

Program #78228G - Library Capital Bond Construction: East County Library
FY 2026 Adopted
Department: County Assets

Program Contact: Tracey Massey

Program Offer Type: Capital

Program Offer Stage: Adopted

Related Programs:
Program Characteristics:
Program Description

The East County Library project builds an approximately 93,000 sf 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.

This multi-year project continues construction in FY 2025 and is expected to be completed in FY 2026. The East County Library builds a new flagship library on a new site adjacent to the Gresham City Hall MAX stop. This library will be comparable in size and amenities to Central Library in downtown Portland and serve a similarly large segment of the county population. The project has a goal for COBID (Certification Office for Business Inclusion and Diversity) certified firm participation in construction of 25% over the life of the project and is expected to achieve ~26% participation.

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 an audio/video studio, maker space, dedicated teen space, a rooftop deck, performance auditorium, and much more. 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 utilized diverse approaches including virtual, in-person and additional community meetings with translation and interpretation services. The building design received community input through Community Library Champions (CLCs) from partner community organizations who work with residents in East County to gather their feedback for this new library. Key activities included a series of public community events, focus groups, teen outreach, and surveys.

Link to Library building website: <https://multcolib.org/about/building-libraries-together>

Performance Measures

Measure Type	Performance Measure	FY24 Actual	FY25 Budgeted	FY25 Estimate	FY26 Target
Output	Percent of certified COBID firms contracted for Construction	27%	25%	27%	25%
Output	Percent of construction successfully completed	30%	75%	75%	90%
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 - Percent of project planned for completion during a fiscal year that is completed in that fiscal year. The 90% target represents substantial completion, with final close-out activities extending beyond this phase

PM3 - Library is able to provide services from this location

Legal / Contractual Obligation

There are intergovernmental agreements with TriMet and the City of Gresham and contractual obligations to consultants/vendors carrying over into FY 2026

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Adopted General Fund	Adopted Other Funds
Program Expenses	2025	2025	2026	2026
Personnel	\$0	\$1,360,316	\$0	\$1,448,065
Contractual Services	\$0	\$116,515,697	\$0	\$46,741,036
Materials & Supplies	\$0	\$2,021,795	\$0	\$9,614,066
Internal Services	\$0	\$544,840	\$0	\$506,979
Capital Outlay	\$0	\$100,000	\$0	\$1,078,000
Total GF/non-GF	\$0	\$120,542,648	\$0	\$59,388,146
Program Total:	\$120,542,648		\$59,388,146	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Intergovernmental	\$0	\$3,800,000	\$0	\$3,530,000
Other / Miscellaneous	\$0	\$83,000	\$0	\$83,000
Beginning Working Capital	\$0	\$113,970,503	\$0	\$53,410,394
Service Charges	\$0	\$2,689,145	\$0	\$2,364,752
Total Revenue	\$0	\$120,542,648	\$0	\$59,388,146

Explanation of Revenues

\$53,410,394 in beginning working capital carryover from FY 2025

\$3,530,000 in intergovernmental cash transfers from the Library District, which includes proceeds from the planned sale of the Gresham Library (\$3,500,000) and pass-through donations from The Library Foundation (\$30,000)

\$2,317,703 in revenue from TriMet and the City of Gresham for the development of the South Civic Hub plaza, a project estimated at just over \$3 million, which began construction in FY 2025

\$47,049 in revenue from TriMet to complete required sewer line improvements, which began in spring of 2024

\$83,000 in anticipated credits from Energy Trust of Oregon

Significant Program Changes

Last Year this program was: FY 2025: 78228G Library Capital Bond Construction: East County Library

FY 2026 funding includes \$3,530,000 in intergovernmental cash transfers from the Library District, which includes proceeds from the sale of the Gresham Library (\$3,500,000) and pass through donations from The Library Foundation (\$30,000).

Beginning working capital and contractual services are reduced as the project progresses and funds are spent down. Materials & supplies and capital outlay are increased for the acquisition of furniture, shelving and equipment as the project nears completion in FY 2026.