



# Oak Lodge Library/Concord Community Center

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PRESENTATION TO TASK FORCE, NCPRD DAC AND LIBRARY BOARD

JANUARY 20, 2022

# Agenda

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- Welcome
- Introduction/Purpose of Meeting
- Presentation of Options
  - Option 1 – Attached Library and Community Center (Master Plan/Schematic Design)
  - Option 2 - Attached Library with Reduced Scope Community Center
  - Option 3 - Freestanding Library and Reduced Community Center
- Comparison of Options
- Financing
- General Discussion
- Next Steps
- Wrap Up and Adjourn

# Purpose of Meeting

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This meeting is a follow up from the BCC Policy Session in December, 2021. The Policy Session was held to discuss a significant decrease of available funding for the Community Center from the original estimates.

After meeting with members of the Task Force and NCPRD DAC, staff recommended – and the Board agreed – to delay the project and work with stakeholders to identify options that align community priorities, design and funding.

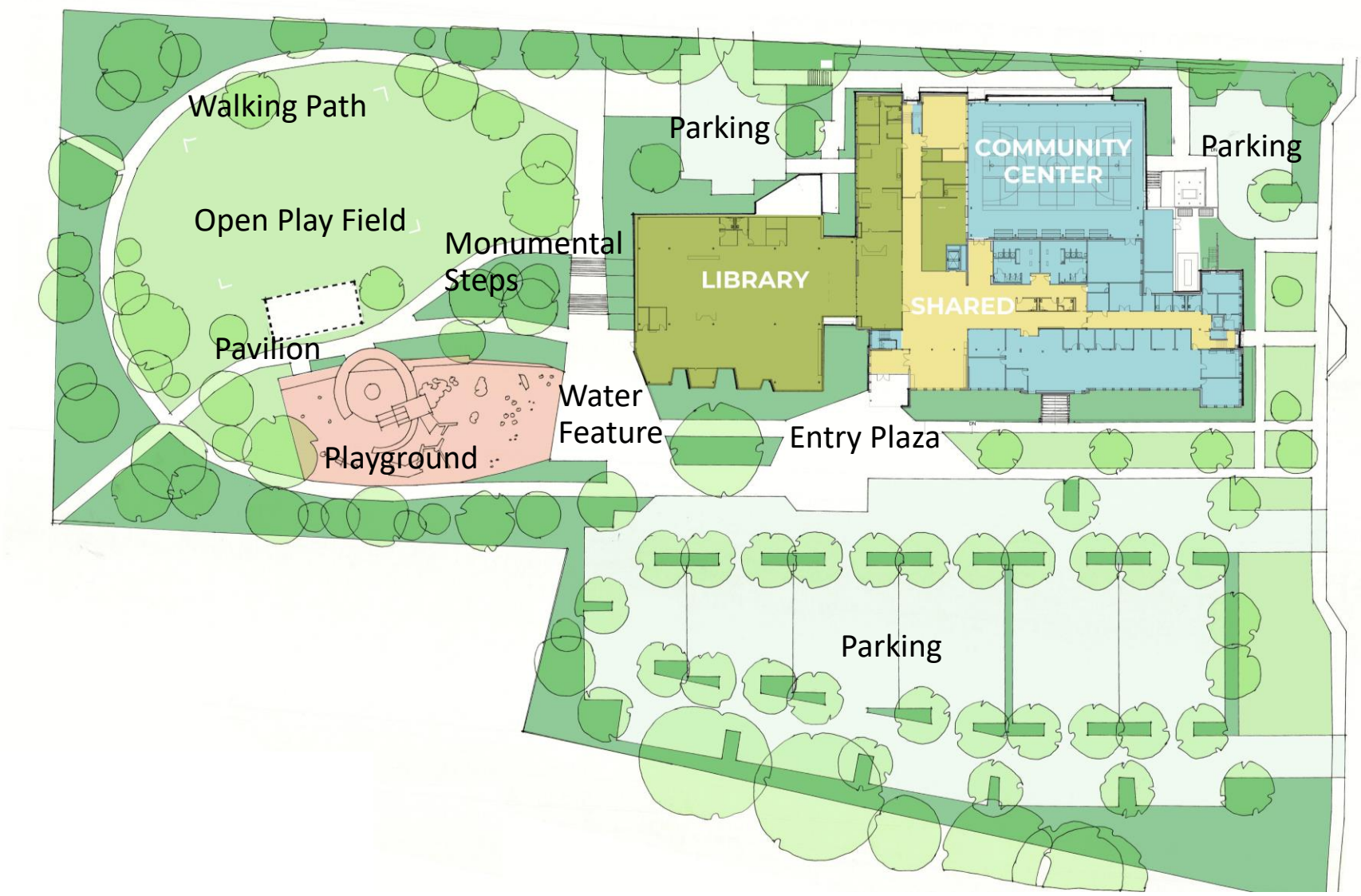
The purpose of this meeting is to provide individual and comparative information about three options:

- Attached Library and Community Center (Master Plan)
- Attached Library and Reduced Scope Community Center
- Free Standing Library and Reduced Scope Community Center

The intent is to have participants in all three groups – the Task Force, NCPRD DAC, and Library Board – hear the same information and get as many of your questions answered as possible. Follow up meetings for each group will be held in February to have more in-depth discussion about the options.

