



Program #78228J - Library Capital Bond Construction: St. Johns 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 St. Johns Library project renovates the roughly 5,100 square feet of existing library and adds approximately 2,900 square feet on the existing 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 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. Community outreach and engagement will utilize diverse approaches through virtual, in-person and additional community meetings with translation and interpretation services.

The renovated St. John's Library will be a neighborhood library - a location smaller than 30,000 square feet that provides limited amenities and a community-driven collection.

St. John's Library, an original 1921 Carnegie building, is an iconic symbol of the St. John's community and provides neighbors with limited, but highly valued, public meeting and programming space.

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 St. Johns 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 St Johns Library project
- PM2 - Have an executed GMP amendment for the St. Johns 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	\$113,369	\$0	\$172,039
Contractual Services	\$0	\$7,863,809	\$0	\$10,981,512
Materials & Supplies	\$0	\$755	\$0	\$151,517
Internal Services	\$0	\$9,445	\$0	\$50,077
Total GF/non-GF	\$0	\$7,987,378	\$0	\$11,355,145
Program Total:	\$7,987,378		\$11,355,145	
Program FTE	0.00	0.00	0.00	0.00

Program Revenues				
Other / Miscellaneous	\$0	\$0	\$0	\$9,000
Beginning Working Capital	\$0	\$7,987,378	\$0	\$11,346,145
Total Revenue	\$0	\$7,987,378	\$0	\$11,355,145

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 \$750,000 from unspent funds from the Operations Center project (78228B), \$680,000 in interest earnings (78228A), \$1.0M in bond premium reserve funds (78228A) and \$232,454 from other reserve funds (78228A). The project anticipates \$9,000 in credits from Energy Trust of Oregon in FY 2025.

Significant Program Changes

Last Year this program was: FY 2024: 78228J Library Capital Bond Construction: St. Johns Library

During FY 2024, \$1,650,000 in working capital from portfolio interest earnings was transferred to the project to support seismic resilience. In FY 2025, \$1,000,000 in bond premium reserve funding and \$750,000 in unspent funds from the Operations Center project are added to ensure the project can be completed to the recommended scope and without reductions in square footage. \$680,000 in interest earnings and \$232,454 from additional reserve funds are added to right size the 2% allocation to the Regional Arts and Culture Council (RACC) and to accommodate the required site and right of way improvements, soft cost alignment, and interior acoustical baffles and historic preservation betterments, appropriate for the size and scale of this project.