



**Program #78228C - Library Capital Bond Construction: Midland Library** FY 2024 Proposed

**Department:** County Assets **Program Contact:** Tracey Massey  
**Program Offer Type:** Existing **Program Offer Stage:** Proposed  
**Related Programs:** 78228A, 78228B, 78228D through 78228J  
**Program Characteristics:**

**Executive Summary**

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

**Program Description**

This multi-year project completed design, obtained permits, established the Guaranteed Maximum Price (GMP), and started construction in FY 2023. Construction is expected to be completed in FY 2024. The project will increase roughly 6,000 square feet 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 - a location 30,000 to 60,000 square feet, providing a rich variety of services, resources, and spaces to meet diverse community needs. 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 (CDAs), 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 building website: <https://multcolib.org/about/building-libraries-together>

**Performance Measures**

Measure Type	Primary Measure	FY22 Actual	FY23 Budgeted	FY23 Estimate	FY24 Offer
Output	Percent of certified COBID firms contracted for construction	N/A	N/A	25%	20%
Outcome	CDA satisfaction rating (1 to 5) with their experience as paid grassroots community engagement members	4.4	4.0	4.0	4.0

**Performance Measures Descriptions**

PM#1 - This measure addresses the percentage of COBID Certified firms contracts by dollars committed  
PM#2 - This measure 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  
In FY 2023 the project completed design development and construction documents and executed a Guaranteed Maximum Price (GMP) Amendment

## Legal / Contractual Obligation

There are contractual obligations to consultants/vendors carrying over into FY 2024.

## Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2023	2023	2024	2024
Personnel	\$0	\$383,999	\$0	\$433,399
Contractual Services	\$0	\$29,129,402	\$0	\$17,362,687
Materials & Supplies	\$0	\$0	\$0	\$2,002,629
Internal Services	\$0	\$0	\$0	\$236,288
<b>Total GF/non-GF</b>	<b>\$0</b>	<b>\$29,513,401</b>	<b>\$0</b>	<b>\$20,035,003</b>
<b>Program Total:</b>	<b>\$29,513,401</b>		<b>\$20,035,003</b>	
<b>Program FTE</b>	0.00	0.00	0.00	0.00

Program Revenues				
Beginning Working Capital	\$0	\$29,513,401	\$0	\$20,035,003
<b>Total Revenue</b>	<b>\$0</b>	<b>\$29,513,401</b>	<b>\$0</b>	<b>\$20,035,003</b>

## Explanation of Revenues

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

Funds for this program are through Fund 2517 - Multnomah County Library Capital Construction Fund.

This program offer will be funded by \$19,307,846 in Beginning Working Capital carry over from FY 2023 and \$727,157 in Bond Premium Reserve funds.

## Significant Program Changes

**Last Year this program was:** FY 2023: 78228C Library Capital Bond Construction: Midland Library

\$727,157 in Bond Premium Reserve funding is added for construction cost escalation. Beginning Working Capital and the Contractual Services budgets are decreased as the project progresses and funds are spent down. The Materials & Supplies budget is increased for Furniture, Fixtures and Equipment (FF&E).