

OAK LODGE & GLADSTONE COMMUNITY PROJECT

Gladstone Community Library

Gladstone Task Force Meeting
February 24, 2021



clackamas.us/community-project

Project Overview

- Schematic Design through Permitting
 - Phases of work
- Schematic Design
- Public Involvement Plan
- Task Force Subcommittees
- Budget
- Near-term Schedule

GLADSTONE COMMUNITY LIBRARY

OAK LODGE AND GLADSTONE COMMUNITY PROJECT PROCESS

February 24, 2021





MASTER PLAN *COMPLETE*

FALL 2019 - JANUARY 2021
15 months

- Architect selected
- Existing information reviewed
- Three design alternatives studied
- Preferred design recommended to BCC
- Approved by Board of County Commissioners (BCC)

▶ COMMUNITY ENGAGEMENT

- 19 task force meetings
- Two task force members participated in Architect selection
- Three focus groups
- One design workshop
- Two community surveys
- Two community meetings

SCHEMATIC DESIGN

SPRING 2021
2 months

- Refine concept design
- Develop building character
- Establish sustainable design parameters
- Establish art/history opportunities
- Research building code requirements
- Develop building systems (structural, mechanical, electrical, etc.)
- Cost estimate
- Hire contractor
- Hire art selection coordinator
- Form sustainability and art subcommittee

▶ COMMUNITY ENGAGEMENT

- Three task force meetings
- One focus group
- Sustainability charrette
- One public meeting
- Two task force members on Art Subcommittee
- Two task force members on Sustainability Subcommittee

DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS

SUMMER - FALL 2021
5 months

- Refine schematic design
- Develop building materials and finishes
- Develop construction details
- Refine building systems
- Select artist
- City of Gladstone Design Review
- Submit for permit
- Two cost estimates
- Contractor bids subcontracts



COMMUNITY ENGAGEMENT

- Two task force meetings
- One focus group
- One public meeting
- Five Art Subcommittee meetings
- One public meeting

PERMITTING AND BIDDING

WINTER 2022
4 months

- Building permit
- Contractor bids subcontracts
- Contractor develops price
- Demolish existing building

▶ COMMUNITY ENGAGEMENT

- Email and social media updates

CONSTRUCTION

SPRING 2022 - WINTER 2023
12 months

- Demolition and construction
- Project close-out

▶ COMMUNITY ENGAGEMENT

- Ribbon Cutting
- Ground Breaking
- Email and social media updates



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Public Involvement Plan

Task Force Subcommittee

Public Meetings

Goal: Keep the community engaged and informed in the design process

- 2 Public Events (After SD & DD)
- 2 Underrepresented Focus Groups (After SD & DD)
- 5 TF Meetings

Sustainability

Goal: Review and prioritize sustainable design strategies

- Sustainability Charette
- 1.5% Green Energy Technology (GET)
- Work With Energy Trust Of Oregon (ETO)
- Review Potential ETO Incentives
- Report To Task Force

