



Oak Lodge Library/Concord Community Center

PRESENTATION TO TASK FORCE

MARCH 3RD, 2022



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Agenda

- Welcome and Review Agenda
- Review of Options 1 and 3
 - Landscape
 - Sustainable Products
- General Discussion
- Public Comments
- Summary
- Wrap Up and Adjourn

This meeting is a follow up from the meeting convened by the County on February 16th. The Task Force determined another meeting was important to continue the discussion, particularly as it relates to Options 1 (attached per Master Plan) and 3 (Free standing library and reduced scope Community Center).

Comparison – Site Development

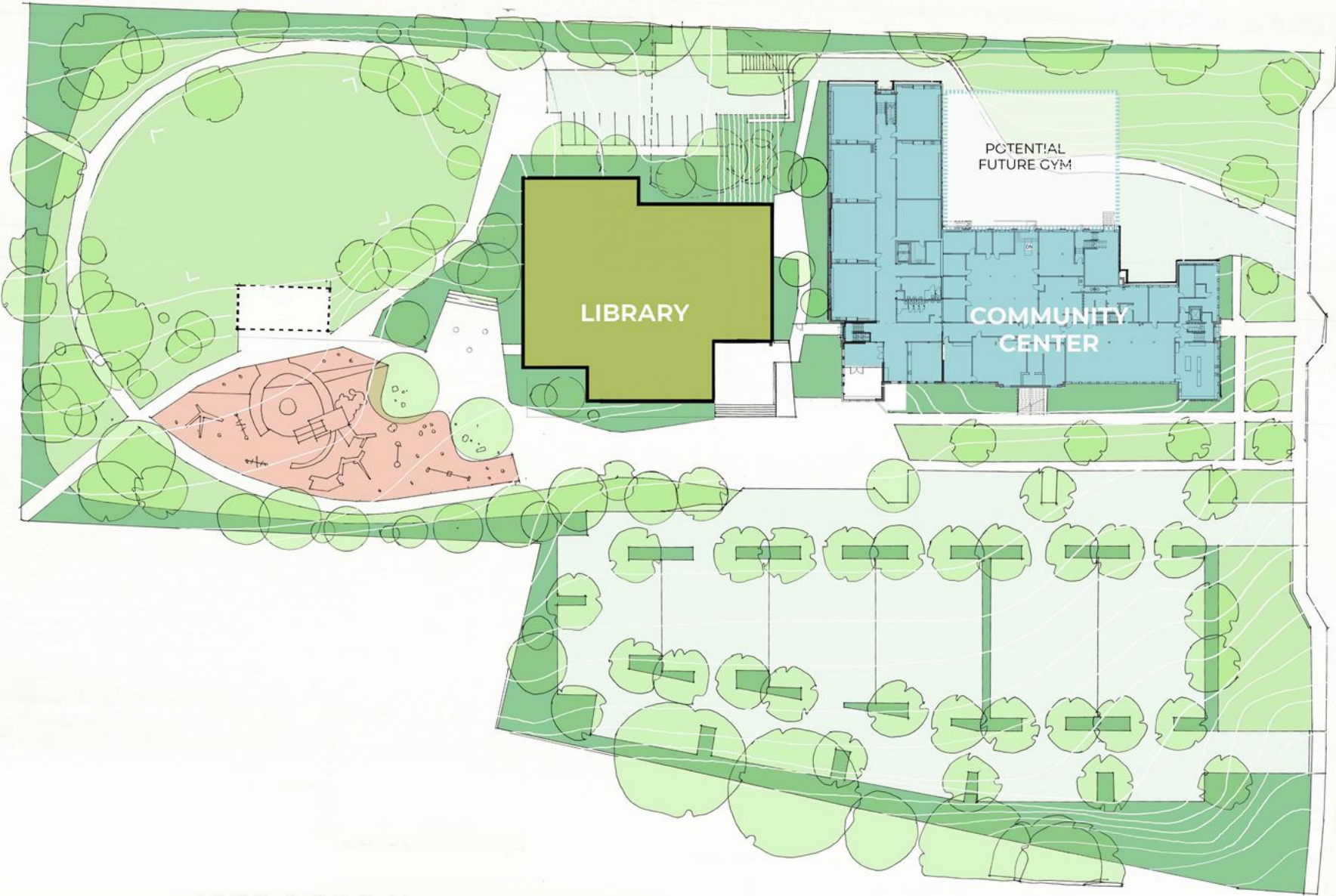


OPTION 1 & 2



OPTION 3

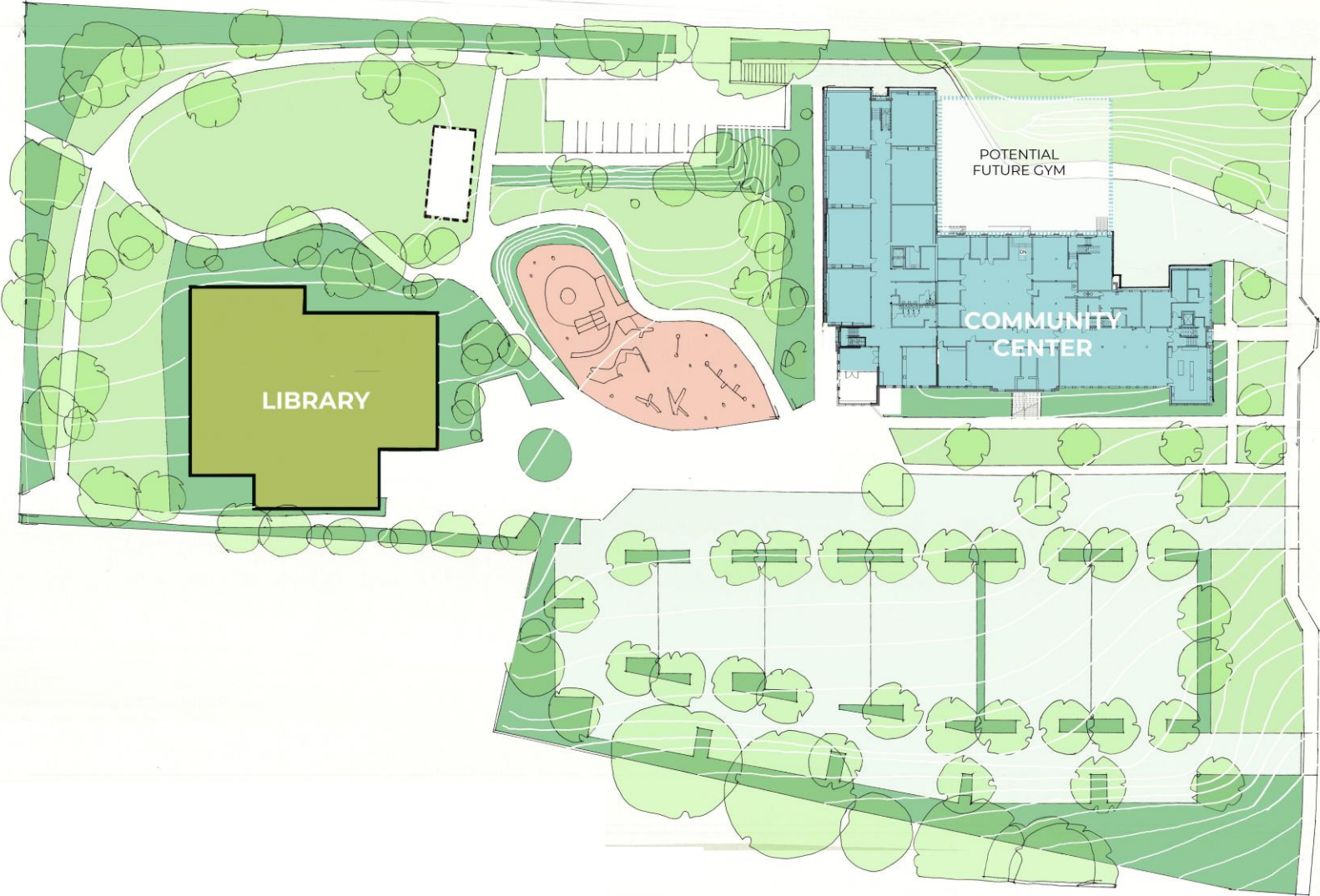
Option 3



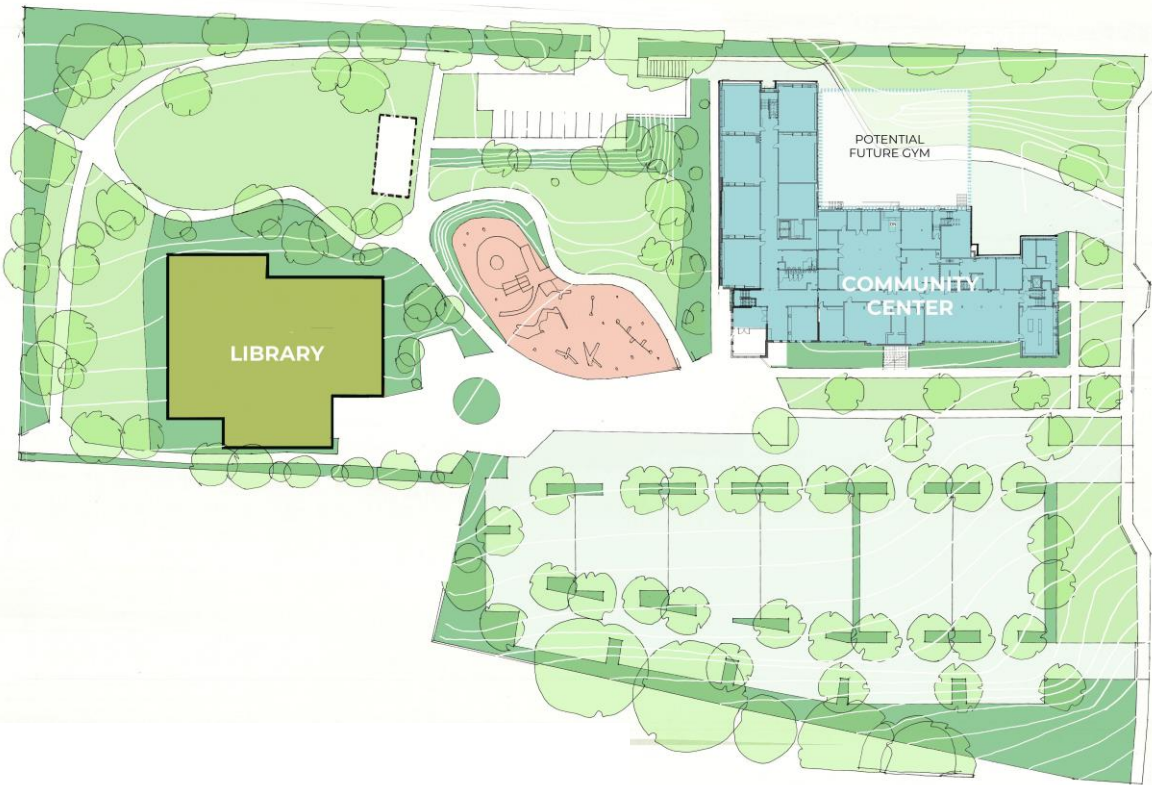
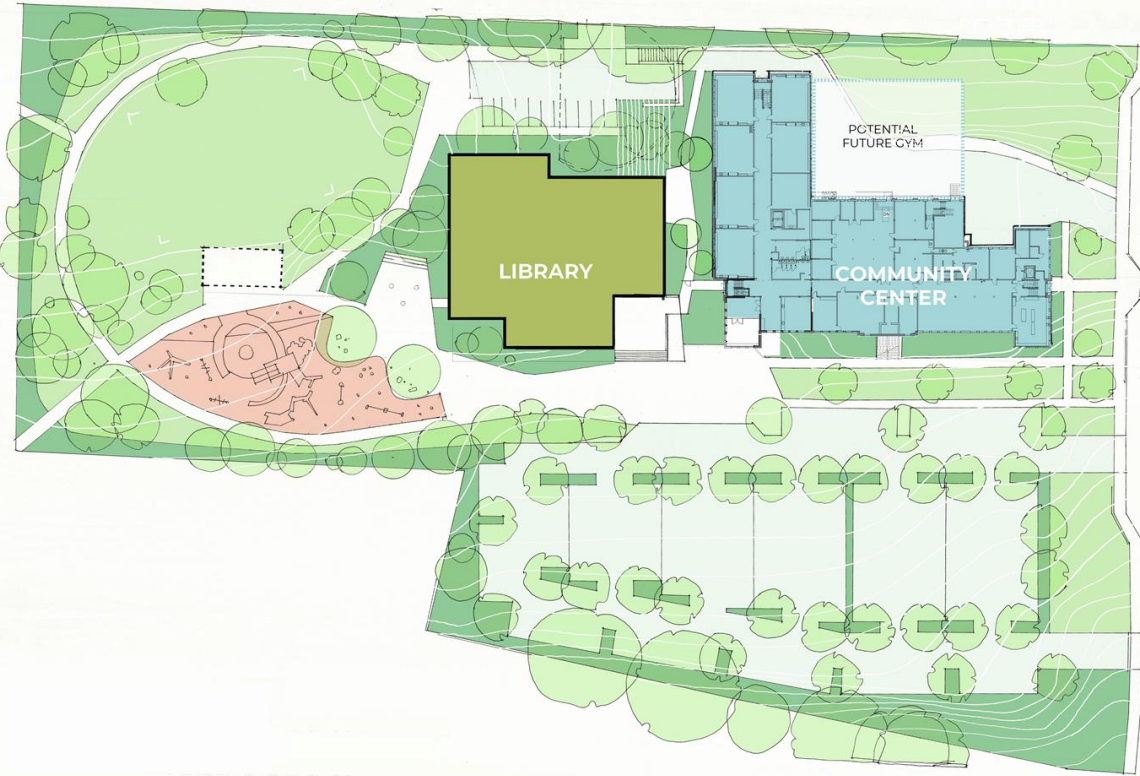
Site Implications – 'Courtyard Space'



