



Program #78228F - Library Capital Bond Construction: Albina 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, 78228E, 78228G through 78228J
Program Characteristics: In Target

Executive Summary

The Albina Library project builds an approximately 46,000 sf of library space and administrative offices on the existing Knott Street/Isom 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 2025. The project builds an approximately 46,000 sf new library which includes ~31,000 sf allocated to a new library space and ~15,000 sf allocated to library executive administration space and storage on the existing Isom/Knott Street site. The Knott Street building will be renovated, the Isom building and the garage will be removed. 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 Albina Library will be 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. This will be the largest public library in northeast and north Portland, providing ample space for regional activities and is one project, among many in the area, that brings new opportunities to a historically marginalized community.

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, 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 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 for the Albina Library project	N/A	100%	100%	N/A
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 - Percent complete of design development and construction documents for the Albina Library project. PM#2: Have an executed GMP amendment for the Albina 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	\$517,667	\$0	\$613,448
Contractual Services	\$0	\$46,018,218	\$0	\$43,442,621
Materials & Supplies	\$0	\$0	\$0	\$704,050
Internal Services	\$0	\$0	\$0	\$70,685
Total GF/non-GF	\$0	\$46,535,885	\$0	\$44,830,804
Program Total:	\$46,535,885		\$44,830,804	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Beginning Working Capital	\$0	\$46,535,885	\$0	\$44,830,804
Total Revenue	\$0	\$46,535,885	\$0	\$44,830,804

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 \$39,380,804 in Beginning Working Capital carry over from FY 2023 and \$5.45 million in Bond Premium Reserve funds.

Significant Program Changes

Last Year this program was: FY 2023: 78228F Library Capital Bond Construction: Albina Library

The house to the east of the Albina Library on Knott Street (236 NE Knott St, Portland, OR 97212) was purchased in August 2022. The Library identified the value of potential future expansion onto this adjacent property. Purchasing this property allows for flexibility and growth, aligning with Library priorities for the bond program. \$1 million in Bond Premium Reserve funding is transferred to the project for the property purchase and development of the site.

An additional \$4.45 million in Bond Premium Reserve funding is added to support historic seismic and program requirements. 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).