



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

Thursday, February 25, 2021
5:30 – 7:00 pm
Zoom Meeting

APPROVED

Task Force Members Present: Doug Jones, Denis Hickey, Chaunda Wild, Ron Campbell, Michael Schmeer, Kim Parmon, Grover Bornefeld, Paul Boundy, Kristi Switzer, Michael Newgard, Jan Lindstrom, Gary Bokowski

Task Force Members Absent: Mark Elliot

Task Force Members Excused: Rose Ojeda

Staff and Officials Present: Commissioner Savas, Laura Zentner, BCS Director; Allegra Willhite, BCS Deputy Director; Kandi Ho, NCPRD Acting Director; Mitzi Olson, Gladstone and Oak Lodge Library Director; Amber Johnson, Ellen Rogalin, Public and Government Affairs (PGA); Kathryn Krygier, Project Manager; Heather Koch, Jessica Botteron, NCPRD

Design Team Members Present: Liz Manser, 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 5:33pm.

Welcome and Review agenda

Task Force Chair Doug Jones did a roll call of task force members. Doug provided a summary of the agenda, which included project updates.

Kathryn Krygier introduced staff and the design team who were attending the meeting.

Staff and Project Team Updates

Jim Kalvelage introduced Liz Manser, who replaced Jennifer Hoffman at Opsis. Liz introduced herself.

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) and the BCC Acting as the Board of Directors 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.

Project Cost

Kathryn Krygier reviewed updated projects costs noting the Library has increased from \$12.1M to \$14M and the NCPRD costs have increased from \$23.7M to \$24.2M. The increase is primarily due to a better understanding of indirect project costs.

Near-term Schedule

Kathryn Krygier presented the near-term schedule:

- BCC Policy Session – March 9th Update
- BCC Business Meeting – March 18th
 - Approve Opsis Contract
- Next Task Force Meeting – April 8th (tentative)
- Task Force Organization – Future
 - Subcommittee members
 - Vote for Chair, vice-chair (terms are up)

Public Comment:

Carol Fuller said the community needs multi-use outdoor covered areas for pickleball, basketball and other activities. She would like to see that incorporated into the design.

Richard Nepon would like to know how community theater use is coordinated with the subcommittees. Also, he noticed a smell of mold at Concord and heard this would be addressed but he hasn't heard an update about this.

The meeting adjourned at 6:56pm.

Next Task Force Meeting:

April 8, 2021 (Tentative)