## OPTION 1 – Attached Library and Community Center (Master Plan/Schematic Design)

# Option 1 – Overall Site Development

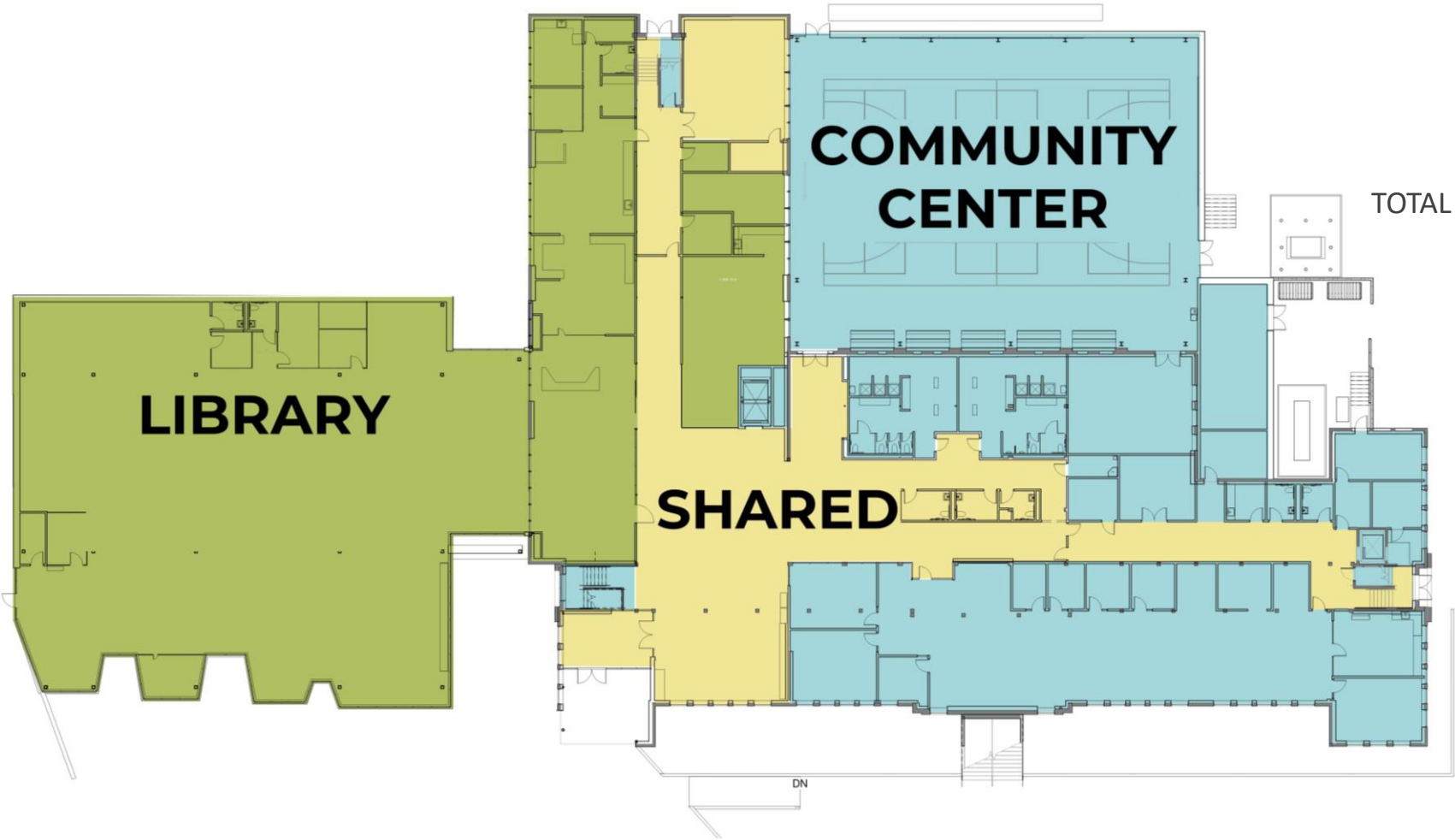


# Option 1 – Attached Library and Community Center

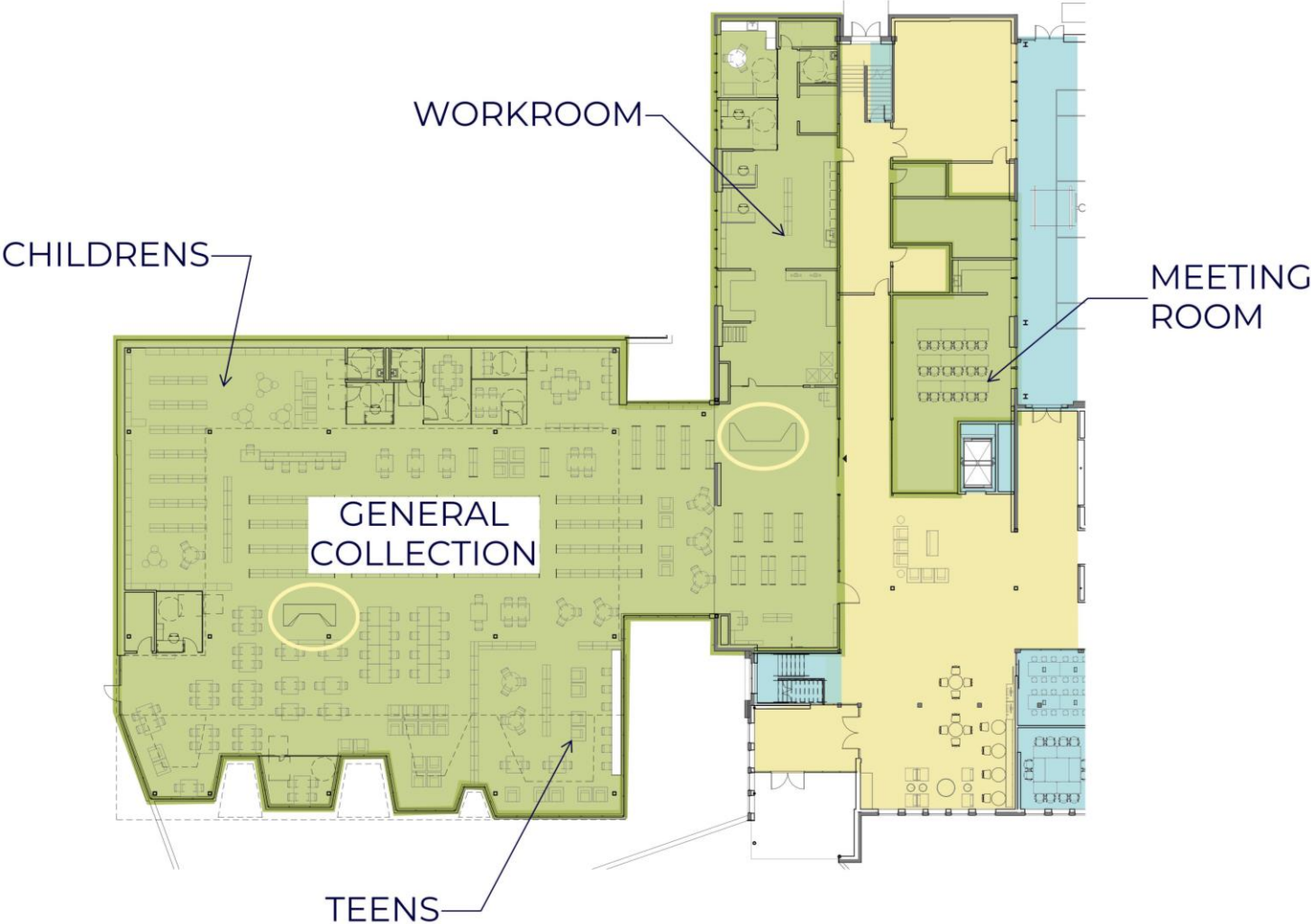
COMMUNITY CENTER	40,920 SF
LIBRARY	16,150 SF
