

# OAK LODGE & GLADSTONE COMMUNITY PROJECT

Concord Task Force Meeting  
February 25, 2021



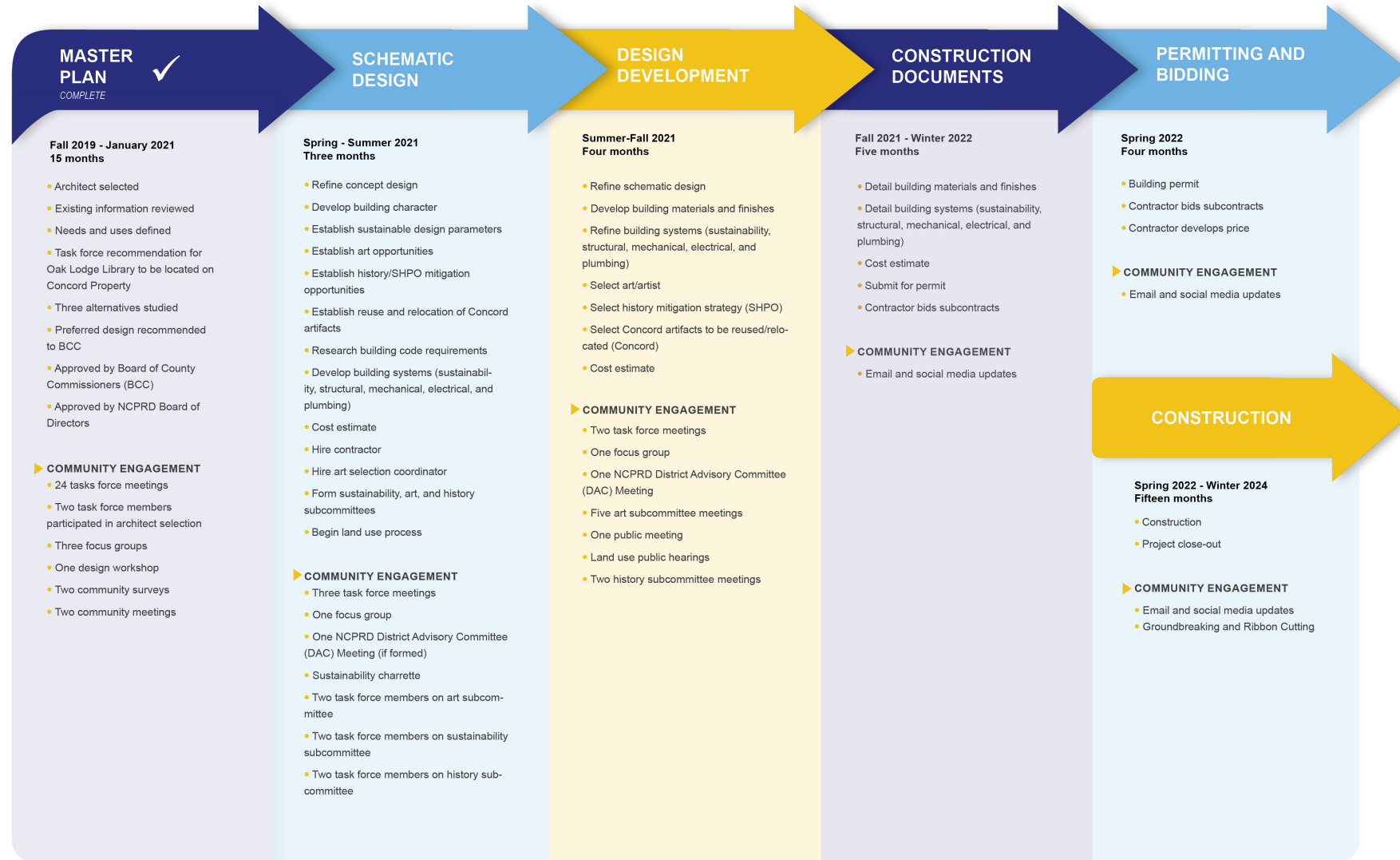
# Project Overview

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

# OAK LODGE AND GLADSTONE COMMUNITY PROJECT

## OAK LODGE LIBRARY, COMMUNITY CENTER, PARK & NCPRD OFFICES

February 24, 2021



Fall 2019 - January 2021  
15 months

- Architect selected
- Existing information reviewed
- Needs and uses defined
- Task force recommendation for Oak Lodge Library to be located on Concord Property
- Three alternatives studied
- Preferred design recommended to BCC
- Approved by Board of County Commissioners (BCC)
- Approved by NCPRD Board of Directors

► **COMMUNITY ENGAGEMENT**

- 24 tasks force meetings
- Two task force members participated in architect selection
- Three focus groups
- One design workshop
- Two community surveys
- Two community meetings

Spring - Summer 2021  
Three months

- Refine concept design
- Develop building character
- Establish sustainable design parameters
- Establish art opportunities
- Establish history/SHPO mitigation opportunities
- Establish reuse and relocation of Concord artifacts
- Research building code requirements
- Develop building systems (sustainability, structural, mechanical, electrical, and plumbing)
- Cost estimate
- Hire contractor
- Hire art selection coordinator
- Form sustainability, art, and history subcommittees
- Begin land use process

