



**Program #78228D - Library Capital Bond Construction: Holgate Library** FY 2024 Adopted

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

**Executive Summary**

The Holgate Library project builds an approximately 21,000 square foot new library 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. A new 21,000 square foot library building will replace the current Holgate Library, more than doubling space for service. 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 Holgate Library will be a neighborhood library - a location smaller than 30,000 square feet that provides limited amenities and a community-driven collection.

Holgate Library has long served an incredibly diverse community including emerging new immigrant populations who will find greater access to services and amenities. The new building will provide ample space for community use, including flexible meeting rooms, enhanced programming, and intentional space planning.

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 receive input from Community Design Advocates (CDAs), paid community members who will provide two-way feedback between community organizations. 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	28%	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	Adopted General Fund	Adopted Other Funds
Program Expenses	2023	2023	2024	2024
Personnel	\$0	\$354,846	\$0	\$402,293
Contractual Services	\$0	\$25,737,221	\$0	\$15,806,315
Materials & Supplies	\$0	\$0	\$0	\$1,932,318
Internal Services	\$0	\$0	\$0	\$216,050
<b>Total GF/non-GF</b>	<b>\$0</b>	<b>\$26,092,067</b>	<b>\$0</b>	<b>\$18,356,976</b>
<b>Program Total:</b>	<b>\$26,092,067</b>		<b>\$18,356,976</b>	
<b>Program FTE</b>	0.00	0.00	0.00	0.00

Program Revenues				
Beginning Working Capital	\$0	\$26,092,067	\$0	\$18,356,976
<b>Total Revenue</b>	<b>\$0</b>	<b>\$26,092,067</b>	<b>\$0</b>	<b>\$18,356,976</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 \$17,506,976 in Beginning Working Capital carry over from FY 2023 and \$850,000 in Bond Premium Reserve funds.

## Significant Program Changes

**Last Year this program was:** FY 2023: 78228D Library Capital Bond Construction: Holgate Library

\$850,000 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).