



**Program #78228H - Library Capital Bond Construction: Belmont 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 Belmont Library project renovates roughly 3,000 square feet of the existing library, removes approximately 3,000 square feet of the remaining portion, and builds an approximately 12,000 square foot addition for a total building size of 15,000 square feet. 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 started community engagement and design in FY 2024. Construction is expected to start in early FY 2025. 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.

The new Belmont Library will be a neighborhood library - a location smaller than 30,000 sf that provides limited amenities and a community-driven collection.

Belmont Library has long been one of the busiest libraries in the county in terms of circulation per square foot. Set in a densely populated neighborhood, this library serves a mixture of families, students and adults.

Community outreach and engagement will utilize diverse approaches through in-person community meetings with translation and interpretation services and additional asynchronous avenues for engagement. The building design will receive input from Community Design Advocates (CDAs), paid community members who will provide two-way feedback between their communities and the design team. Key activities include robust community engagement to inform design, onboarding of paid positions for Community Design Advocates 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	Complete design development and construction documents for the Belmont Library project	N/A	75%	100%	100%
Outcome	Use design plans to establish and execute a Guaranteed Maximum Price (GMP) Amendment	N/A	0	0	1
Outcome	Percent of construction successfully completed	N/A	N/A	N/A	50%

**Performance Measures Descriptions**

- PM1 - Percent complete of design development and construction documents for the Belmont Library project
- PM2 - Have an executed GMP amendment for the Belmont Library Project
- PM3 - 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	\$286,529	\$0	\$384,433
Contractual Services	\$0	\$25,084,284	\$0	\$24,310,345
Materials & Supplies	\$0	\$2,294	\$0	\$484,610
Internal Services	\$0	\$28,720	\$0	\$130,643
<b>Total GF/non-GF</b>	<b>\$0</b>	<b>\$25,401,827</b>	<b>\$0</b>	<b>\$25,310,031</b>
<b>Program Total:</b>	<b>\$25,401,827</b>		<b>\$25,310,031</b>	
<b>Program FTE</b>	0.00	0.00	0.00	0.00

Program Revenues				
Other / Miscellaneous	\$0	\$0	\$0	\$5,500
Beginning Working Capital	\$0	\$25,401,827	\$0	\$25,304,531
<b>Total Revenue</b>	<b>\$0</b>	<b>\$25,401,827</b>	<b>\$0</b>	<b>\$25,310,031</b>

## 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 \$1,770,000 in bond premium reserve funds (78228A) and \$6,595 from other reserve funds (78228A). The project anticipates \$5,500 in credits from Energy Trust of Oregon in FY 2025.

## Significant Program Changes

**Last Year this program was:** FY 2024: 78228H Library Capital Bond Construction: Belmont Library

In FY 2025, \$1,770,000 in bond premium reserve funding and \$6,595 in other bond reserve funding is added to ensure the project can be completed to the recommended scope.