► **COMMUNITY ENGAGEMENT**

- Three task force meetings
- One focus group
- One NCPRD District Advisory Committee (DAC) Meeting (if formed)
- Sustainability charrette
- Two task force members on art subcommittee
- Two task force members on sustainability subcommittee
- Two task force members on history subcommittee

Summer-Fall 2021  
Four months

- Refine schematic design
- Develop building materials and finishes
- Refine building systems (sustainability, structural, mechanical, electrical, and plumbing)
- Select art/artist
- Select history mitigation strategy (SHPO)
- Select Concord artifacts to be reused/relocated (Concord)
- Cost estimate

► **COMMUNITY ENGAGEMENT**

- Two task force meetings
- One focus group
- One NCPRD District Advisory Committee (DAC) Meeting
- Five art subcommittee meetings
- One public meeting
- Land use public hearings
- Two history subcommittee meetings

Fall 2021 - Winter 2022  
Five months

- Detail building materials and finishes
- Detail building systems (sustainability, structural, mechanical, electrical, and plumbing)
- Cost estimate
- Submit for permit
- Contractor bids subcontracts

► **COMMUNITY ENGAGEMENT**

- Email and social media updates

Spring 2022  
Four months

- Building permit
- Contractor bids subcontracts
- Contractor develops price

► **COMMUNITY ENGAGEMENT**

- Email and social media updates

**CONSTRUCTION**

Spring 2022 - Winter 2024  
Fifteen months

- Construction
- Project close-out

► **COMMUNITY ENGAGEMENT**

- Email and social media updates
- Groundbreaking and Ribbon Cutting

# MASTER PLAN



COMPLETE

**Fall 2019 - January 2021**  
15 months

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# SCHEMATIC DESIGN

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Three months

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# DESIGN DEVELOPMENT

**Summer-Fall 2021**  
Four months

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# CONSTRUCTION DOCUMENTS

**Fall 2021 - Winter 2022**  
Five months

- Detail building materials and finishes
- Detail building systems (sustainability, structural, mechanical, electrical, and plumbing)
- Cost estimate
- Submit for permit
- Contractor bids subcontracts

### ► COMMUNITY ENGAGEMENT

- Email and social media updates

# PERMITTING AND BIDDING

**Spring 2022**  
Four months

- Building permit
- Contractor bids subcontracts
- Contractor develops price

### ► COMMUNITY ENGAGEMENT

- Email and social media updates

# CONSTRUCTION

**Spring 2022 - Winter 2024**  
Fifteen months

- Construction
- Project close-out

### ► COMMUNITY ENGAGEMENT

- Email and social media updates
- Groundbreaking and Ribbon Cutting

## SCHEMATIC DESIGN

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**Three months**

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**Fall 2021**  
**Five months**

- Detail building systems (sustainability, structural, mechanical, electrical, and plumbing)
  - Cost estimate
  - Submit permit applications
  - Contract construction
- ▶ COMMUNITY ENGAGEMENT
- Email

# 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) if feasible re: Covid
- 6 TF Meetings
- 2 Land Use Public Hearings
- 2 DAC Meetings

### Sustainability

*Goal: Review and prioritize sustainable design strategies*

- Sustainability Charette (workshop)
- 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 in the community park, community center/library and plaza*

- 1% of Project Budget Dedicated to Art
- Coordinate with Friends of the Library
- Work with a public art facilitator
- Identify Opportunities/ Locations
- Select Artist
- Review Art progress
- Report to Task Force

