



BUSINESS AND COMMUNITY SERVICES
Development Services Building
150 Beaver Creek Road, Oregon City, OR 97045

Oak Lodge and Gladstone Community Project Gladstone Library Planning Task Force Meeting

Wednesday, February 24, 2021
5:30-7:00 pm
Zoom Meeting

UNAPPROVED

Task Force Members Present: Todd Anslow, Debrah Bokowski, Mei Chen, Kristi Haller-Shaffer, Laurene McClintock, Margaret Bertalan, Nancy Turner, Nancy Eichsteadt, Lani Saunders, Beverly Chase, Leslie Shirk, Natalie Smith, Lisa O'Brien

Task Force Members Absent: Libby Spencer

Staff Present: Laura Zentner, Director, Business and Community Services (BCS); Allegra Willhite, Deputy Director, BCS; Mitzi Olson, Director, Gladstone and Oak Lodge Library Director; Amber Johnson and Ellen Rogalin, Public and Government Affairs (PGA); Kathryn Krygier, Project Manager

Design Team Members Present: Elizabeth Manser and Jim Kalvelage, Opsis Architecture

A video of this meeting is available on the Clackamas County website at
<https://www.clackamas.us/meetings/communityproject/oakgladproj>

The meeting began at 5:30 p.m.

Task Force Chair, Lisa O'Brien welcomed the task force and reviewed the meeting agenda.

Jim Kalvelage introduced Elisabeth (Liz) Manser as the new Opsis project manager with Opsis replacing Jennifer Hoffman.

Kathryn Krygier announced that she is retiring in April but will work part-time through May to ensure a smooth staff transition. She noted a search for a new project manager is underway.

Project Updates

The Gladstone Library and Concord Property Master Plan was approved by the Board of County Commissioners (BCC) in January.

A scope of work for Opsis has been a significant effort this past month. The new scope of work includes schematic design through permitting for the project. (Construction administration will be a separate scope of work.) The target is to have the Opsis contract amendment approved by the BCC in March so the team can begin the next phase of work.

Jim Kalvelage and Liz Manser reviewed the schematic design, design development and construction documents process.

Lisa O'Brien asked if there could be more than one task force member on the art committee. Kathryn said up to two members on the committee would still work well.

Kathryn asked if the group would like the art subcommittee to coordinate with the fundraising efforts of the Library Foundation. Lani Saunders confirmed that would be appropriate.

Kathryn reviewed updated projects costs noting the project has increased from \$4.9M to \$6M due to a better understanding of indirect project costs.

Kristi Haller-Shaffer asked if the cost estimate took into account an increase in material costs since the project won't start until next year. Liz Manser said the cost estimator included an increase in costs for materials and labor (also called escalation) in the cost estimate.

Lisa O'Brien suggested a budget update at every task force meeting would be helpful.

Nancy Eischsteadt asked if the project would be applying for LEED certification. Kathryn said that the cost for getting certification was significant so staff decided not to pursue it. Kathryn noted the team will be working with the Energy Trust of Oregon's (ETO) Path to Net Zero in lieu of pursuing LEED certification. In addition, the team is committed to follow best practices for sustainability similar to many of the LEED certification requirements.

Margaret Bertalan asked if any of the existing light fixtures in the library could be incorporated into the new library. Kathryn & Liz will review the feasibility of doing that.

Next Steps

Kathryn reviewed the next steps of the project outlined in the meeting packet.

Public Comment:

None.

Meeting Adjourned at 6:40 pm.

Next Task Force Meeting: April 7, 2021 (tentative)