SHARED (50/50)	7,600 SF

TOTAL LIBRARY AREA: 19,950 SF

TOTAL COMMUNITY CENTER AREA: 44,720 SF



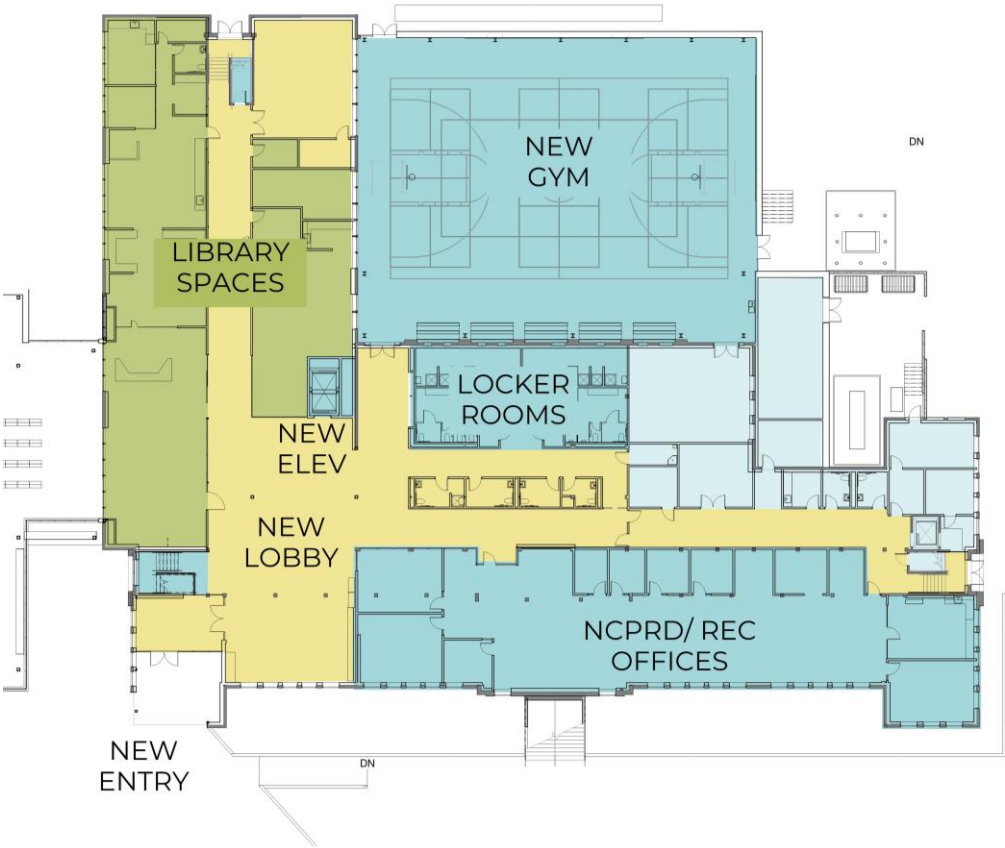
# Option 1 – Library Space Program



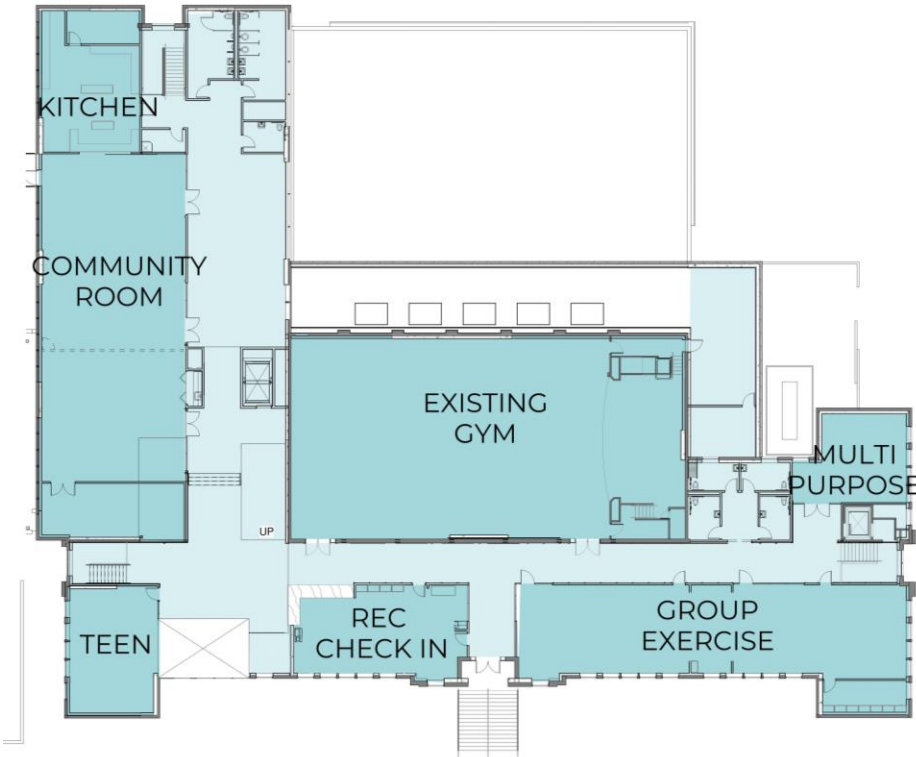


# OPTION 1 – Community Center Program

- COMMUNITY CENTER
- LIBRARY
- SHARED (50/50)