5-6 Meetings

## Task Force Subcommittee

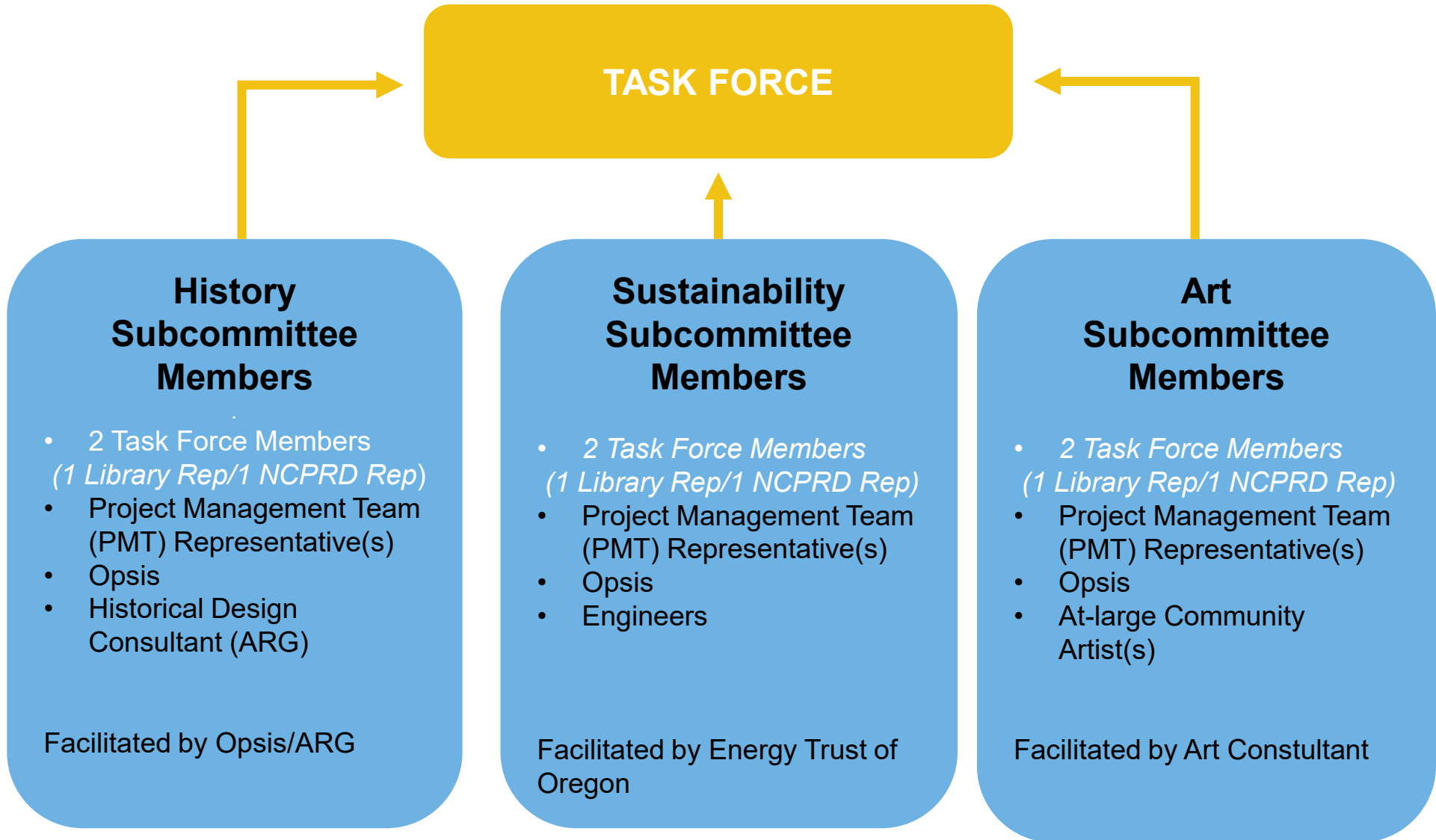
### History

*Goal: Review options for State Historic Preservation Office (SHPO) requirements and integration of artifacts from the existing building and interpretive displays, and integration of Oak Grove history*

- Fact Finding/listening session. Review existing building artifacts
- Review of proposed SHPO mitigation strategies
- Provide input on interpretive display
- Report to Task Force

3 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:

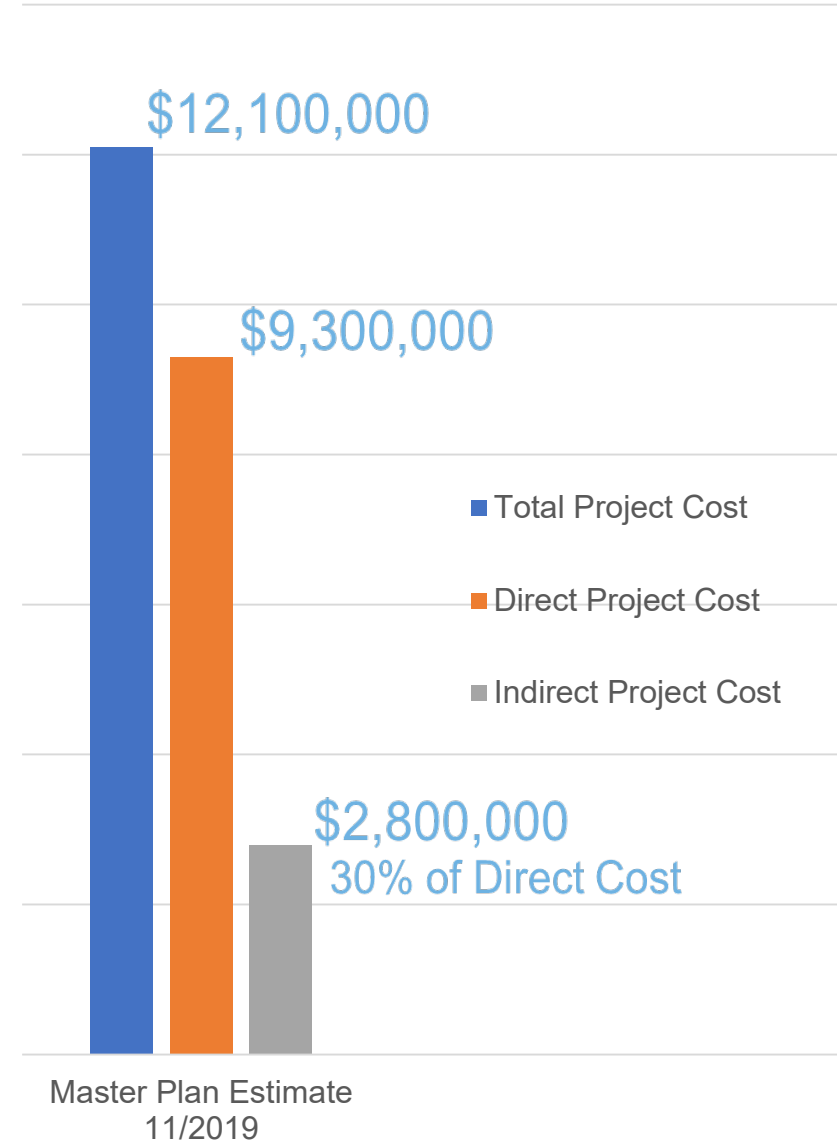
*Expenses NOT directly related to labor and physical building materials*

