



Program #78228F - Library Capital Bond Construction: Albina Library FY 2025 Department Requested

Department: County Assets **Program Contact:** Tracey Massey
Program Offer Type: Capital **Program Offer Stage:** Department Requested
Related Programs:
Program Characteristics: In Target

Executive Summary

The Albina Library project will result in approximately 46,000 square feet of new and renovated library space and administrative offices on the existing Knott Street/Isom 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.

Program Description

This multi-year project continues construction in FY 2024. Construction is expected to be completed in FY 2025. When completed, the site will include ~31,000 square feet allocated to a new library space and ~15,000 square feet 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 have been removed. The project has a minimum aspirational goal for COBID (Certification Office for Business Inclusion and Diversity) certified firm participation in construction of 25% 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	Performance Measure	FY23 Actual	FY24 Budgeted	FY24 Estimate	FY25 Target
Output	Percent of certified COBID firms contracted for Construction	28%	20%	29%	25%
Outcome	Participant satisfaction rating (1-5) with their experience as community enqaagement members post opening	N/A	N/A	N/A	4.0
Outcome	Percent of construction successfully completed	N/A	N/A	56%	100%
Outcome	Library can provide services from this location	N/A	N/A	N/A	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 2025.

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Department Requested General Fund	Department Requested Other Funds
Program Expenses	2024	2024	2025	2025
Personnel	\$0	\$613,448	\$0	\$601,340
Contractual Services	\$0	\$42,431,970	\$0	\$26,426,988
Materials & Supplies	\$0	\$1,404,050	\$0	\$2,508,136
Internal Services	\$0	\$381,336	\$0	\$174,080
Capital Outlay	\$0	\$0	\$0	\$307,469
Total GF/non-GF	\$0	\$44,830,804	\$0	\$30,018,013
Program Total:	\$44,830,804		\$30,018,013	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Other / Miscellaneous	\$0	\$0	\$0	\$44,663
Beginning Working Capital	\$0	\$44,830,804	\$0	\$29,973,350
Total Revenue	\$0	\$44,830,804	\$0	\$30,018,013

Explanation of Revenues

Revenue 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 is funded by beginning working capital carryover from FY 2024 which includes a transfer of \$2,753,406 in bond premium reserve funds in program offer 78228A-Library Capital Bond Construction. The program anticipates \$44,663 in credits from Energy Trust of Oregon in FY 2025.

Significant Program Changes

Last Year this program was: FY 2024: 78228F Library Capital Bond Construction: Albina Library

In FY 2025, \$2,753,406 in bond premium reserve funding is added for escalation of construction costs including mass timber, exterior envelope and builder's risk insurance. The overall project budget is decreased in FY 2025 as construction progresses and funds are spent down.