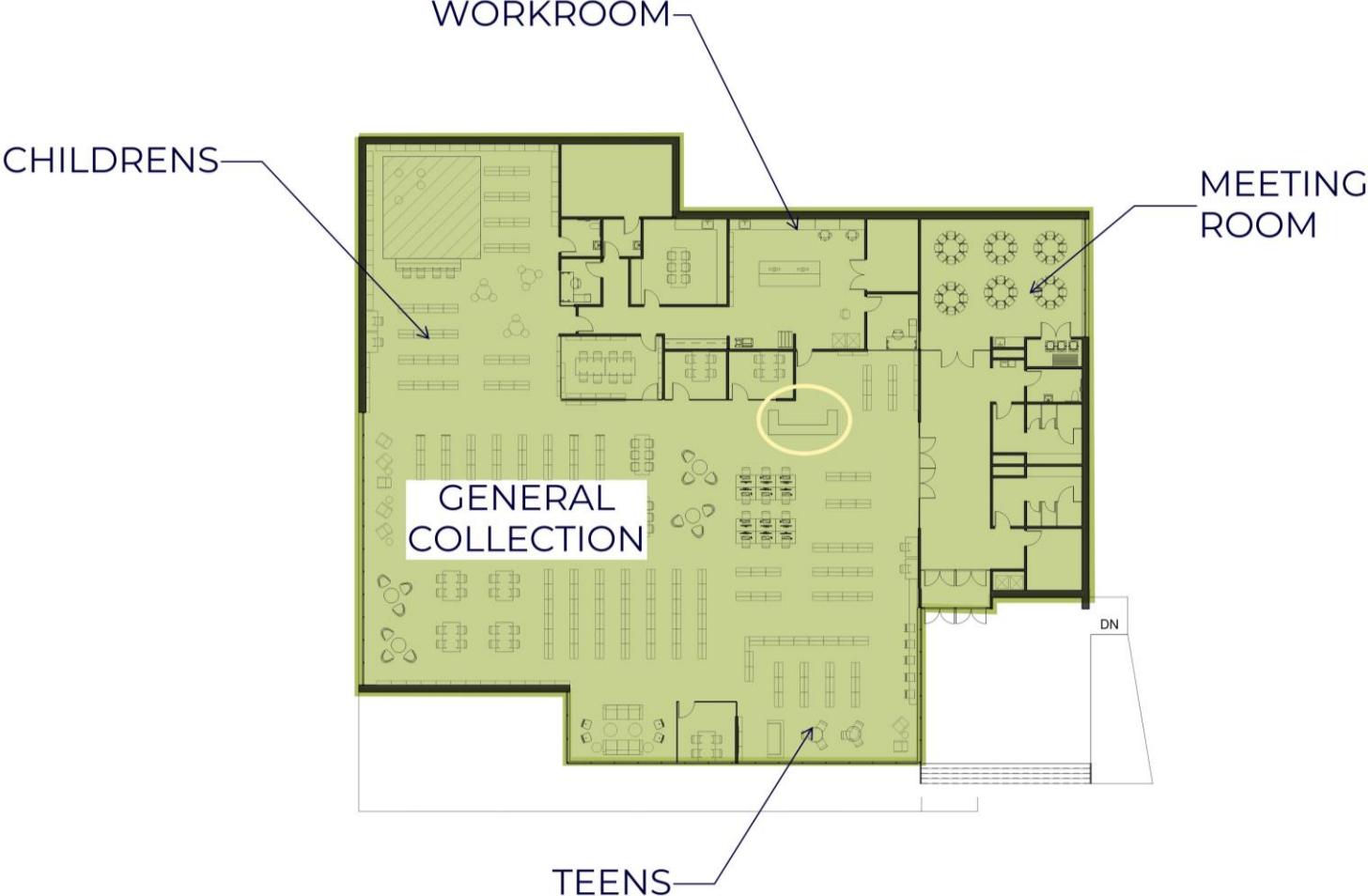


OPTION 3 – Free Standing Library and Reduced Community Center

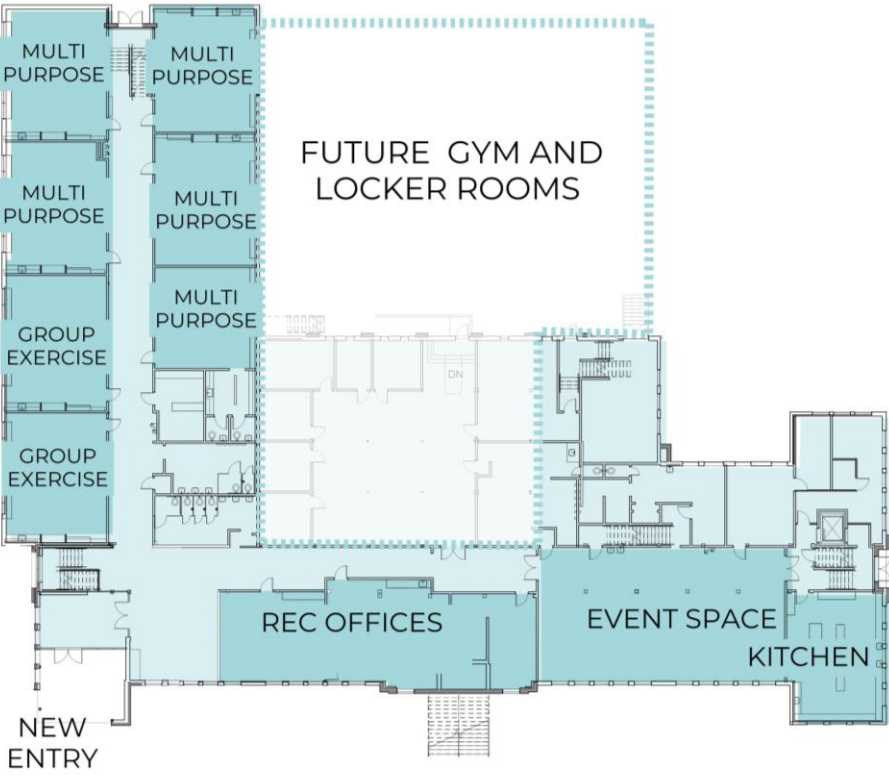


TOTAL COMMUNITY CENTER AREA (WITH GYM) = 52,500

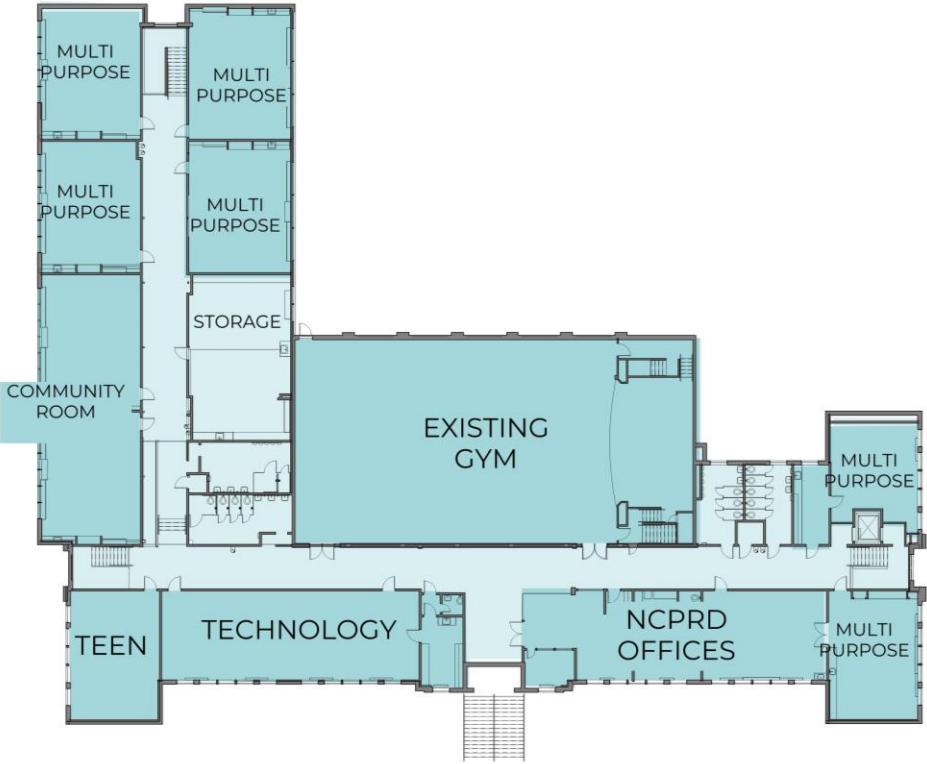