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

# Oak Lodge Library Total Project Cost

Master Plan Total Project Cost	<u>\$12,100,000</u>
Direct Cost	\$9,300,000
Indirect Cost	\$2,800,000

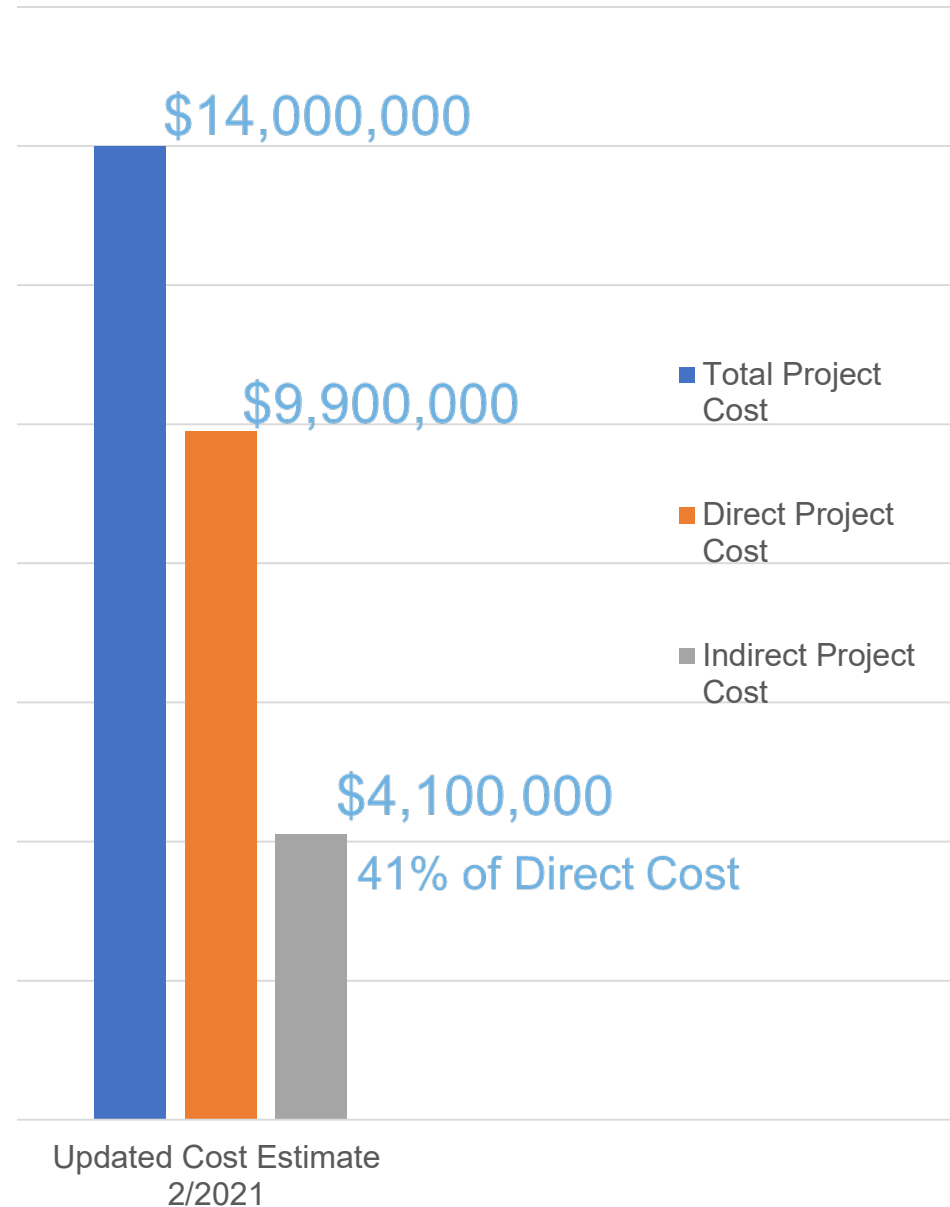
- Direct Cost by Cost Estimator
- Indirect Cost = 30% of Direct Cost  
Lump sum, place holder  
Industry standard for many projects