LEVEL 1

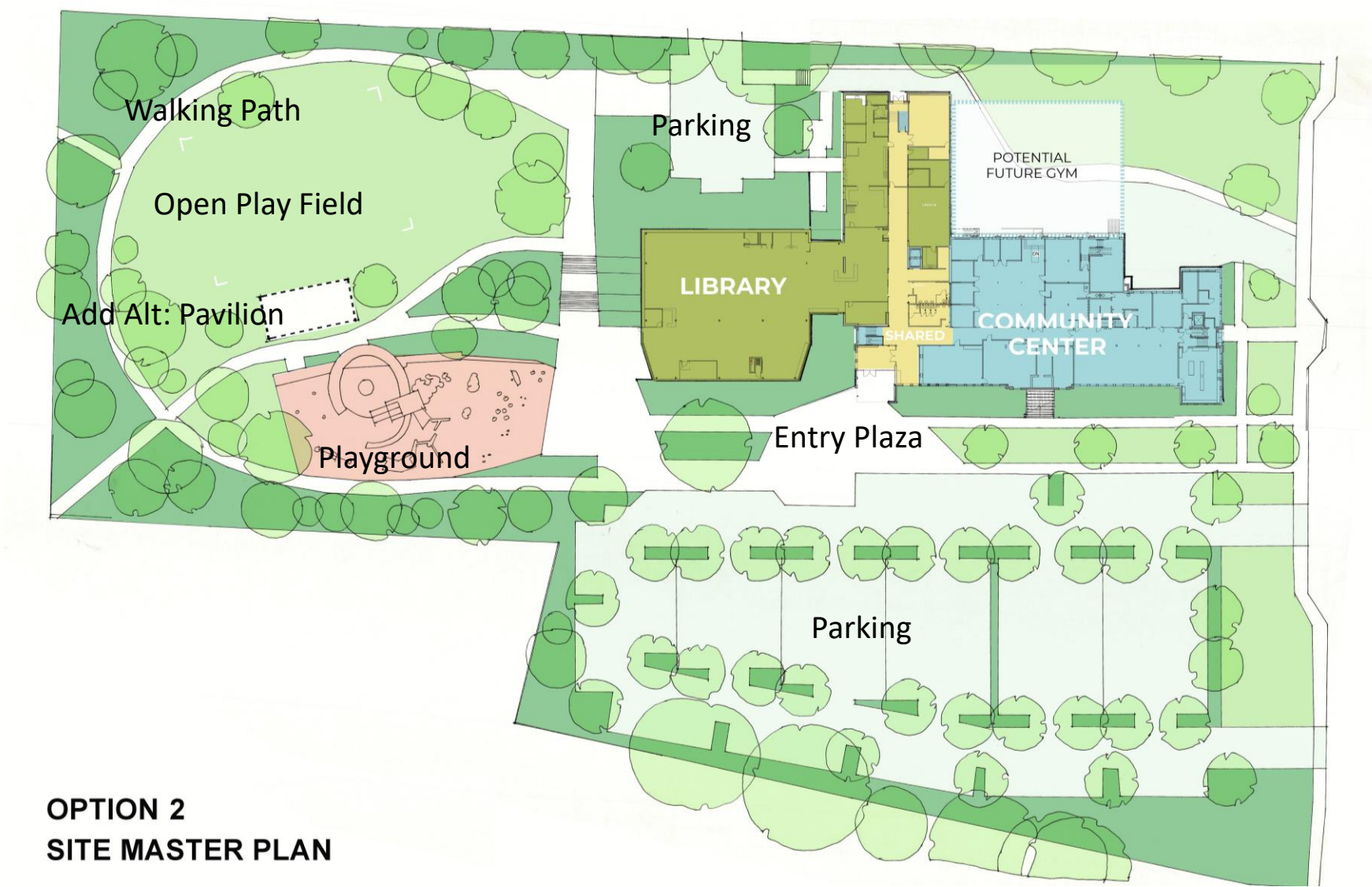


LEVEL 2

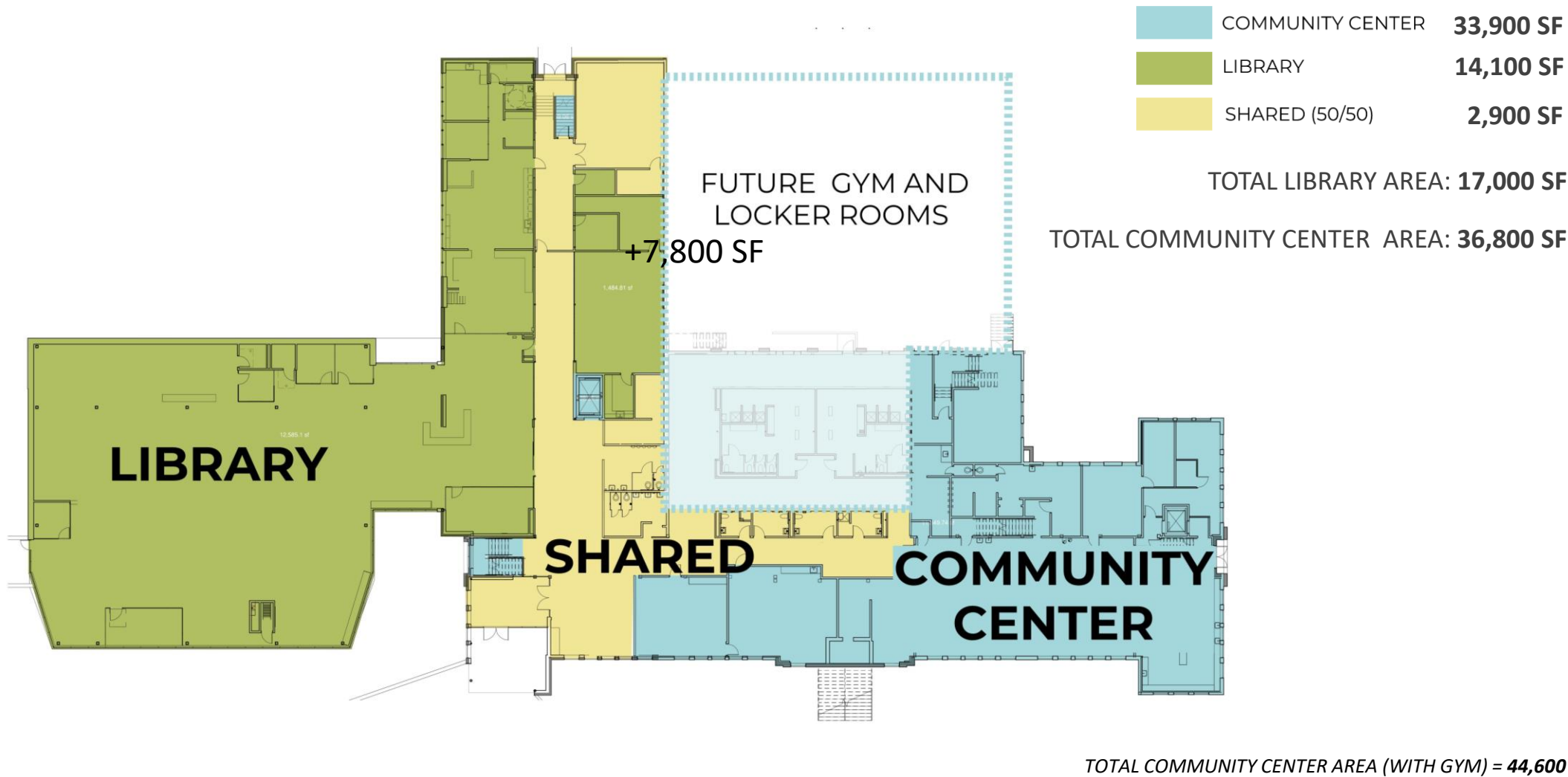


## OPTION 2 – Attached Library with Reduced Scope Community Center