Option 3– Library Space Program



OPTION 3 – Free Standing Library and Reduced Community Center



LEVEL 1



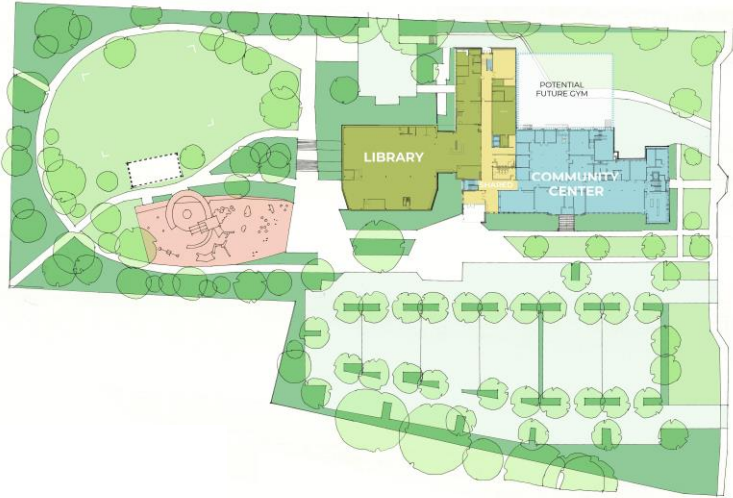
LEVEL 2

COMPARISONS

Comparison – Site Development



OPTION 1



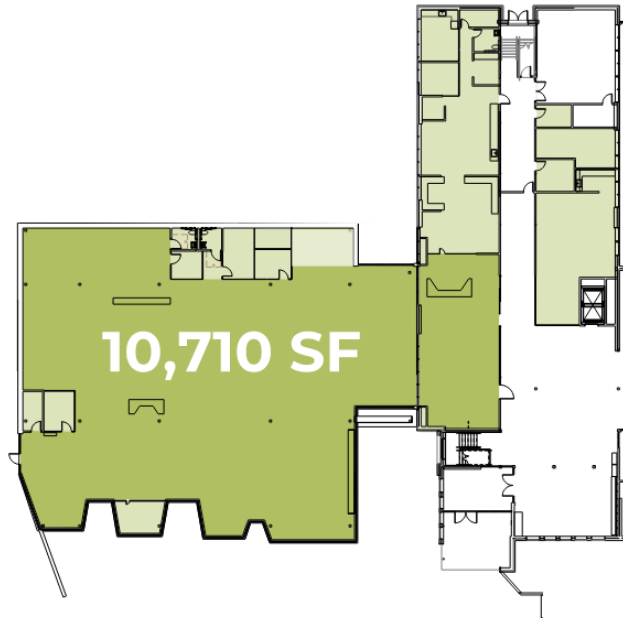