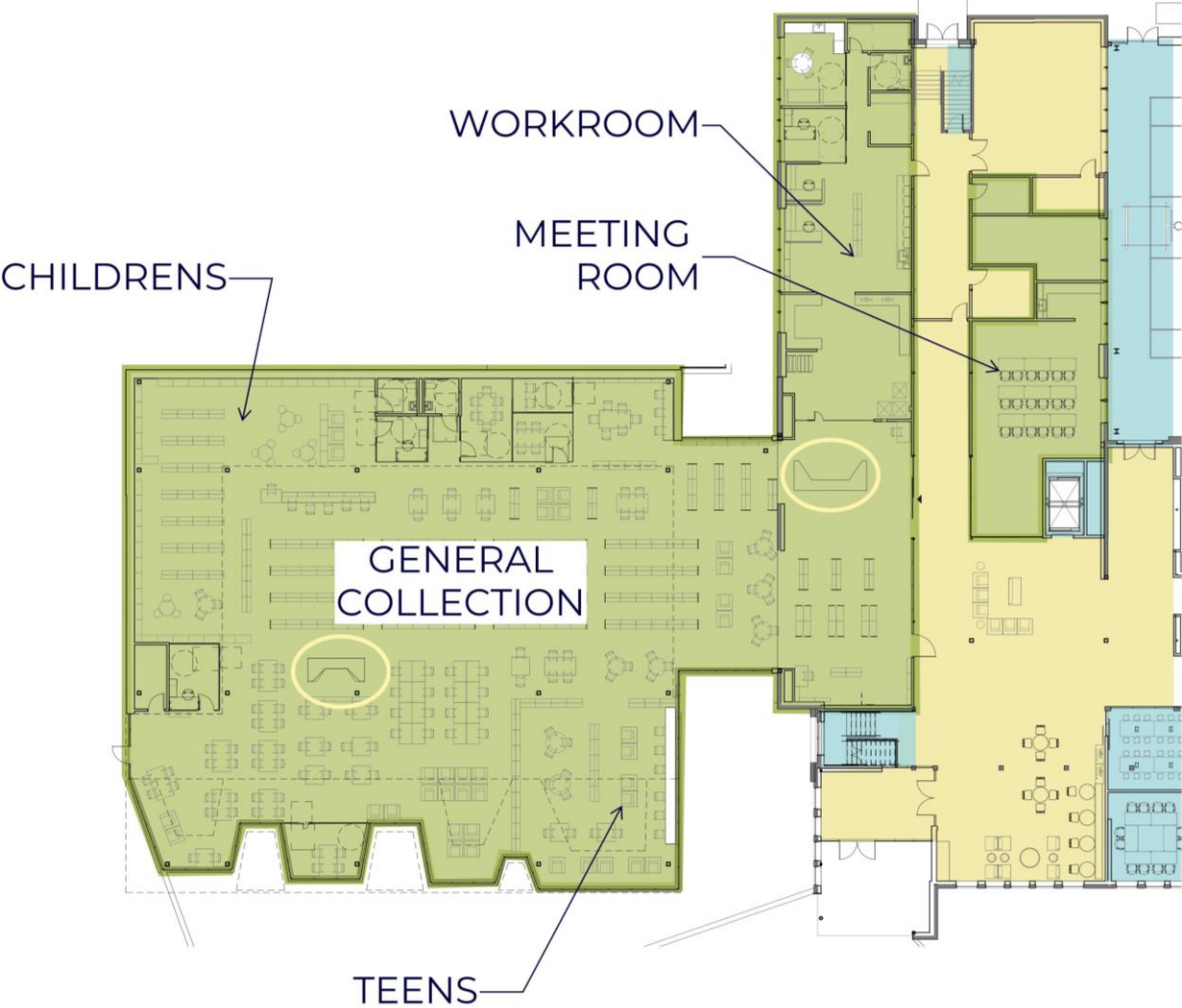
Site Implications – Relocating Freestanding library