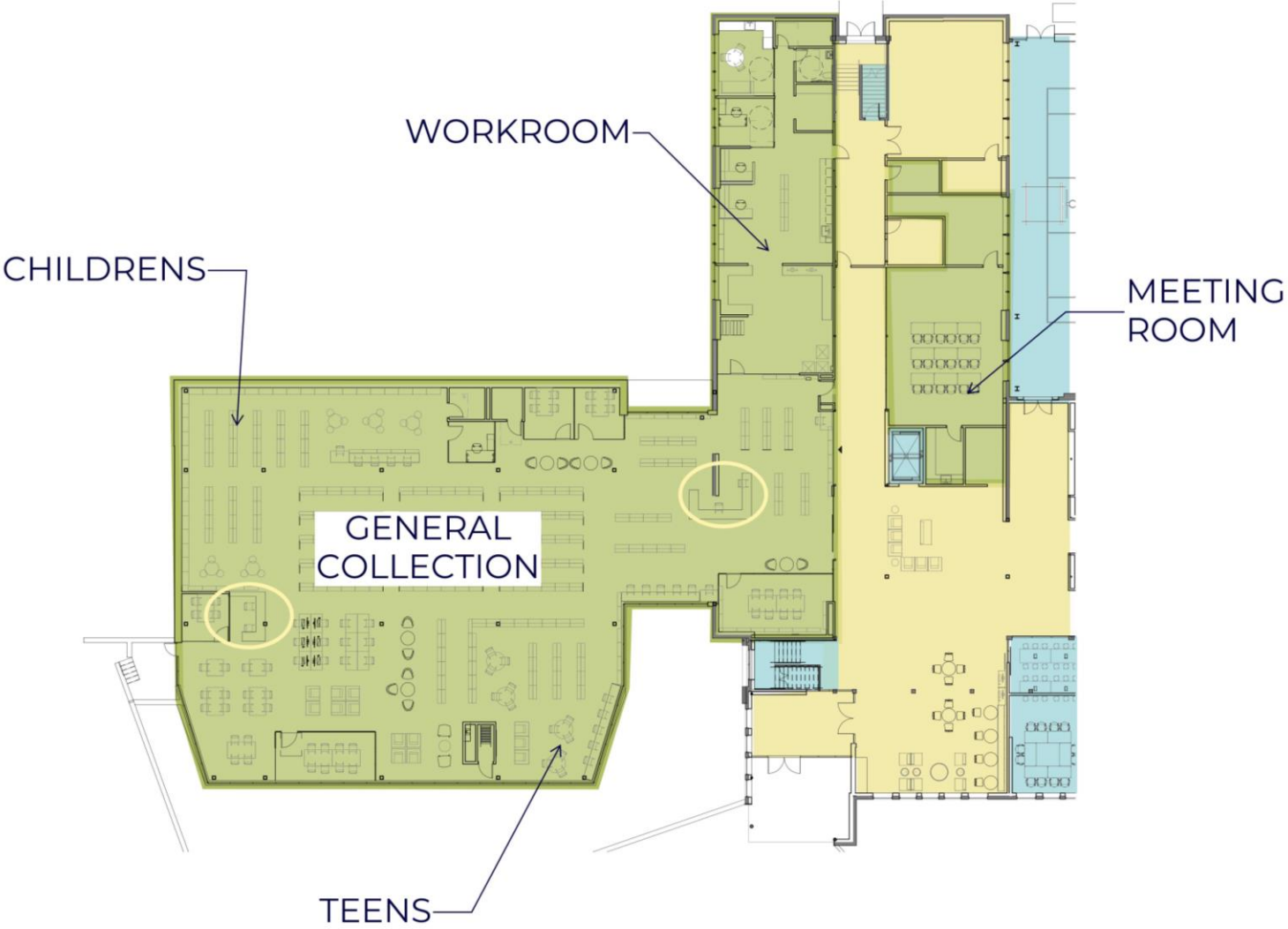
# Option 2 – Overall Site Development



# OPTION 2 – Attached Library and Reduced Scope Community Center

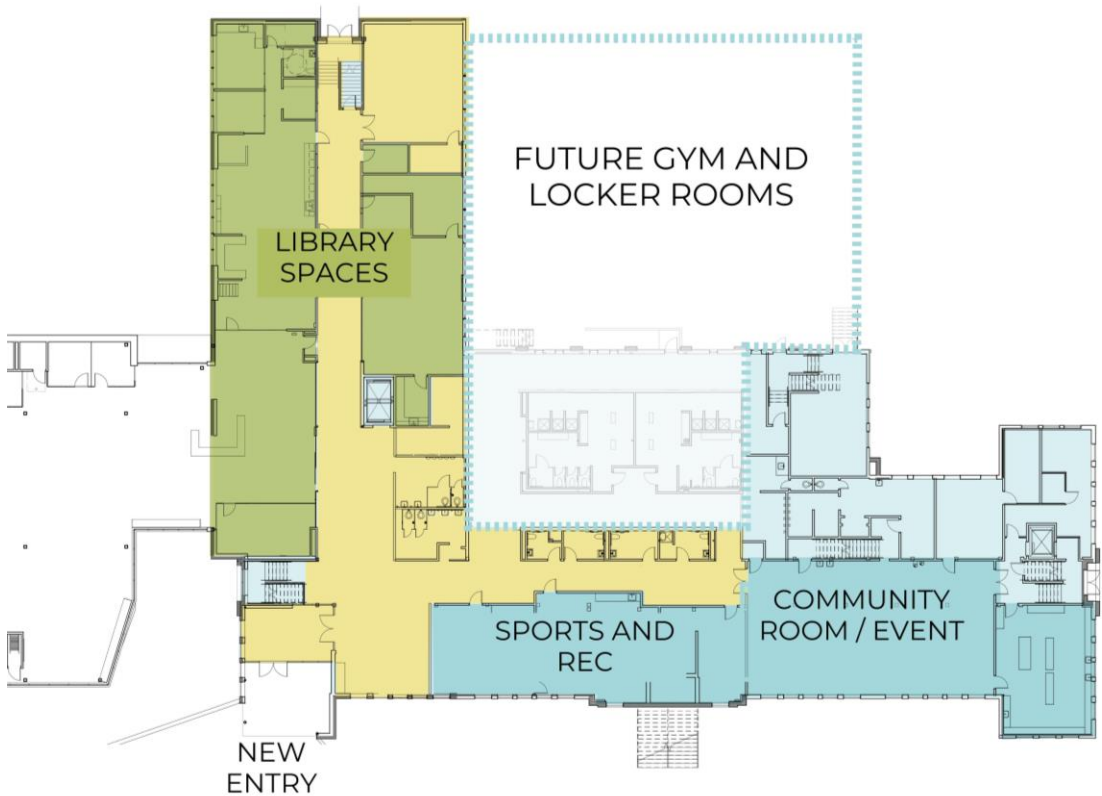


