

OAK LODGE & GLADSTONE COMMUNITY PROJECT

CONCORD TASK FORCE Q&A
JUNE 4, 2020



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT



DESIGN PROCESS – CONSTRUCTION START SPRING 2022

CONCORD PROPERTY

SCHEMATIC DESIGN

Finalize layout and develop building character and integration of systems

- Define building exterior and interior character, materials, and finishes
- Define building systems and sustainable design strategies
- Construction cost estimate

CONSTRUCTION DOCUMENT

Prepare documents and specifications for construction

- Finalize drawings, detailing and specifications for construction
- Documents completed to submit for Clackamas County/Gladstone Planning approval
- Construction cost estimate (50% CD's)

CONSTRUCTION

The period of constructing the project as designed, which consists of:

- Demolition / excavation / utilities
- Foundation / framing / cladding / roofing / systems
- Interior buildout / fixed equipment
- Sitework / landscaping
- Closeout / furniture and move-in



MASTER PLANNING

Define project goals and space program, concept site options, and preferred concept design

- Technical Building / Site Assessment
- Programming / Needs Assessment
- **Design Alternatives (size, scale and scope defined)**
- Select and refine preferred concept design

DESIGN DEVELOPMENT

Refine building interior and exterior design / detailing and integration of building systems

- Finalize building materials and finishes selection
- Finalize building systems and integration
- Furniture and equipment selection
- Key building exterior and interior details
- Begin Land Use process
- Construction cost estimate

BIDDING/PERMITTING

Bid documents issued to potential contractors/subcontractors for pricing

- Building permit documents are submitted, clarified, and approved
- Contractor bids are evaluated and awarded

Q & A SESSION – COMMON THEMES

CONCORD PROPERTY

PARKING / ACCESS / TRAFFIC

- Site access from Spaulding
- Site access from Concord
- Anticipated traffic issues
- Fire Apparatus access
- Service / Delivery access
- Surface parking vs. structured parking

PARK / PLAZA / SITE

- Open space
- Plaza accommodations
- Activity potential
- Earthwork / sitework

Q & A SESSION – COMMON THEMES

CONCORD PROPERTY

BUILDING ENTRY / HISTORIC

- Entry locations
- Entry experience
- Historic impact

BUILDING EXTERIOR

- Building siting / Recreation
- Building relationships
- Adjacent grade considerations

SCHEMATIC DESIGN LEVEL QUESTIONS

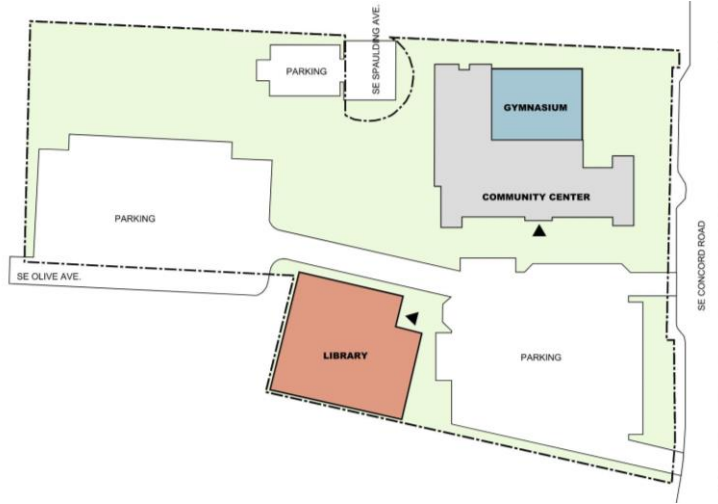
JUNE 11TH MEETING:

- Interior layouts / considerations
- Cost

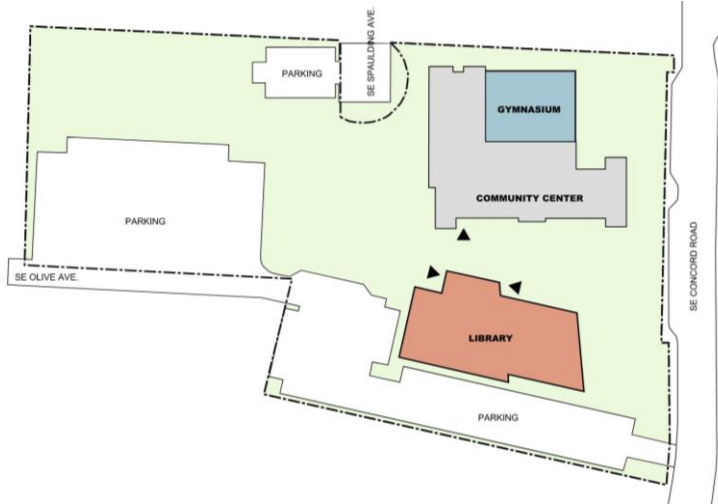
DIAGRAM / SITE PLAN OVERVIEW

CONCORD PROPERTY

OPTION 1A



OPTION 1B



OPTION 2

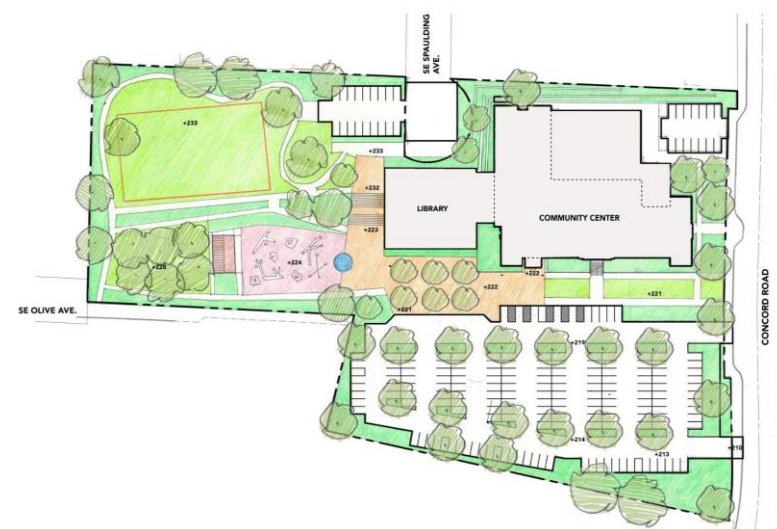
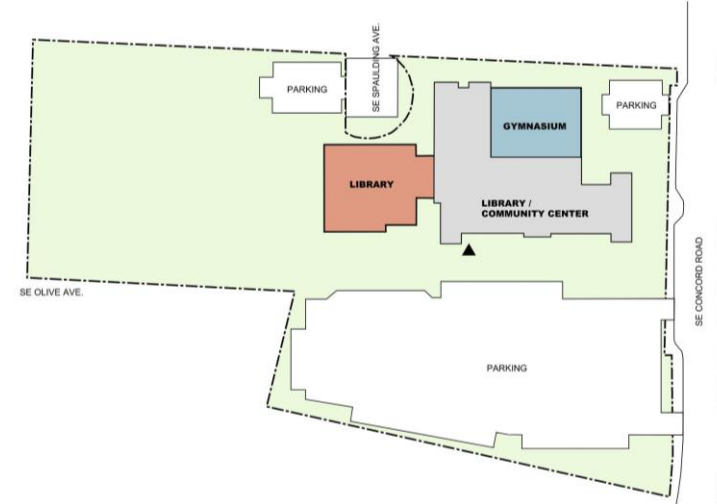
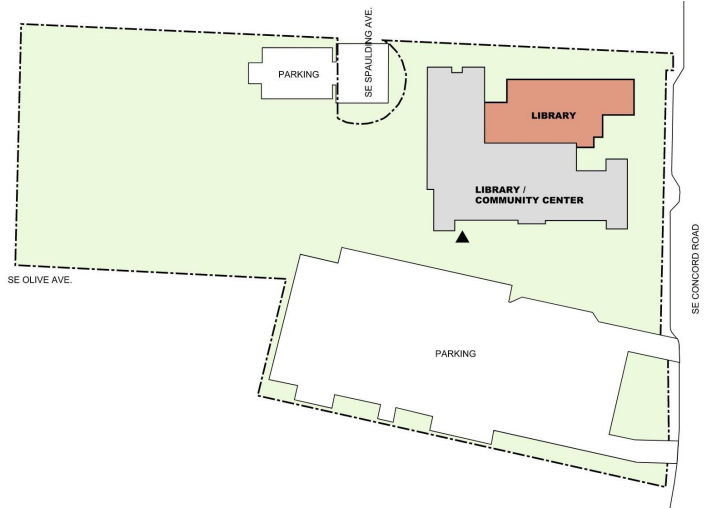


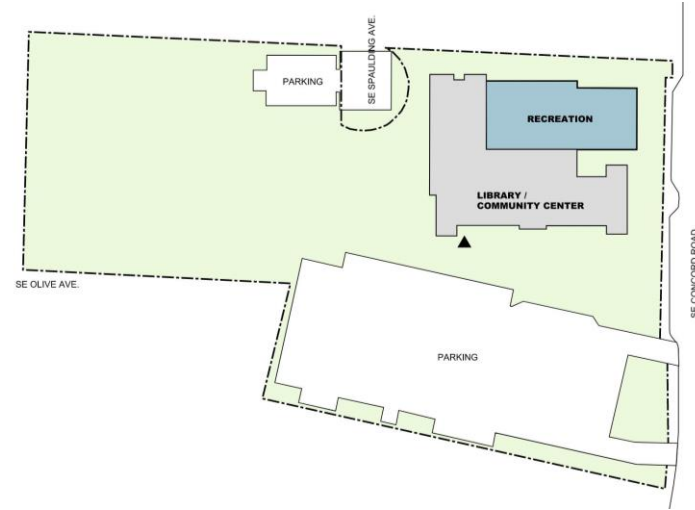
DIAGRAM / SITE PLAN OVERVIEW

CONCORD PROPERTY

OPTION 3



OPTION 4



OPTIONS 5A/5B