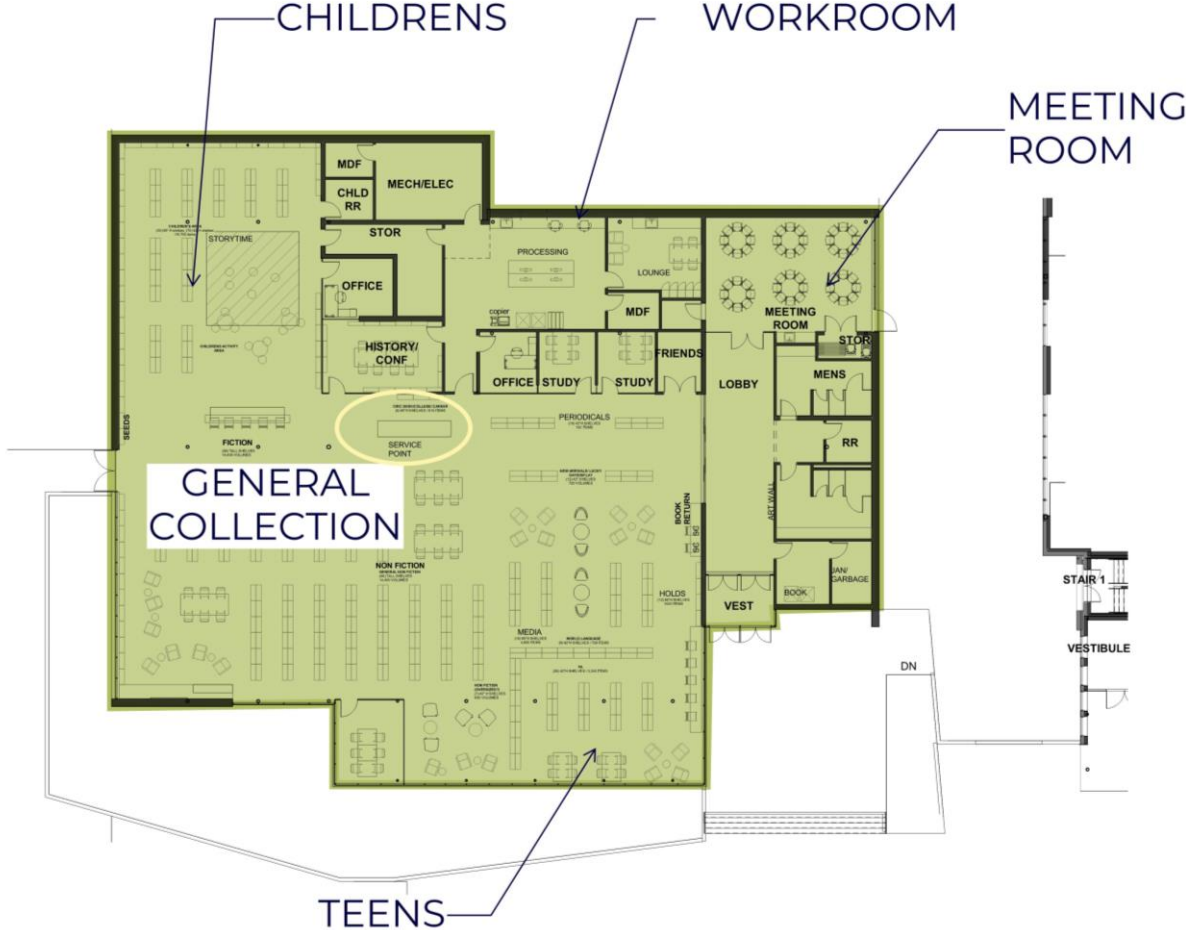
Comparison – Freestanding Library Location