# Option 2 – Library Space Program

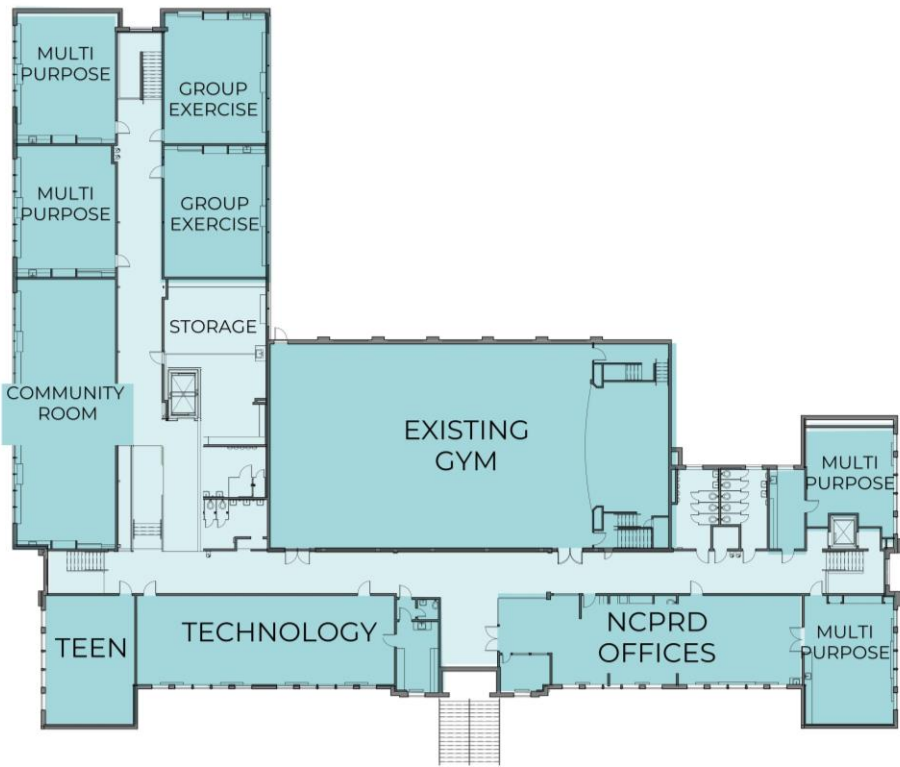


# OPTION 2 – Community Center Program

- COMMUNITY CENTER
- LIBRARY
- SHARED (50/50)



