



Program #78228E - Library Capital Bond Construction: North Portland 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, 78228D, 78228F through 78228J
Program Characteristics: In Target

Executive Summary

The North Portland Library project renovates roughly 8,700 sf of the existing library, and builds an approximately 1,300 sf addition. 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 2025. The current building will be renovated with a new 1,300 sf addition, joining the historic space with new, modern amenities. 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 North Portland Library will be a neighborhood library - a location smaller than 30,000 sf that provides limited amenities and a community-driven collection. The historic North Portland Library sits on NE Killingsworth Avenue in between Jefferson High School and Portland Community College. This library is home to the Black Resource Center, housing both scholarly and popular materials relating to the African-American experience.

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 the Youth Opportunity Design Approach (YODA), paid teen community members who will join the design team. Key activities include robust community engagement to inform design, onboarding of paid teen positions to participate in the project, and the project delivery team meeting its 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 North Portland 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	YODA satisfaction rating (1 to 5) with their experience as paid grassroots community engagement members	4.8	4.0	4.0	4.0
Output	Percent of certified COBID firms contracted for construction	N/A	N/A	N/A	20%

Performance Measures Descriptions

PM#1 - Complete design development and construction documents for the North Portland Library project. PM#2 - Have an executed GMP amendment for the North Portland Library Project. PM#3 This reflects the commitment to include and amplify community voice throughout the bond projects, and is a measure of participants' 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	\$228,621	\$0	\$229,996
Contractual Services	\$0	\$10,842,690	\$0	\$9,872,654
Materials & Supplies	\$0	\$0	\$0	\$230,976
Internal Services	\$0	\$0	\$0	\$27,216
Total GF/non-GF	\$0	\$11,071,311	\$0	\$10,360,842
Program Total:	\$11,071,311		\$10,360,842	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Other / Miscellaneous	\$0	\$0	\$0	\$2,500
Beginning Working Capital	\$0	\$11,071,311	\$0	\$10,358,342
Total Revenue	\$0	\$11,071,311	\$0	\$10,360,842

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 \$9,158,342 in Beginning Working Capital carry over from FY 2023 and \$1.2 million in Bond Premium Reserve funds.

Significant Program Changes

Last Year this program was: FY 2023: 78228E Library Capital Bond Construction: North Portland Library

\$1.2 million in Bond Premium Reserve funding is added to support seismic retrofitting. 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).