



Program #78228G - Library Capital Bond Construction: East County Library FY 2025 Adopted

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

Executive Summary

The East County Library project builds a 95,000 square foot new flagship library on a new 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 completed design, obtained permits, established the Guaranteed Maximum Price (GMP), and started construction in FY 2024. Construction is expected to complete in FY 2026. The East County Library builds a new flagship library on a new site adjacent to Gresham City Hall MAX stop. This library will be comparable in size to Central Library in downtown Portland and serve a similarly large segment of the county population. The project has a minimum goal for COBID (Certification Office for Business Inclusion and Diversity) certified firm participation in construction of 25% over the life of the project. Link to Library building website: <https://multcolib.org/about/building-libraries-together>

Flagship facilities are 80,000 square feet and larger. They are the “go to” for unique, specialized, and high-value programs and resources beyond what’s available in Multnomah County Library’s full-service destination libraries. The East County Library will provide unique, specialized and high-value programs and resource far beyond what is currently available east of I-205. This full-service, destination library will dramatically increase equity in services, access and square footage of usable community space, directly addressing the historically under-built, underserved neighborhoods of east county. These communities are home to nearly 60% of Multnomah County’s Hispanic/Latino residents and more than 40% of its African American residents. The new library space will be deeply informed by community engagement, creating new opportunities for traditionally underserved audiences.

Community outreach and engagement will utilize diverse approaches including virtual, in-person and additional community meetings with translation and interpretation services. The building design will also receive community input through Community Library Champions (CLCs) from partner community organizations who will work with residents in East County to gather their feedback for this new library. Key activities include a series of public community events, focus groups, teen outreach, and surveys.

Performance Measures

Measure Type	Performance Measure	FY23 Actual	FY24 Budgeted	FY24 Estimate	FY25 Target
Output	Complete design development and construction documents for the East County Library project	N/A	50%	100%	100%
Outcome	Use design plans to establish and execute a Guaranteed Maximum Price (GMP) Amendment	N/A	0	1	1
Output	Percent of certified COBID firms contracted for Construction	28%	20%	29%	25%
Outcome	Percent of construction successfully completed	N/A	N/A	30%	75%

Performance Measures Descriptions

- PM1 - Percent complete of design development and construction documents for the East County Library project
- PM2 - Have an executed GMP amendment for the East County Library Project
- PM3 - Addresses the percentage of COBID Certified firms contracts by dollars committed
- PM4 - Percent of project planned for completion during a fiscal year that is completed in that fiscal year

Legal / Contractual Obligation

There are contractual obligations to consultants/vendors carrying over into FY 2025.

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Adopted General Fund	Adopted Other Funds
Program Expenses	2024	2024	2025	2025
Personnel	\$0	\$1,294,292	\$0	\$1,360,316
Contractual Services	\$0	\$135,987,825	\$0	\$116,515,697
Materials & Supplies	\$0	\$10,845	\$0	\$2,021,795
Internal Services	\$0	\$1,044,844	\$0	\$544,840
Capital Outlay	\$0	\$0	\$0	\$100,000
Total GF/non-GF	\$0	\$138,337,806	\$0	\$120,542,648
Program Total:	\$138,337,806		\$120,542,648	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Intergovernmental	\$0	\$70,000	\$0	\$3,800,000
Other / Miscellaneous	\$0	\$0	\$0	\$83,000
Beginning Working Capital	\$0	\$138,267,806	\$0	\$113,970,503
Service Charges	\$0	\$0	\$0	\$2,689,145
Total Revenue	\$0	\$138,337,806	\$0	\$120,542,648

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 is funded by beginning working capital carryover from FY 2024, which includes \$4.7M in unspent funds transferred from the Operations Center project (78228B), \$750,000 from prior year interest earnings (78228A) and \$1.0M in bond premium reserve funds (78228A). The program anticipates \$83,000 in credits from Energy Trust of Oregon in FY 2025.

In FY 2025, the project will receive \$3.8M in intergovernmental cash transfers from the Library District, which includes funding from the Library District (\$2,000,000) and pass through donations from The Library Foundation (\$100,000), Friends of the Library (\$200,000), and the Oregon Community Foundation (1,500,000). The project will receive an additional estimated \$2.6M in revenue from TriMet and the City of Gresham for the development of the South Civic Hub plaza. The project will carryover \$75,000 in FY 2024 revenue from TriMet for required sewer line improvements, which began in spring of 2024.

Significant Program Changes

Last Year this program was: FY 2024: 78228G Library Capital Bond Construction: East County Library

Additional funds are added to the East County Library (ECL) project in FY 2025 to support the project's mission to deliver a flagship level library and amenities while maintaining adequate contingency reserves as the project moves into construction. Funding includes \$4.7M in unspent funds from the Operations Center project, \$750,000 from prior year interest earnings, \$1.0M in bond premium reserve funds, and \$3.8M in cash transfers. In FY 2024, the Library Capital Bond program signed an Intergovernmental Agreement with TriMet and the City of Gresham to formalize a partnership to develop the South Civic Hub plaza outside of the new ECL building. Work will be managed by the General Contractor for the ECL project and costs will be shared between the three entities. \$2.6M in revenue from TriMet and the City of Gresham is added in FY 2025. The project expects to contribute \$725,000 from existing funds.