LEVEL 1



LEVEL 2

## OPTION 3 – Freestanding Library and Reduced Scope Community Center

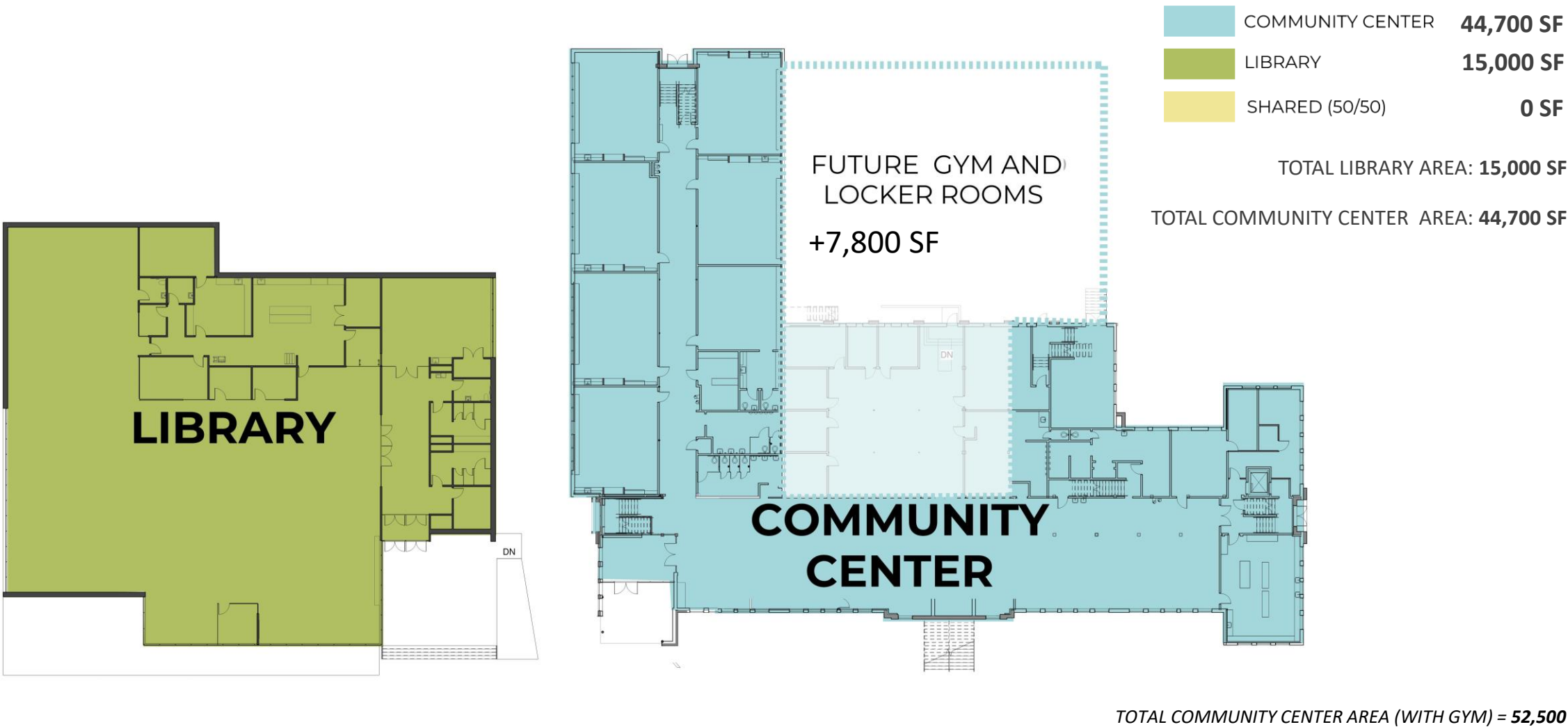


# Option 3 – Overall Site Development

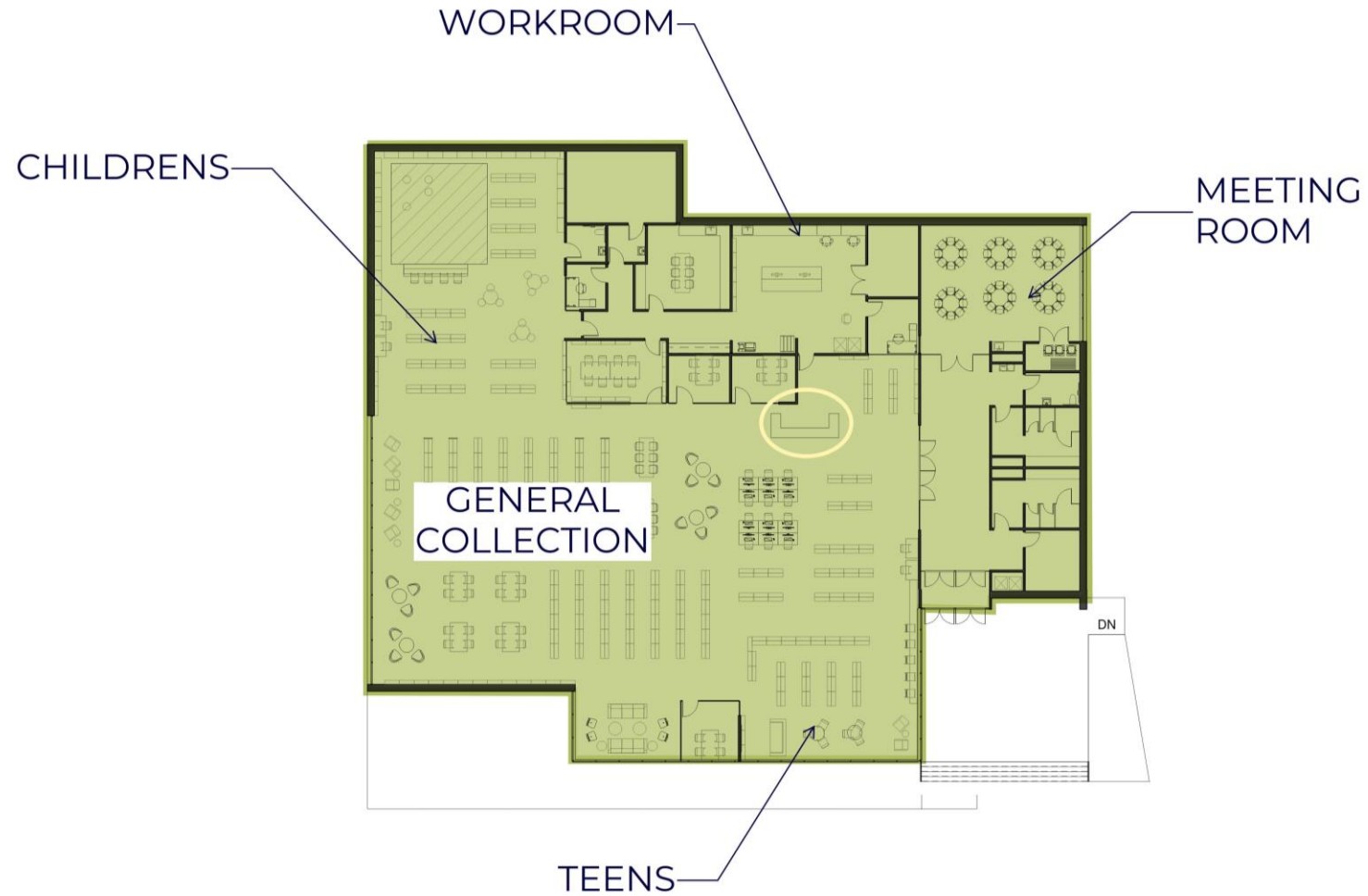




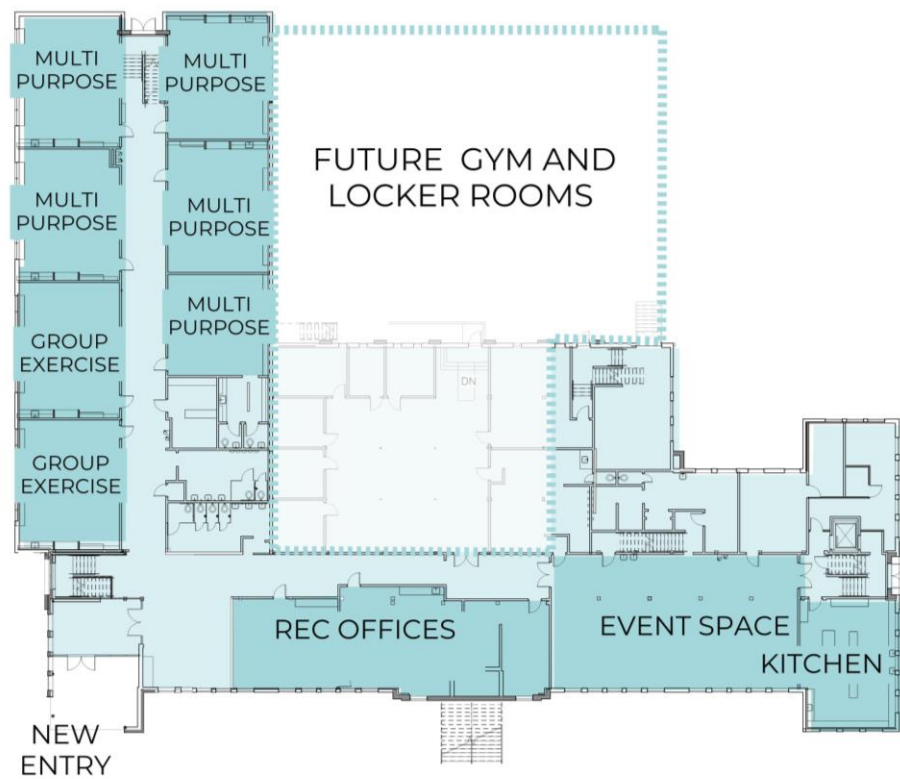