1 Meeting

Task Force Subcommittee

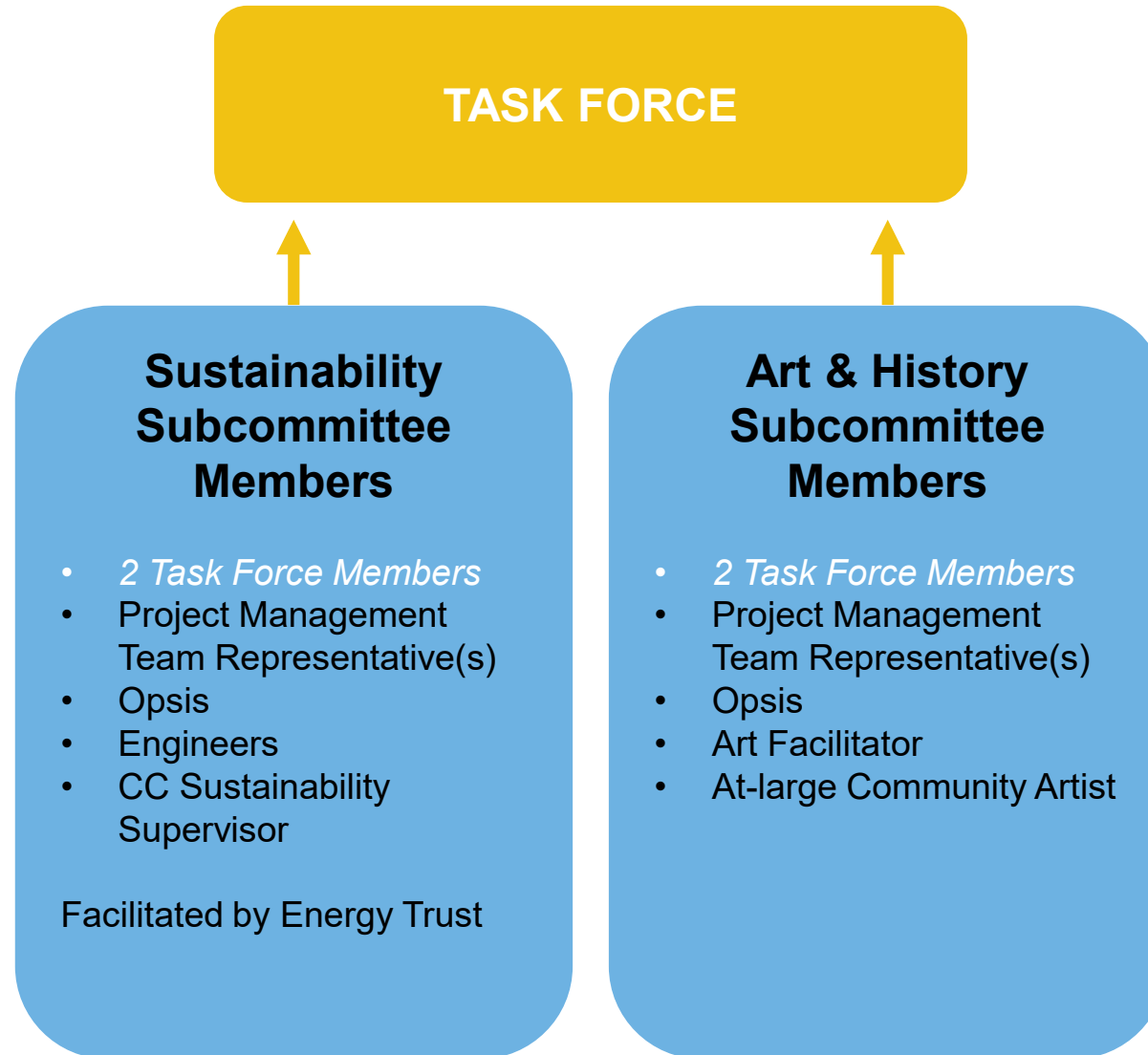
Art

Goal: Review public art opportunities, with an intention to incorporate the history of Gladstone.

- 1% Of Project Budget Dedicated To Art
- Coordinate With Library Foundation
- Work With A Public Art Facilitator
- Identify Opportunities/ Locations
- Select Artist
- Review Art Progress
- Report To Task Force

5-6 Meetings

Subcommittee Structure



Q & A

COST REVIEW

Total Project Cost

Total Project Cost is made up of Direct and Indirect Project Costs

1. Direct Project Costs:

Expenses directly related to construction

- Contractor materials, labor, insurance, profit, etc
- Demolition
- Earthwork
- Site Improvements
- Building
- Street and Sidewalk work

2. Indirect Project Costs:

Expenses NOT directly related to labor and physical building materials

- Survey
- Environmental work (removing oil tanks)
- Architectural and Engineering Fees
- Permits
- Testing and Inspections
- Community Engagement
- Project staff
- Construction Management