Comparison – Option 1 & Option 3 Library Space Program (Updated)



OPTION 1



OPTION 3

Comparison – Library Size

Current Collection Size
53,000 - 56,000

| Space Type | Option 1 | Option 3 |
|---|------------------|------------------|
| Functional Library Space collection space, lounge seating, children's & teens areas, computers | 10,710 SF | 9,320 SF |
| Library Support Space work room & storage, conference spaces, multi-purpose, library restrooms, storage, exterior walls | 5,440 SF | 5,830 SF |
| Shared Space 50% of restrooms, mechanical space & hallways shared with NCPRD | 3,800 SF | 0 SF |
| Total | 19,500 SF | 15,150 SF |

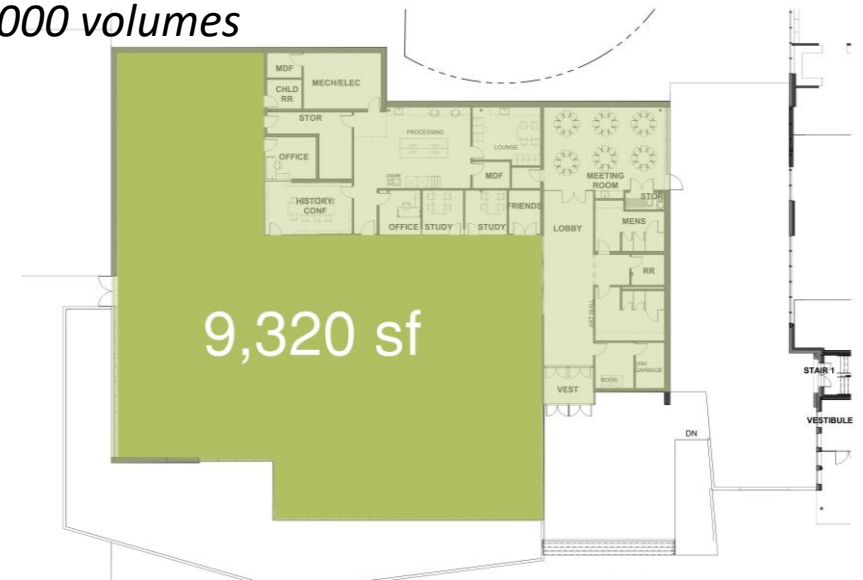
OPTION 1
19,950 SF

Collection Size
Approx 74,000 volumes

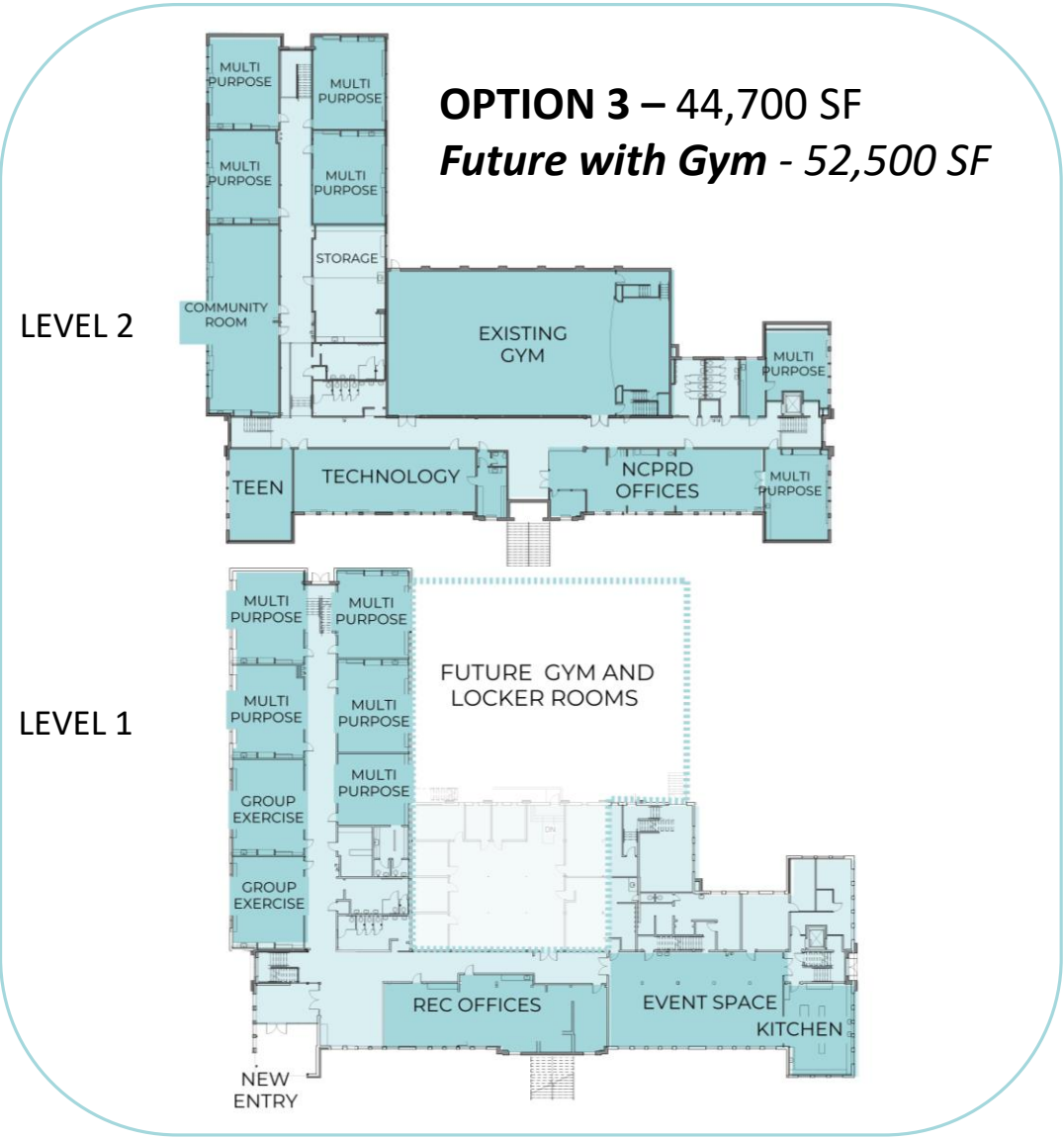


OPTION 3
15,150 SF

Collection Size
Approx 70,000 volumes



Comparison – Community Center



Sustainable Design Strategies

ENERGY

- 1.5% GET – PV array on the roof
- Efficient mechanical system VRF - (Variable Refrigerant Flow) heat pump system to provide heating and cooling
- Heat Recovery: Heat is recovered from exhaust air before it leaves the building and is used to pre-heat and pre-cool the outdoor air.
- Thermally high performing storefront/curtainwall systems and glazing
- Long lasting, low energy LED lights
- Integrated daylighting and automatic controls for LED lighting