OPTION 2



OPTION 3

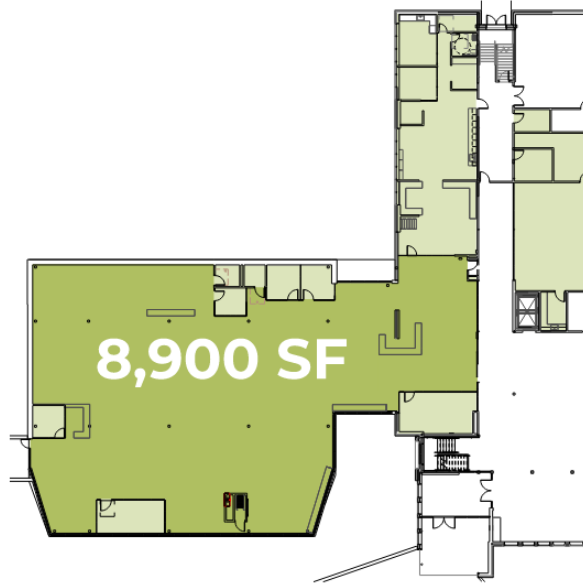
LIBRARY SEATING/ COLLECTION SIZE

Current Collection Size
53,000 - 56,000



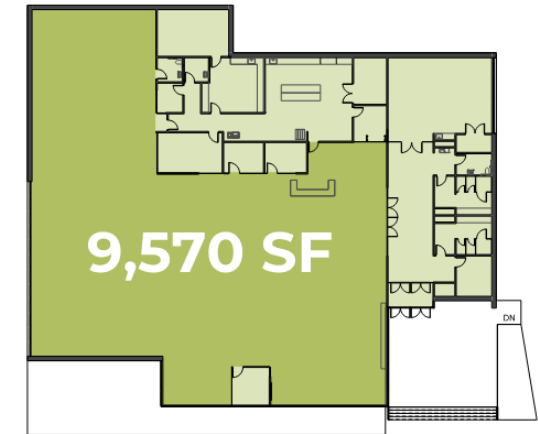
COLLECTION SIZE
approx **74,000** volumes