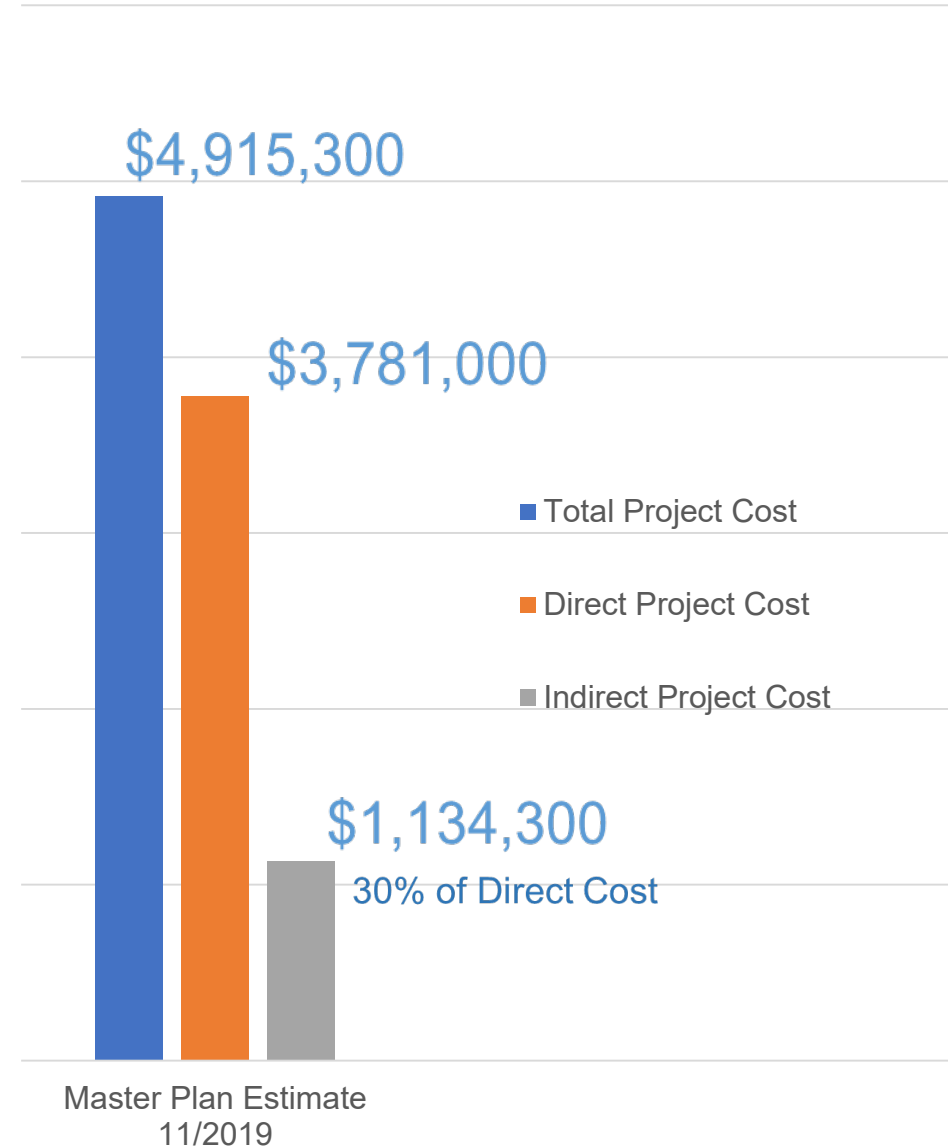
Gladstone Total Project Cost

Master Plan Total Project Cost - \$4,915,300

Direct Cost \$3,781,000

Indirect Cost \$1,134,300 (30% of Direct Cost)

- Direct Cost by Cost Estimator
- Indirect Cost = 30% of Direct Cost
 - Lump sum, place holder
 - Industry standard for many projects



