



Program #782281 - Library Capital Bond Construction: Northwest 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 Northwest Library project builds out a roughly 10,000 square foot new library at a new building/site, transitioning from leased to owned property. 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 new library will be roughly 10,000 square feet at a new building/site, more than doubling the size of the existing library. The transition from leased to owned property achieves a key property goal of the Framework for Future Library Spaces. 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 Northwest Library will be a neighborhood library - a location smaller than 30,000 square feet that provides limited amenities and a community-driven collection.

Since 2000, the Northwest Library has called a historic building at NW 23rd Avenue and NW Thurman Street home. As part of the 2017 Framework for Future Library Spaces lays out, future sustainability for the library organization includes moving from leased to owned facilities. This project will shift Northwest Library from a leased building to a purchased property.

Community outreach and engagement will utilize diverse approaches through in-person community meetings with translation and interpretation services, focus groups with key communities and additional asynchronous avenues for engagement.

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 Northwest 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	90%

Performance Measures Descriptions

- PM1 - Percent complete of design development and construction documents for the Northwest Library project
- PM2 - Have an executed GMP amendment for the NW 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	\$163,328	\$0	\$306,363
Contractual Services	\$0	\$10,152,490	\$0	\$9,280,736
Materials & Supplies	\$0	\$1,629	\$0	\$2,165,277
Internal Services	\$0	\$20,407	\$0	\$81,773
Capital Outlay	\$0	\$0	\$0	\$267,956
Total GF/non-GF	\$0	\$10,337,854	\$0	\$12,102,105
Program Total:	\$10,337,854		\$12,102,105	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Other / Miscellaneous	\$0	\$0	\$0	\$11,000
Beginning Working Capital	\$0	\$10,337,854	\$0	\$12,091,105
Total Revenue	\$0	\$10,337,854	\$0	\$12,102,105

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 a transfer of \$1,000,000 from bond premium reserve funds (78228A) and \$56,712 from other reserve funds (78228A). The project anticipates \$11,000 in credits from Energy Trust of Oregon in FY 2025.

Significant Program Changes

Last Year this program was: FY 2024: 78228I Library Capital Bond Construction: Northwest Library

During FY 2024, \$1,775,000 in working capital from portfolio reserves and interest earnings was transferred to the project to support a mechanical heat pump system, LEED silver pursuit and a revised building layout to include all user restroom facilities and a reorientation of the building entrance to the north.

In FY 2025, \$1,000,000 in bond premium reserve funding is added to support seismic upgrades. \$56,712 is added to right size the 2% allocation to the Regional Arts and Culture Council (RACC).