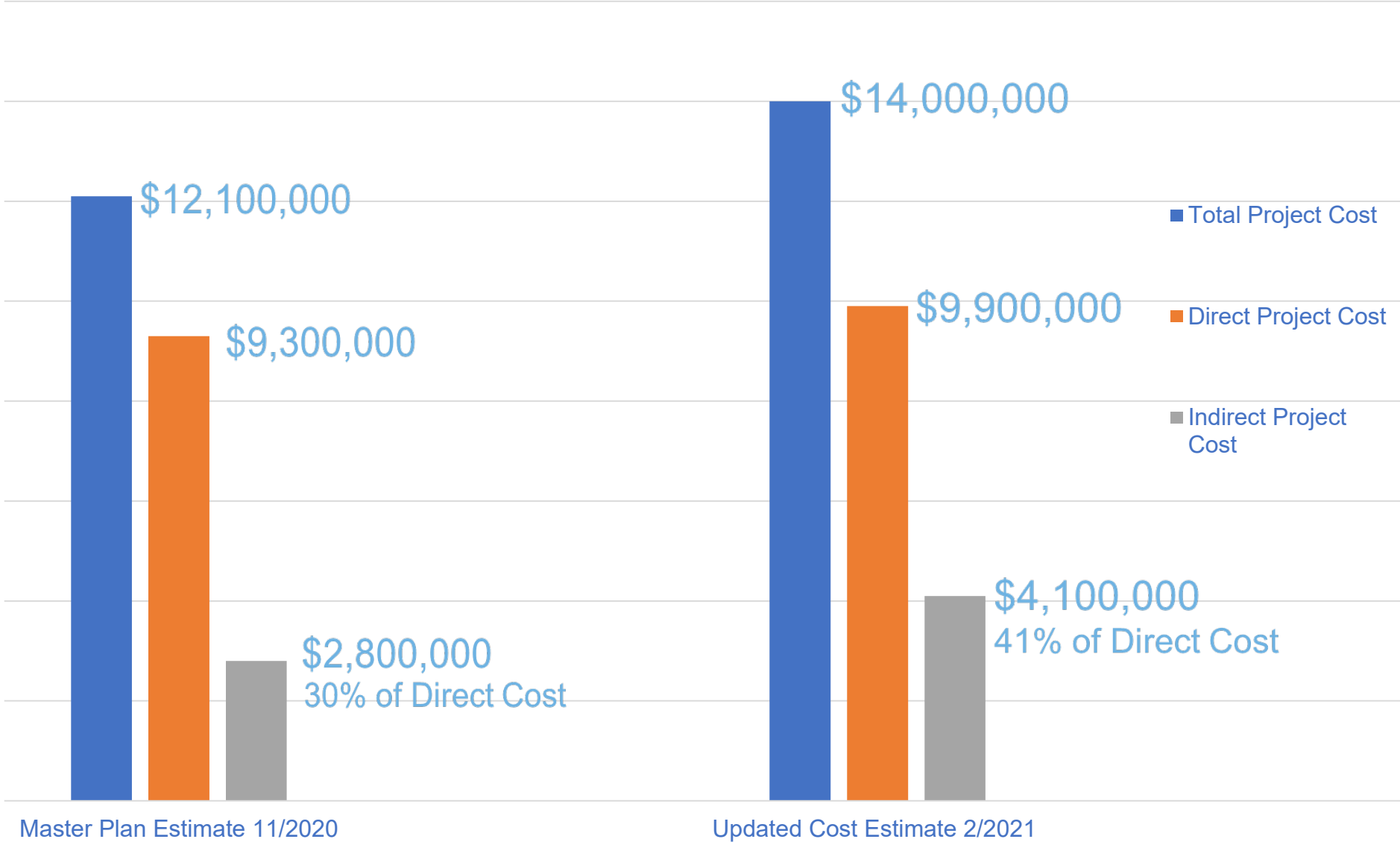
# Oak Lodge Library Total Project Cost

Updated Total Project Cost	<u>\$14,000,000</u>
Direct Cost	\$9,900,000
Indirect Cost	\$4,100,000

- Direct cost developed by a cost estimator
- Indirect cost is detailed estimate  
Includes five categories of work  
40 unique costs