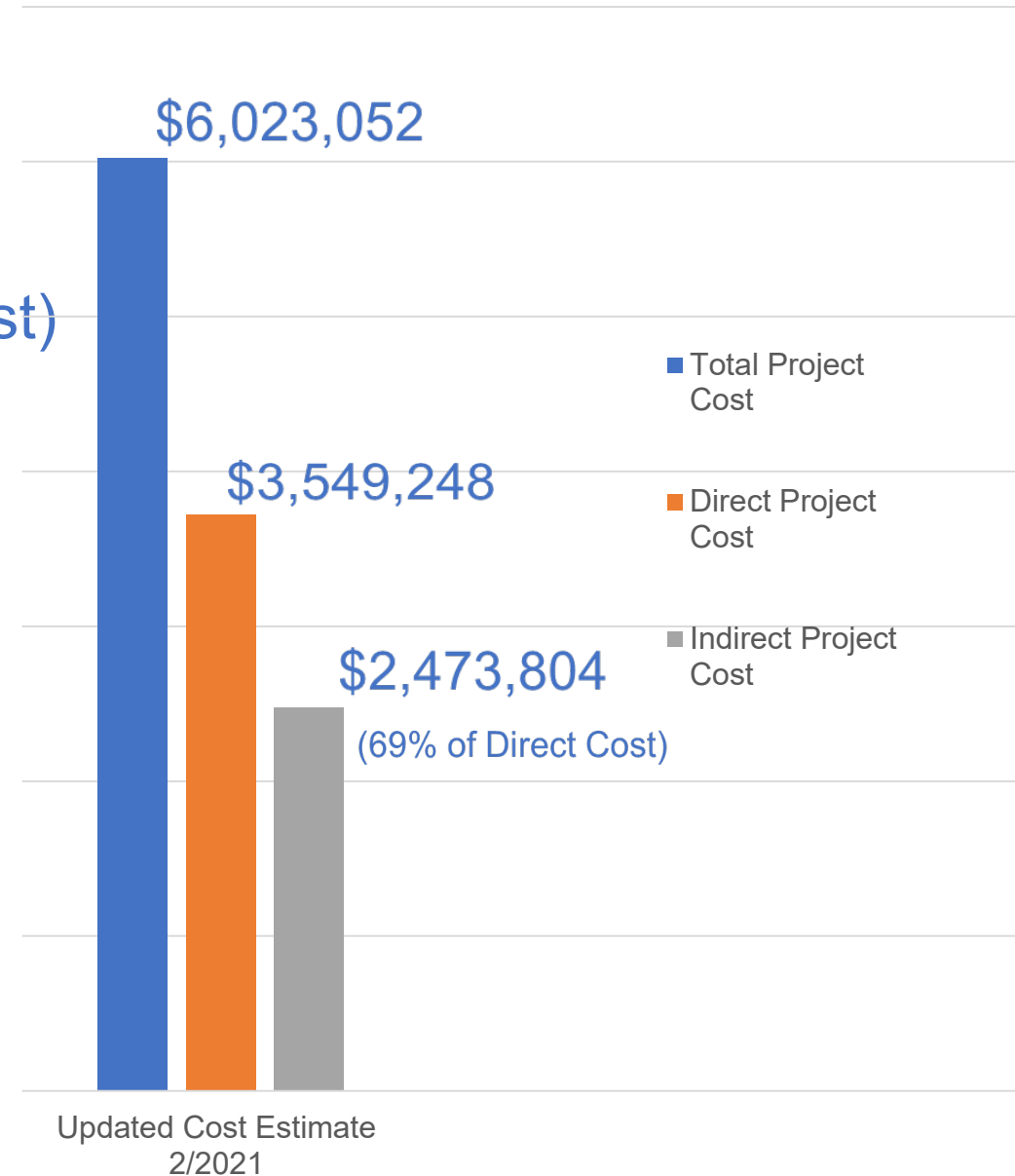
Gladstone Total Project Cost

Updated Total Project Cost - \$6,023,052

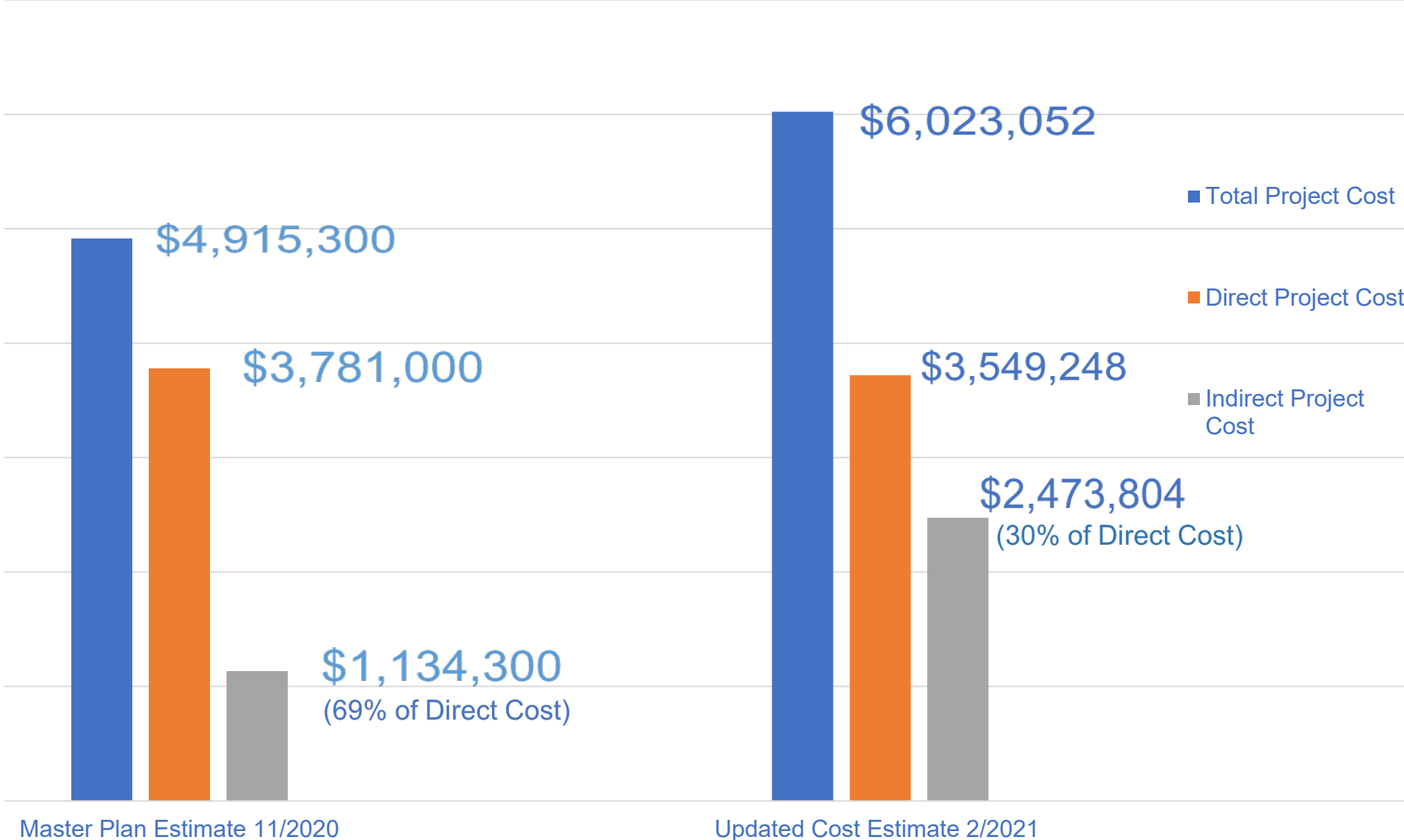
Direct Cost \$3,549,248

Indirect Cost \$2,473,804 (69% of Direct Cost)

- Direct Cost by a Cost Estimator
- Indirect Cost is detailed estimate
 - Includes five categories of work
 - 40 unique costs



Gladstone Total Project Cost



Gladstone Total Project Cost

Why the change?

- Indirect Cost
 - Lump sum, place holder vs. detailed, verified (to the extent possible)
- Detailed Indirect Project Cost Estimate has four categories:

Building Related

- Furniture
- Equipment
- Signage
- Security System

Professional Services

- Arch. & Eng. Fees
- Public Involvement
- Building Permit
- System Dev. Charges (SDCs)
- Art/Artist
- Testing

Project Support

- Project Manager (Staff PM)
- PM Assist (Contract PM)
- Contractor Preconst.

