

Program #78228C - Library Capital Bond Construction: Midland Library 3/7/2022

Department: County Assets **Program Contact:** Tracey Massey
Program Offer Type: Innovative/New Program **Program Offer Stage:** As Requested
Related Programs: 78228A, 78228B, 78228D through 78228J
Program Characteristics: In Target

Executive Summary

The Midland Library project renovates 24,000 sf existing library with a roughly 6,000 sf addition on the existing site. Project decision considerations include Library pillars, priorities, environmental sustainability, and operational efficiencies.

Program Summary

This multi-year project is expected to complete design, obtain permits, establish the Guaranteed Maximum Price (GMP), and start construction in FY 2023. The project will increase roughly 6,000 sq ft and renovate existing space to be more modern, flexible, and accessible by the community. The project has a minimum aspirational goal for COBID (Certification Office for Business Inclusion and Diversity) certified firm participation in construction of 20% over the life of the project.

The new Midland Library will be a destination library - 30,000 to 60,000 square feet, providing a rich variety of services, resources, and spaces to meet the needs of the diverse community. Midland Library is currently one of east Multnomah County’s two designated regional libraries. It has a large geographic draw and is one of the most-visited and highest-circulating libraries in the Multnomah County Library system. The Midland Library is in one of the most culturally and linguistically diverse areas of the county.

Community outreach and engagement will utilize diverse approaches through virtual, in-person and additional community meetings with translation and interpretation services. The building design will also receive input from Community Design Advocates, paid community members who will provide two-way feedback between community organizations, patrons and the design team. Key activities include robust community engagement to inform design, onboarding of paid positions for Community Design Advocates and the project delivery team meeting their schedule and goals.

Link to Library Bond Website. <https://multcolib.org/library-building-bond/capital-planning-project-principles>

Performance Measures

Measure Type	Primary Measure	FY21 Actual	FY22 Budgeted	FY22 Estimate	FY23 Offer
Output	Complete design development and construction documents of the Midland Library	N/A	N/A	N/A	100%
Outcome	Use design plans to establish and execute a Guaranteed Maximum Price (GMP) Amendment	N/A	N/A	N/A	1
Outcome	Community advocate satisfaction rating (1 to 5) with their experience as paid grassroots community.	N/A	N/A	N/A	4

Performance Measures Descriptions

P1 - Output: Complete design development and construction documents for the Midland Library project.
 P2 - Outcome: Have an executed GMP amendment for the Midland Library Project
 P3 - Outcome: Reflects the commitment to include and amplify community voice throughout the bond projects and is a measure of community advocates' satisfaction with their experience as paid grassroots community engagement members. Rating 5 = most satisfied.

Legal / Contractual Obligation

There are contractual obligations to consultants/vendors carrying over into FY 2023.

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Requested General Fund	Requested Other Funds
Program Expenses	2022	2022	2023	2023
Contractual Services	\$0	\$0	\$0	\$29,513,401
Total GF/non-GF	\$0	\$0	\$0	\$29,513,401
Program Total:	\$0		\$29,513,401	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Beginning Working Capital	\$0	\$0	\$0	\$29,513,401
Total Revenue	\$0	\$0	\$0	\$29,513,401

Explanation of Revenues

Revenue is from the sale of General Obligation Bonds 2021A (Tax-exempt) and 2021B (Federally Taxable).

This program offer will be funded by Beginning Working Capital carry over from FY 2022.

Significant Program Changes

Last Year this program was: FY 2022: 78228 Library Capital Bond Construction