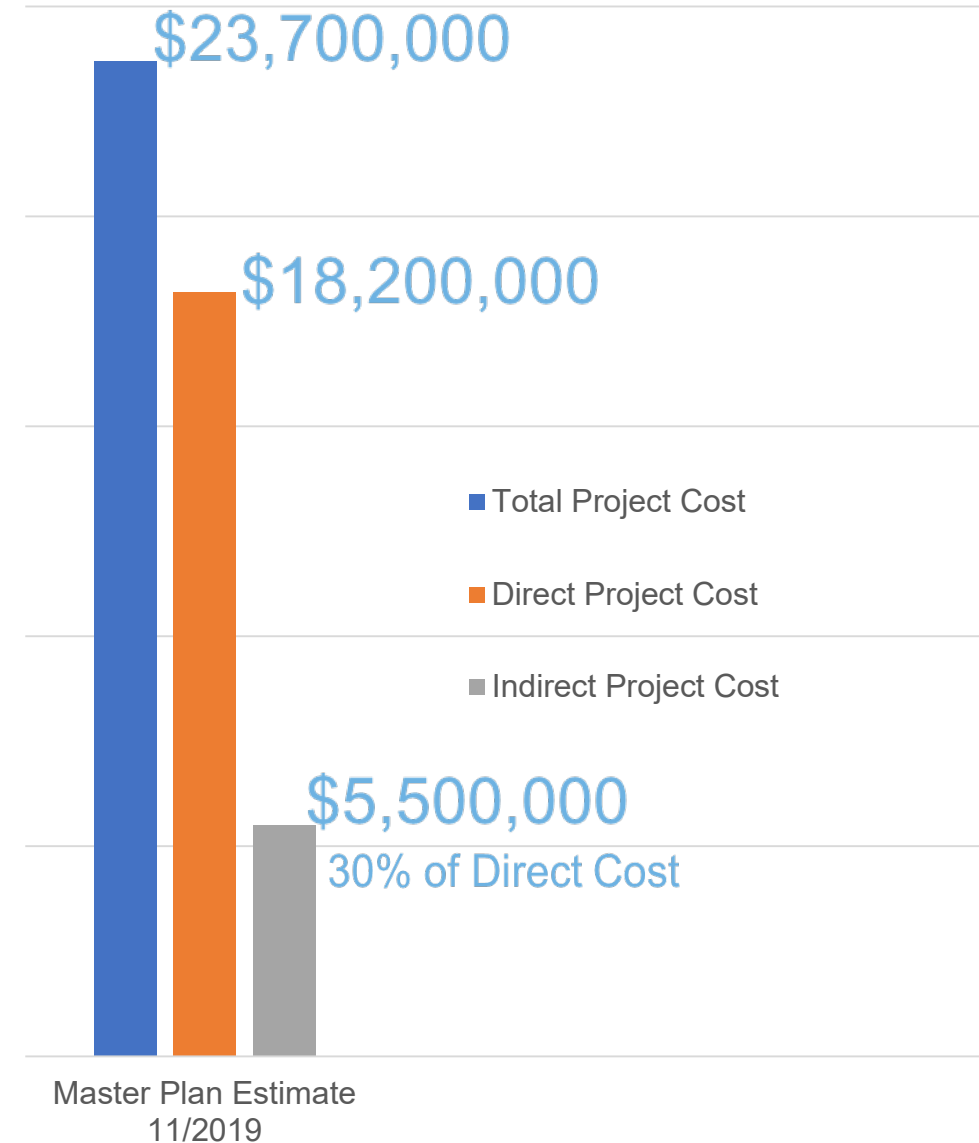
# Oak Lodge Library Total Project Cost



# NCPRD Total Project Cost

Master Plan Total Project Cost	<u>\$23,700,000</u>
Direct Cost	\$18,200,000
Indirect Cost	\$5,500,000

