

**Program #78228A - Library Capital Bond Construction****FY 2026 Proposed****Department:** County Assets**Program Contact:** Tracey Massey**Program Offer Type:** Capital**Program Offer Stage:** Proposed**Related Programs:****Program Characteristics:****Program Description**

In 2020 voters approved the Library Capital Bond Program (LCBP) bond measure 26-211 to expand and modernize library spaces and balance library service more fairly across Multnomah County, increasing access and services to members of our community, addressing the needs of many marginalized and disadvantaged populations. Considerations include Library values and goals as outlined in the strategic plan, equity for staff and community members, environmental sustainability, operational efficiency, and fiscal responsibility.

As a system, Multnomah County Library offers far less space to its community than its neighboring communities and similarly-sized cities in the United States. The bond program will increase total space in the library portfolio by about 50%. Bond activities started in FY 2021 and are anticipated to continue into FY 2027. The overall program includes:

- Enlarge and update seven (7) branch libraries, including Albina Library, Belmont Library, Holgate Library, Midland Library, North Portland Library, Northwest Library, and St. Johns Library
- Build a flagship library in East Multnomah County
- Broadband support in all public branches
- Establish an Operations Center
- Provide light touch updates and efficiencies to public areas of all remaining library branches

The LCBP formed a Program Management Office (PMO) composed of staff from the Library (MCL) and Department of County Assets (DCA) to provide accountability and oversight to deliver on the bond measure. The PMO reports to Executive Sponsors, a Key Stakeholder Committee, a Community Oversight Committee, and the Board of County Commissioners (BCC) for direction and accountability. Helping the PMO in this work is a robust set of project principles that provide an overarching structure to consider, review and align across all nine (9) projects. Capital planning project principles include: accountability, equity, accessibility for all, flexibility today and for the future, community partnership, innovative and inspirational design, sustainability, and community resilience. Each new library project begins with a robust community and staff engagement and input process to determine the design. All aspects of this work center on equity, diversity and inclusion, key values of DCA and the Library. Each project has COBID (Certification Office for Business Inclusion and Diversity) certified firm goals, workforce diversity goals, and apprenticeship goals.

Link to Library building website: <https://multcolib.org/about/building-libraries-together>

**Performance Measures**

| Measure Type | Performance Measure   | FY24 Actual | FY25 Budgeted | FY25 Estimate | FY26 Target |
|--------------|---|-------------|---------------|---------------|-------------|
| Outcome      | Participant satisfaction rating (1-5) with their experience as community engagement members during design | 4.8         | 4.0           | 4.0           | 4.0         |
| Output       | Percentage of assigned dollars expended on efficiency and light touch projects                            | 60%         | 85%           | 75%           | 100%        |
| Output       | Provide regularly scheduled updates to the Board of County Commissioners                                  | 4           | 4             | 4             | 4           |

**Performance Measures Descriptions**

PM1 - High satisfaction reflects success in ensuring community engagement during design

PM2 - Ensures solid, consistent, and transparent project management reporting methodology for the program

PM3 - Captures the % of assigned dollars expended of light touch and efficiency (Refresh) projects

## Legal / Contractual Obligation

Bond Measure 26-211

There are contractual obligations to consultants/vendors carrying over into FY 2026

## Revenue/Expense Detail

|                              | Adopted<br>General Fund | Adopted<br>Other Funds | Proposed<br>General Fund | Proposed<br>Other Funds |
|------------------------------|-------------------------|------------------------|--------------------------|-------------------------|
| Program Expenses             | 2025                    | 2025                   | 2026                     | 2026                    |
| Personnel                    | \$0                     | \$1,456,630            | \$0                      | \$1,698,033             |
| Contractual Services         | \$0                     | \$38,064,156           | \$0                      | \$32,370,823            |
| Materials & Supplies         | \$0                     | \$1,866,023            | \$0                      | \$1,428,757             |
| Internal Services            | \$0                     | \$267,416              | \$0                      | \$304,256               |
| Capital Outlay               | \$0                     | \$557,597              | \$0                      | \$272,758               |
| Unappropriated & Contingency | \$0                     | \$0                    | \$0                      | \$0                     |
| <b>Total GF/non-GF</b>       | <b>\$0</b>              | <b>\$42,211,822</b>    | <b>\$0</b>               | <b>\$36,074,627</b>     |
| <b>Program Total:</b>        | <b>\$42,211,822</b>     |                        | <b>\$36,074,627</b>      |                         |
| <b>Program FTE</b>           | 0.00                    | 14.00                  | 0.00                     | 12.00                   |

| Program Revenues          |            |                     |            |                     |
|---------------------------|------------|---------------------|------------|---------------------|
| Other / Miscellaneous     | \$0        | \$43,720            | \$0        | \$100,000           |
| Interest                  | \$0        | \$3,390,000         | \$0        | \$3,360,000         |
| Beginning Working Capital | \$0        | \$38,778,102        | \$0        | \$32,614,627        |
| <b>Total Revenue</b>      | <b>\$0</b> | <b>\$42,211,822</b> | <b>\$0</b> | <b>\$36,074,627</b> |

## Explanation of Revenues

\$27,487,881 in beginning working capital carryover of remaining bond funds from FY 2025

\$5,126,746 in beginning working capital carryover funds from prior year's interest earnings

\$3,360,000 in additional projected interest earnings in FY 2026

\$100,000 in projected credits from Energy Trust of Oregon

The \$36,074,627 annual budget includes \$11,776,818 committed to projects in this program offer. The remaining funds will be held as reserve funding for projects within the scaled offer.

## Significant Program Changes

**Last Year this program was:** FY 2025: 78228A Library Capital Bond Construction

The Library Operations Center project and the Holgate Library project achieved substantial completion in FY 2024. Program offers 78228B-25 (Operations Center) and 78228D-25 (Holgate Library) are archived in FY 2026. Final administrative and close out expenses for the projects are budgeted in this program offer. FY 2026 operating expenses are funded by Library operating funds and are included in Library program offers 80014-Facilities and Logistics (Operations Center) and 80004-Mid County Libraries (Holgate Library). In FY 2026, \$980,000 in interest earnings in this program offer are transferred to the St. Johns Library project (78228J). The program reduces 2.00 FTE (vacant) in FY 2026. Personnel funds in Temporary/On-Call are increased to allow the program to add limited duration and temporary staff as needed to complete the remaining bond projects.