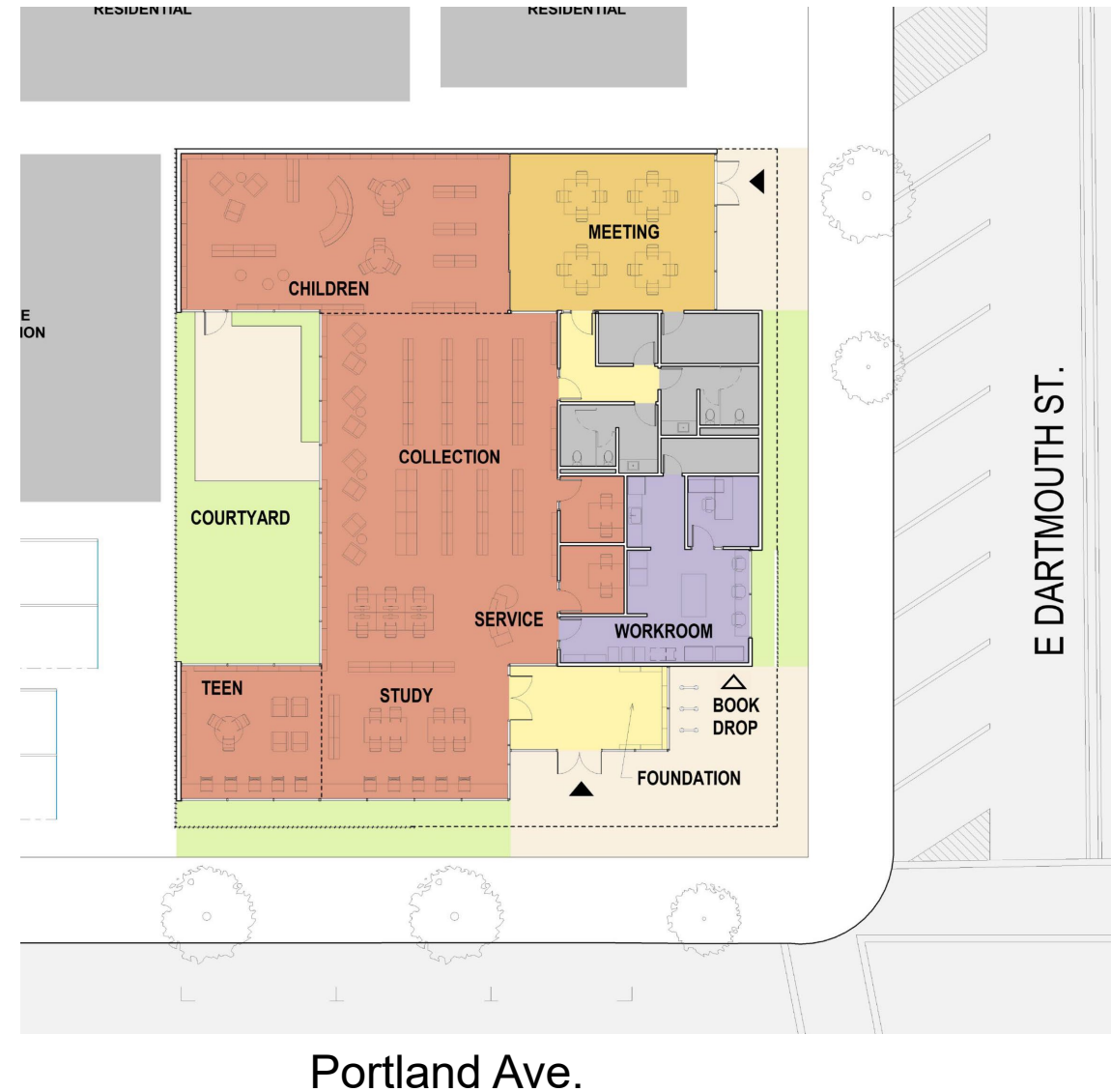
Actuals to-date

- Master Plan
- Public Involvement
- Public Meetings
- Staff
- Mailers

Gladstone Community Library

County is committed to this project

- County and Gladstone have an agreement to build a 6,000 square foot building
- Project is a high priority for the County



Q & A

Next Steps/Near-term Schedule

- BCC Policy Session – March 9th
Update
- BCC Business Meeting – March 18th
Approve Opsis Contract
- Next Task Force Meeting - April 7th (tentative)
- Task Force Organization - Future
 - Subcommittee members
 - Vote for Chair, Vice-chair (terms are up)