- Maximizing natural daylight deep into the space with a long clerestory
- Strategic overhangs to minimize glare and direct solar gain
- Interior roller shades to reduce glare and direct solar gain

WATER

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

RESOURCES

- Durable, long lasting exterior materials (brick)

ECOLOGY

- Bird friendly glazing
- Enhanced connection to natural space and the park – maximizing views out to the park from all parts of the library

Additional Sustainable Design Strategies Under Discussion

- Mass Timber Roof
- Radiant Flooring

Sustainability Metrics - AIA Framework for Design Excellence



Option 1 – Library Exterior



Option 3 – Main Entries



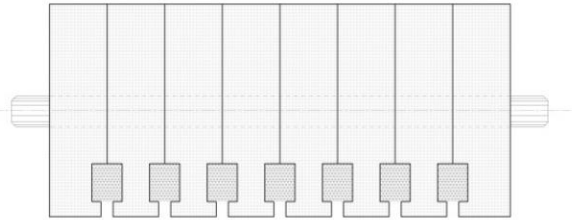
Option 3 – Main Entries



Option 3 – Main Reading Room



Option 3 – Main Reading Room with DLT



Option 3 – Main Reading Room



Option 3 – Main Reading Room with DLT



Option 3 – View From the Park



Costs

Library*

| | Option 1 | Option 2 | Option 3 |
|-----------------|----------------|----------------|----------------|
| 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 |

Community Center**

| | Option 1 | Option 2 | Option 3 |
|-----------------|----------------|---------------------|--------------------|
| 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

Funding Sources

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

Joint Meeting to be Scheduled