

Oak Lodge Library/Concord Community Center
Joint Meeting of Task Force, NCPRD DAC and Library Advisory Board
January 20, 2022

Questions, Comments and Responses

NOTE: These questions and comments are summarized from the Jan. 20, 2022, Zoom meeting, including the Chat, organized by subject: Option 1, Option 2, Option 3, Comparisons and then general questions.

Option 1: Attached Library and Community Center (Master Plan/Schematic Design)

Q: Will there be elevators in the Concord building?

A: *There is one elevator now, which will remain, and a second one will be added.*

Q: Are there restrooms in the library?

A: *In Option 1, there is a restroom for children in the children's area and another one for anyone in the library; other restrooms are in shared space in the community center.*

Q: Are there any covered outdoor spaces for gathering?

A: *The pavilion in the park would provide a covered outdoor space for gathering as well as restrooms. It would be an "add-alternate," meaning that it would be designed and then, when the final project costs come in at the end of design, we would determine if we could afford to construct it.*

Q: With the grade changes, how does terracing work on the site and what kind of thought has gone into visibility, sighting and safety?

A: *Lots of attention has been given to grading, though it's not shown in the simplified diagram in this presentation. There are gradual slopes on the pathway around the park. We've worked to minimize the number of retaining walls, and make the site seamless and universally available to everyone.*

Q: Are ornamental and splash pad water features considered or just one water feature?

A: *There would be one water feature that would incorporate a splash pad in Option 1.*

Q: Currently this a great place to watch the sunset. Can that be folded into the plans?

A: *Yes, we can accommodate that.*

Q: How do you access the parking behind the library and what level is it at?

A: *The parking access is off of Spaulding, at the same grade as the site is now. There is quite a bit of elevation change to the school building. The back wall of the library is a retaining wall and the parking area is above the library.*

Q: In order to get to the new library from the entryway, the library has to be underground.

A: *Yes, you would look directly into the landscape on the south side of the library. In Option 3 with an elevated library, the library would be 30 inches to 3 feet tucked into the ground.*

Q: Does the retaining wall that is necessary as the back wall of the library add cost?

A: *Yes, but also savings because there doesn't have to be any exterior skin on that wall.*

Q: Is dampness going to be a problem in the underground portion of the building?

A: *No, things have come a long way in terms of protecting concrete walls.*

Q: So the original project is Option 1 and there's not enough funding for that option, right?
A: Correct.

Option 2: - Attached Library with Reduced Scope Community Center

Q: Would each function (library and community center) have different mechanical, electrical and plumbing (MEP) systems?
A: *The shared spaces as well as the library spaces in the existing building would have a shared MEP system with a way to sub-meter them. We're looking at a free-standing mechanical system for the library. Restrooms and some of the circulation will still be shared between the library and community center.*

Option 3: Freestanding Library and Reduced Community Center

Q: Why is the square footage of the library being reduced?
A: *Building a new, free-standing library is more expensive than renovating space that already exists.*

Q: Could the future gym site be used for more parking?
A: *Potentially. Without the gym, there is less need for parking in that area, and eliminating that parking lot saves some site costs. It could be developed with a future gym addition.*

Q: Does the square footage include the future gym?
A: *No, but we gain square footage because there is no library or shared square footage.*

Comparisons

Q: Is there a teen space in the community center?
A: *Yes, there is an as-yet-unspecified space dedicated to teens/youth activity. The features and amenities will be determined by input from teens.*

Q: How much square footage is reserved for the playground?
A: *In Options 1 and 2, the playgrounds are approximately 10,000 square feet; in Option 3, it is approximately 12,000 square feet.*

Q: Is there library bookstore space in all these plans?
A: *Yes.*

Q: Does the expense for earthquake mitigation for the historic building change in any of these options? Attaching a building or not?
A: *Option 1 includes a comprehensive seismic upgrade. Option 2 requires seismic upgrades where the new and old buildings are joined, and there would be additional, but less invasive seismic upgrades in other areas of the building. In Option 3, there would be seismic upgrades, but done in a more phased approach as areas are renovated.*

Q: Have you projected the amount of money that NCPRD could earn from the proposed new gym and additional rooms vs. the reduced space?
A: *The new gym has an estimated \$135,000 for new revenue. Without the new gym, there is an estimated \$175,000 in revenue that would be generated out of the facility through*

existing gym programs, classes, rentals, and special events. A combined annual revenue for the facility with a new gym is estimated at \$310,000 annually (\$175,000 + \$135,000).

Q: Can the options be miss matched [mixed and matched]?

A: *While there are numerous variations that could be developed, the intent was to narrow down the options. That said, each element is not locked into each design, so some changes could be made if they were in line with funding and timeframes.*

Q: If Options 2 and 3 don't design for future water features, will that eliminate any possibility of water features being added down the line?

A: *Absolutely not. If we discover in our public engagement efforts that a water feature remains a priority, we will work towards that being designed into a future phase.*

Q: I didn't see a significant amount of community and meeting space for the library in Options 2 and 3.

A: *The library in Option #3 has a large meeting room in the library; the meeting room for the library is in Concord in Options 2 and 3.*

General

Q. What is the purpose of these remodeling plans?

A: *The plans were developed as alternatives to the Master Plan/Schematic Design to more closely align the design with available funds, especially related to the Community Center.*

Q: How can we be assured that the phasing you talk about for the community center in Options 2 and 3 would actually take place?

A: *Architecturally we can be sure it's set up for phased improvements. NCPRD's lease comes up with the county this July 1 and our offices are currently outside of the district. I'd like to start moving our offices into Concord almost immediately without waiting for the library to break ground. The phasing would include starting a community center as soon as we can – within a few months – and then engaging the community again to take a fresh look at the other spaces.*

Q: Have you compared the income from the gym and additional spaces to the loss of income if you don't build them?