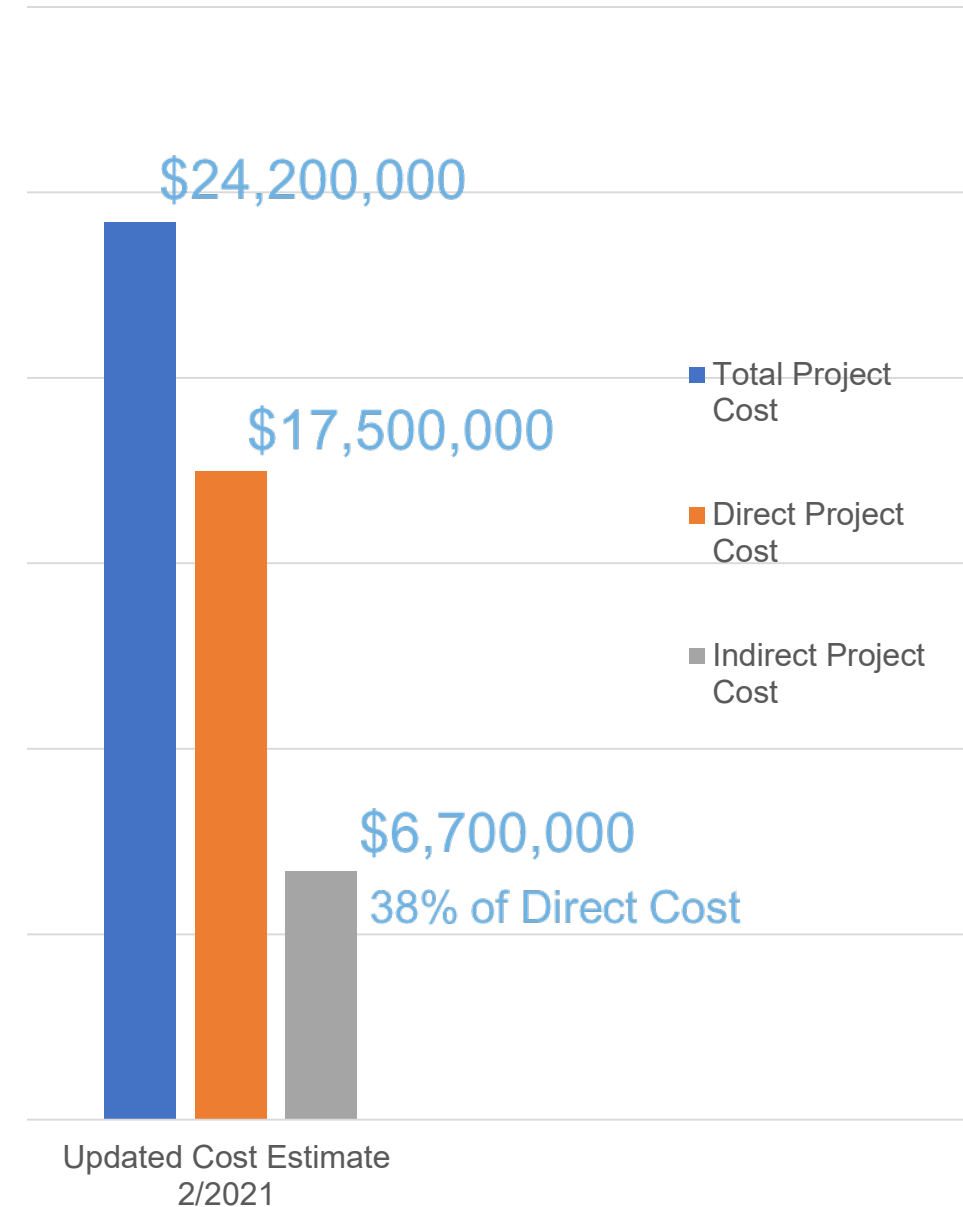
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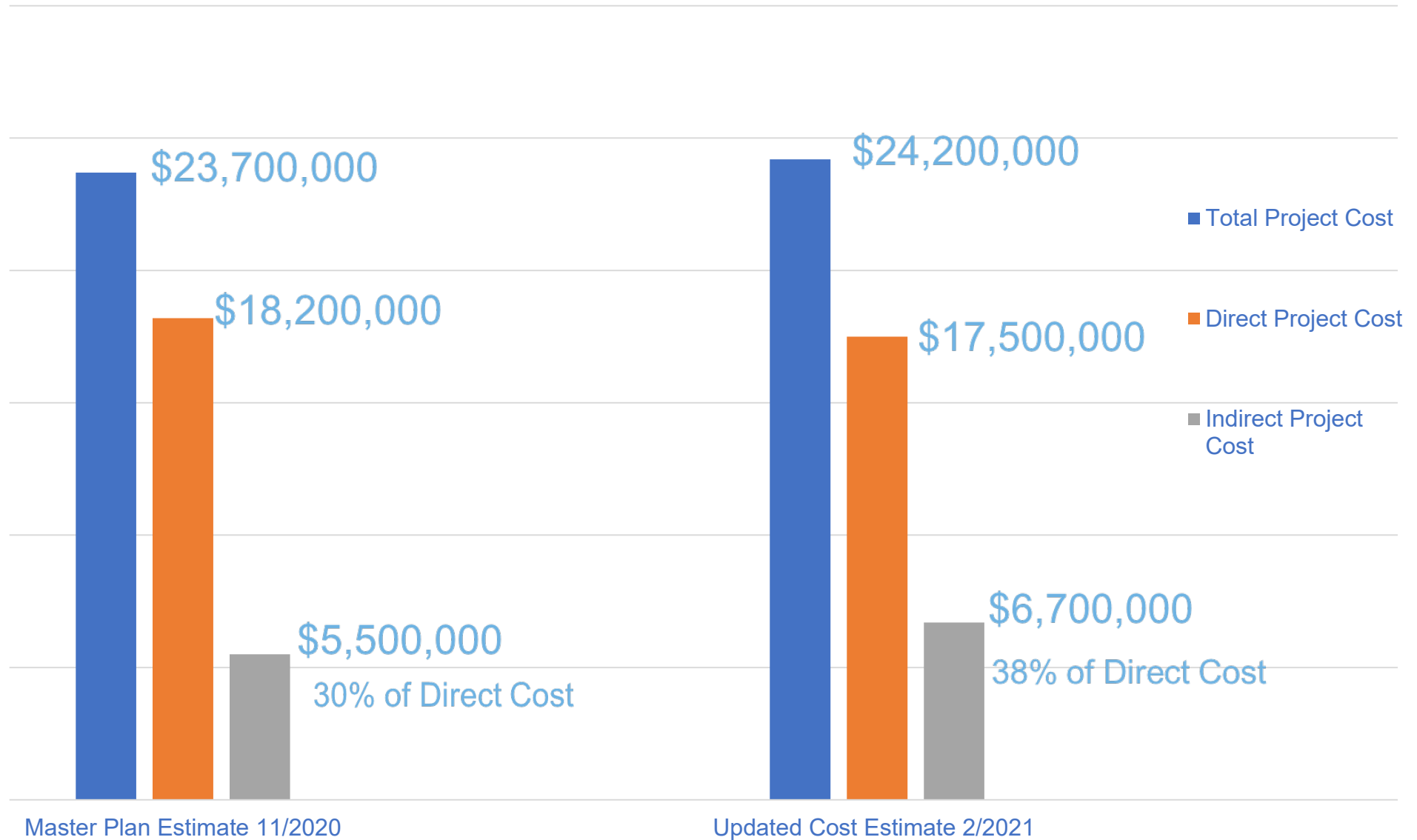
# NCPRD Total Project Cost

