



Program #78228D - Library Capital Bond Construction: Holgate Library FY 2024 Department Requested

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

Executive Summary

The Holgate Library project builds an approximately 21,000 sf 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 sf 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 sf 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	Complete design development and construction documents of the Holgate Library	N/A	100%	100%	0
Outcome	Use design plans to establish and execute a Guaranteed Maximum Price (GMP) Amendment	N/A	1	1	0
Outcome	CDA satisfaction rating (1 to 5) with their experience as paid grassroots community engagement members	4.4	4.0	4.0	4.0
Output	Percent of certified COBID firms contracted for construction	N/A	N/A	28%	20%

Performance Measures Descriptions

PM#1 - Complete design development and construction documents for the Holgate Library project. PM#2 - Have an executed GMP amendment for the Holgate Library Project. PM#3 - This 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. PM#4 - This measure addresses the percentage of COBID Certified firms contracts by dollars committed.

Legal / Contractual Obligation

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

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Department Requested General Fund	Department Requested Other Funds
Program Expenses	2023	2023	2024	2024
Personnel	\$0	\$354,846	\$0	\$402,293
Contractual Services	\$0	\$25,737,221	\$0	\$16,503,343
Materials & Supplies	\$0	\$0	\$0	\$1,402,318
Internal Services	\$0	\$0	\$0	\$49,022
Total GF/non-GF	\$0	\$26,092,067	\$0	\$18,356,976
Program Total:	\$26,092,067		\$18,356,976	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Beginning Working Capital	\$0	\$26,092,067	\$0	\$18,356,976
Total Revenue	\$0	\$26,092,067	\$0	\$18,356,976

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).