A: *Generally, the revenue from use of the new gym will not completely offset the cost to build the gym. We estimate \$135,000 in annual revenue from new gym programs.*

Q: It sounds like you're phasing in a gym in the future, putting lipstick on the community center now and doing minimal seismic upgrades.

A: *NCPRD is already operating out of Concord. We would move our offices in, make minor improvements (flooring, paint, etc.) and then engage the community about what other improvements are needed.*

Q: We've been talking with the community about this for a couple of years.

A: *There have been lots of changes in two years, including Happy Valley leaving the District and COVID, so NCPRD is not in the same financial position it was in two years ago. NCPRD is doing okay operationally, but can't take on additional debt.*

Comment: These big projects are complicated and take time, so I'm not in a position to comment on the phasing. I hope the park design can be separated from the building because there was so much good park work. We need to respect the entry into the park and the connection between the park and buildings that are shown in Option 3.

Q: Referring to the idea that the old building was going to be completely gutted – I thought we were going to keep a lot of trim, etc., but I thought it was to address seismic needs.

A: *The approach in Options 2 and 3 is to address structural needs incrementally. The building is not insulated on the exterior walls – that's pretty invasive work. When we do a lobby area, remove a wall, etc., we'll do some seismic upgrades at the same time.*

Q: The school district closed this building because it's seismically unsound for ongoing use. Can it pass safety requirements for active recreational county use?

A: *Many older schools are taken over by parks and recreation departments and turned into community centers with only limited seismic upgrades. From the perspective of the building code, any seismic upgrade at this point is voluntary. Regardless, we will plan on making some seismic upgrades.*

Q: The focus for years has been on fulfilling the offer made to all of Clackamas County for a library district with three new libraries – Hoodland, Happy Valley, and a solution for Gladstone/Oak Lodge. There's not a nickel here coming from the county for the library.

A: *The Board of Commissioners made it clear that the county is committed to funding the library; they are waiting to see what the final financial need will be. Library and park/community center funding are different – the library is funded through the county and Oak Lodge Library district funds; the community center/park are funded through NCPRD.*

Q: Can the complex become net zero; include solar energy in addition to energy efficiency?

A: *We include rooftop PV panels, but we do not have a net zero target at this point.*

Q: I've read articles about cross-laminated timber. Do Options 2 or 3 retain CLT?

A: *We did have CLT as the roof material in option one, but due to current market conditions and cost of wood, we moved to an all steel structure for the libraries in Options 2 and 3.*

Comment: When the task force was put together 3.5 years ago, we were asked whether the library should be on this site. In my view, the library is the first priority. There was a reason for the square footage for the libraries, so it's difficult to accept we're going to reduce library square footage because we're short on funds. I challenge the BCC to pony up the money for the full square footage of the library regardless of which option is chosen. Phasing the community center makes a lot of sense.

Q: I agree with Mark about the library. Seems like it is all tangled into this other stuff. I can see the community being upset about getting a new library that's about the same size as the old one. Why is the square footage of the library decreased in Options 2 and 3?

A: *All the Oak Lodge library options are significantly larger than the current library.*

Q: Where will the gap money come from?

A: *The county will cover gap money for the library, if we're looking at \$2-3 million.*

Q: What is the current square footage of the Oak Grove Library?

- A: *The current Oak Lodge Library is 8,722 square feet, but there is wasted space in the current facility since the building was never designed to function as a library.*
- Q: *Where's the formula for the square footage of libraries?*
- A: *The formula -- 0.5 square feet/population -- is in the settlement agreement between Clackamas County and the City of Gladstone. In the agreement, the City of Gladstone population is 11,505 and the Oak Lodge population is 38,998 (including 8,995 people in the Gladstone unincorporated area, which the Oak Lodge Library is also meant to serve). The agreement also allows for the Oak Lodge Library square footage to be adjusted based on a feasibility study and community need.*
- Q: *When we are tasked with choosing an option, we want to make sure that is the option that will happen. I agree that the Option 3 park area is best. If we choose Option 3, can we be sure that's what the park area is going to be? It gets back to credibility.*
- A: *The task force recommendation will be brought forward to the Board and will reflect the recommended library, community center and park design.*
- Q: *In 2019 Metro had a ballot measure asking for more money to buy new park lands, and voters said yes. The Stringfield family park was developed with Metro funds, and the Trolley Trail was supported by Metro funds from a prior ballot measure. Milwaukie Bay Park has a grant from the state. Where are Metro and the state now? Has any research been done on this for money for parks?*
- A: *Yes, Metro has been consulted about the Concord project, but determined that the Concord project did not meet their requirements. We have explored other funding options, and are looking at land and water conservation funding. There's a lot of competition for funds and a lot of criteria that must be met in order to be considered.*
- Q: *What does NCPRD pay for office space and is that cost being factored into this project?*
- A: *The cost of our current rent to Clackamas County is being factored into the operational side of the plan, as well as other efficiencies related to having our administration, recreation and sports staff in one location.*
- Q: *How will the final decision be made and by whom?*
- A: *We will collect information from the Concord Task Force, NCPRD District Advisory Committee and Library Advisory Board, and give that and staff recommendations to the Board of Commissioners. The Board will make the final decision.*
- Q: *Will these slides be shared with us?*
- A: *They are at <https://dochub.clackamas.us/documents/drupal/7b2f4d6b-d94d-40c5-96c8-c20d0d720468>.*
- Q: *Since the three groups will meet and get public input, can we meet again as a group before the BCC makes a decision in April?*
- A: *We can certainly do that if the groups would like us to.*