OPTION 1
19,950 SF



COLLECTION SIZE
approx **63,000** volumes

OPTION 2
17,000 SF

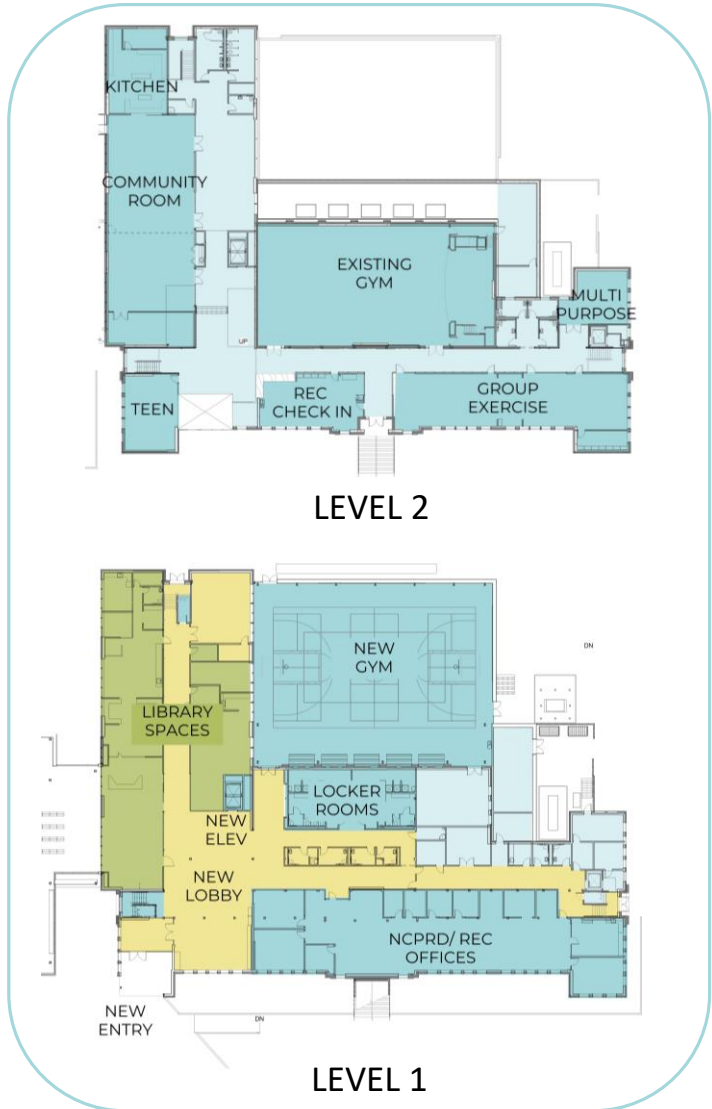


COLLECTION SIZE
approx **63,000** volumes

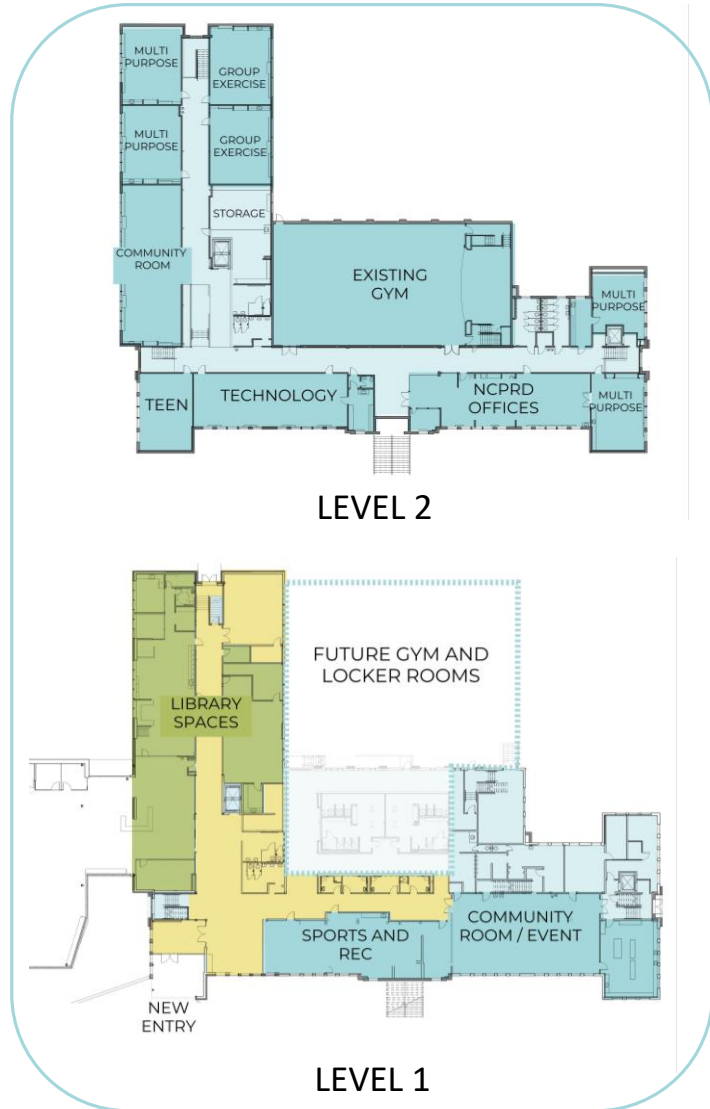
OPTION 3
15,000 SF

Comparison – Community Center

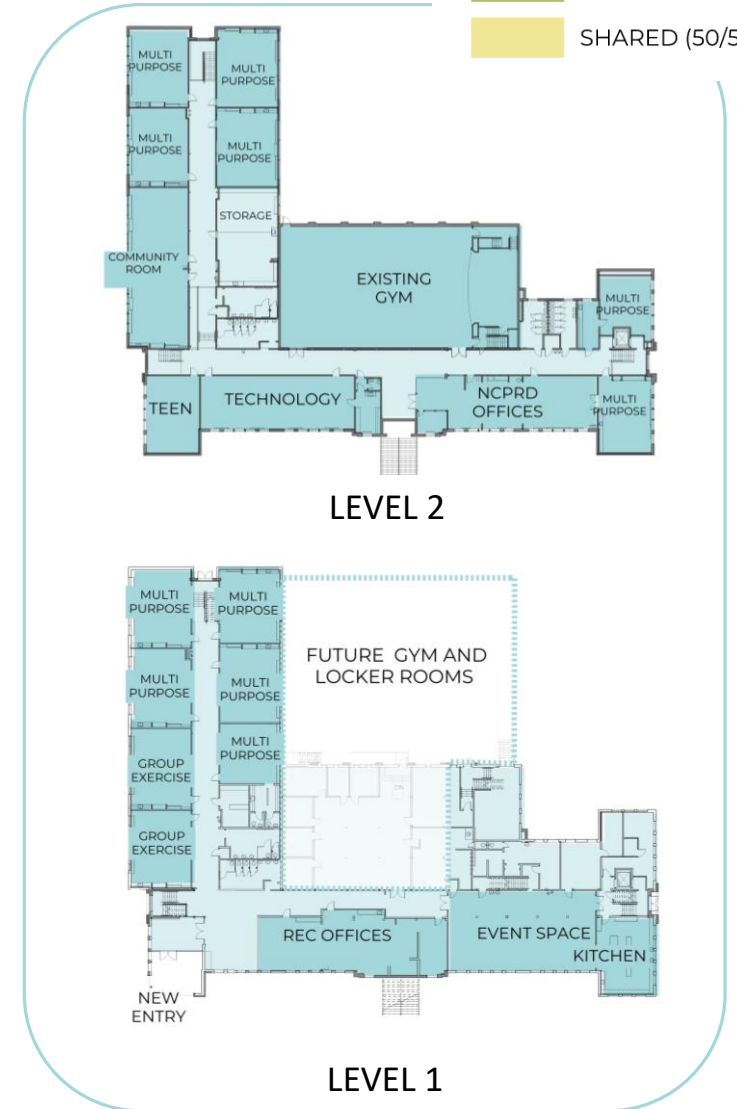
- COMMUNITY CENTER
- LIBRARY
- SHARED (50/50)



OPTION 1 - 44,720 SF



OPTION 2 - 36,800 SF



OPTION 3 – 44,700 SF

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		

Financing

	Option 1	Option 2	Option 3
Library*			
Cost	\$17.0 million	\$16.5 million	\$17.4 million
Available Funds	\$14.8 million	\$14.8 million	\$14.8 million
Gap	\$2.2 million	\$1.7 million	\$2.6 million

	Option 1	Option 2	Option 3
Community Center**			
Cost	\$28.8 million	\$10.5-11.5 million	\$9.5-10.5 million
Available Funds	\$7.7 million	\$7.7 million	\$7.7 million
Gap	\$21.1 million	\$2.8-3.8 million	\$1.8-2.8 million

TOTAL GAP

\$23.3 million

\$4.5-5.5 million

\$4.4-5.4 million

* Library costs includes shared parking

** Com. Ctr costs includes park, play structure hardscape and shared parking

Options 2 and 3 costs for the Community Center are estimates at this time

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

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

Questions?