

Program #78228C - Library Capital Bond Construction: Midland Library
FY 2026 Proposed
Department: County Assets

Program Contact: Tracey Massey

Program Offer Type: Capital

Program Offer Stage: Proposed

Related Programs:
Program Characteristics:
Program Description

The Midland Library project renovates a 24,000 sf existing library with a roughly 6,000 sf addition on the existing site. Project decisions 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.

This multi-year project completed construction and the branch opened to the public in FY 2025. The building increased by roughly 6,000 sf and renovated existing space to be more modern, flexible, and accessible by the community. The project achieved ~28% COBID (Certification Office for Business Inclusion and Diversity) certified firm participation in construction over the life of the project, exceeding the 25% goal.

This location serves as a destination library - a location 30,000 to 60,000 sf, 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 in one of the most culturally and linguistically diverse areas of the County and is one of the most visited and highest circulating libraries in the Multnomah County Library system. Based on input from community members, new features include: outdoor interactive children's garden; large play and learning space for children and families; dedicated teen room with space for technology, homework and creative expression; updated technology and internet; outdoor plaza for community members to relax and connect; new art that represents the community; a gathering circle for community conversation.

Community outreach and engagement utilized diverse approaches through virtual, in-person and additional community meetings with translation and interpretation services. The building design received input from Community Design Advocates (CDAs), paid community members who provided two-way feedback between their communities and the design team. Key activities included robust community and staff engagement to inform design, onboarding of paid 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	Performance Measure	FY24 Actual	FY25 Budgeted	FY25 Estimate	FY26 Target
Output	Percent of certified COBID firms contracted for Construction	28%	25%	28%	28%
Outcome	Participant satisfaction rating (1-5) with their experience as community engagement members post opening	N/A	4.0	4.0	4.0
Output	Percent of construction successfully completed	84%	100%	100%	100%
Outcome	Library can provide services from this location	N/A	100%	100%	100%

Performance Measures Descriptions

PM1 - Addresses the percentage of COBID Certified firms contracts by dollars committed

PM2 - Reflects community advocates' satisfaction with their reflected experience after the building opens

PM3 - Percent of project planned for completion during a fiscal year that is completed in that fiscal year

PM4 - Library is able to provide services from this location

Legal / Contractual Obligation

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

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2025	2025	2026	2026
Personnel	\$0	\$297,697	\$0	\$259,993
Contractual Services	\$0	\$5,707,341	\$0	\$1,975,786
Materials & Supplies	\$0	\$505,284	\$0	\$3,411
Internal Services	\$0	\$65,313	\$0	\$73,724
Capital Outlay	\$0	\$172,628	\$0	\$0
Total GF/non-GF	\$0	\$6,748,263	\$0	\$2,312,914
Program Total:	\$6,748,263		\$2,312,914	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Other / Miscellaneous	\$0	\$1,020	\$0	\$0
Beginning Working Capital	\$0	\$6,747,243	\$0	\$2,312,914
Total Revenue	\$0	\$6,748,263	\$0	\$2,312,914

Explanation of Revenues

\$2,312,914 in beginning working capital carryover from FY 2025

Significant Program Changes

Last Year this program was: FY 2025: 78228C Library Capital Bond Construction: Midland Library

The Midland Library project reached substantial completion of construction in FY 2025. The FY 2026 project budget will fund ongoing administrative and close out activities. Any remaining funds will be considered as reserve funding for other Library Capital Bond projects.

FY 2026 operating expenses are funded by Library operating funds and are included in Library program offer 80004-Mid County Libraries.