Updated Total Project Cost	<u>\$24,200,000</u>
Direct Cost	\$17,500,000
Indirect Cost	\$6,700,000

- Direct cost developed by a cost estimator
- Indirect cost is detailed estimate  
Includes five categories of work  
40 unique costs



# NCPRD Total Project Cost



# Library and NCPRD 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:

### Property

- Library Acquisition from NCPRD
- Acquisition of Olive Ave. from Wal-Mart and Brolin

### 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 Interim (Contract PM)
- Contractor Preconst.
- Owner's Rep. (Contract)

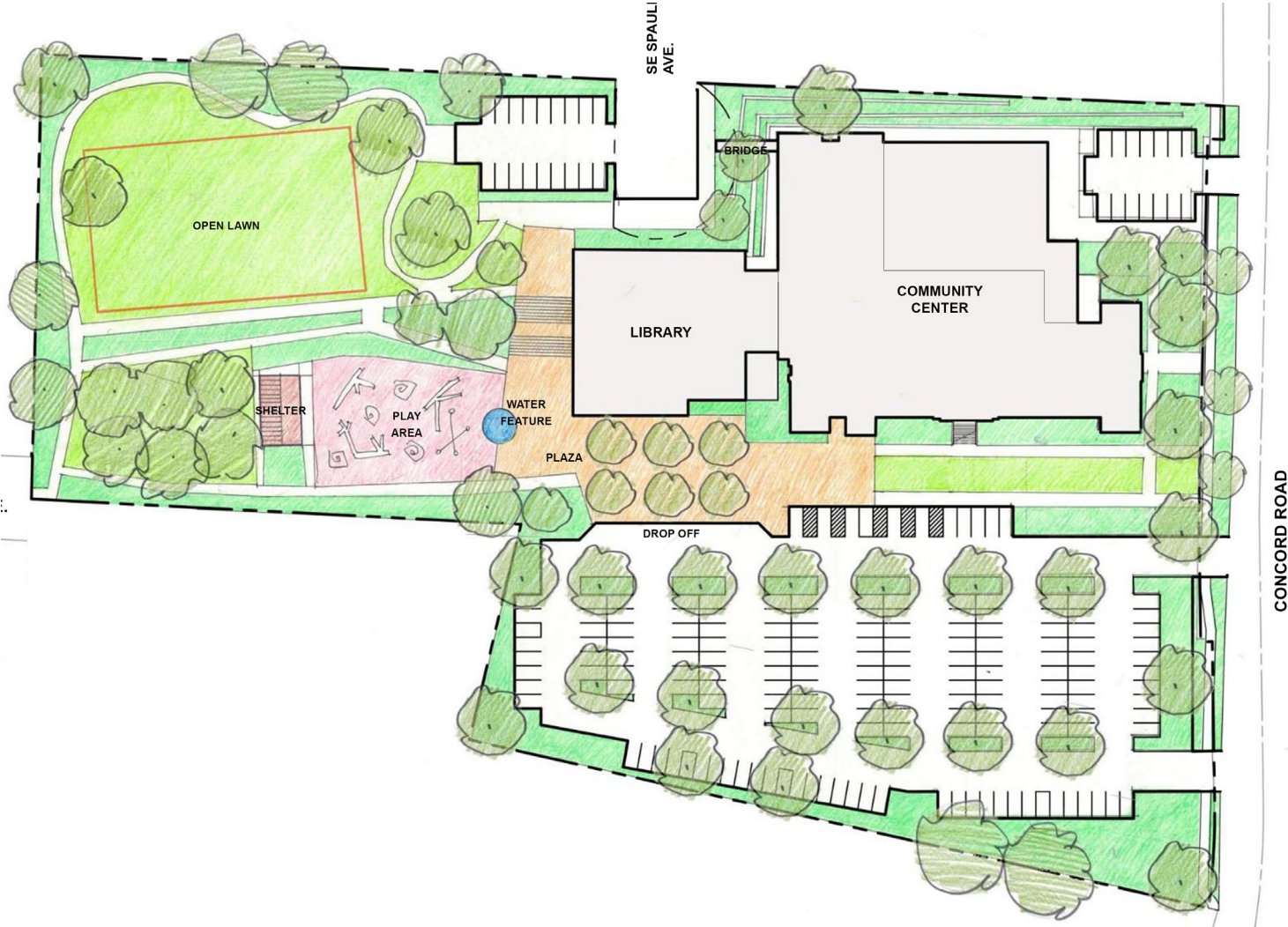
### Actuals to-date

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



# Oak Lodge Library and NCPRD Community Center, Offices, and Park

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 18<sup>th</sup>  
Approve Opsis Contract
- Next Task Force Meeting - April 8<sup>th</sup> (tentative)
- Task Force Organization - Future
  - Subcommittee members
  - Vote for Chair, Vice-chair (terms are up)