# OPTION 3 – Free Standing Library and Reduced Community Center



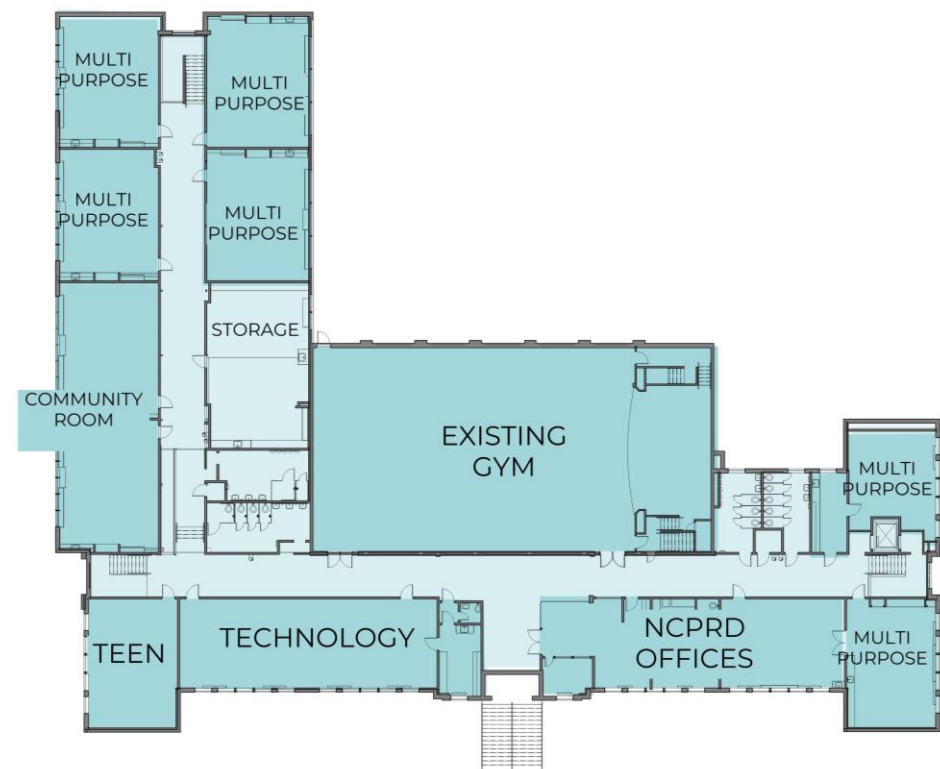
## Option 3— Library Space Program



# OPTION 3 – Free Standing Library and Reduced Community Center



LEVEL 1



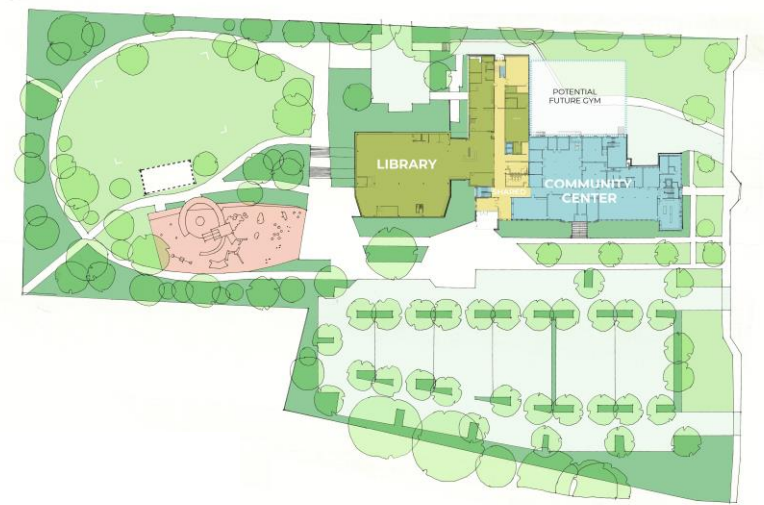
LEVEL 2

# COMPARISONS

# Comparison – Site Development



OPTION 1



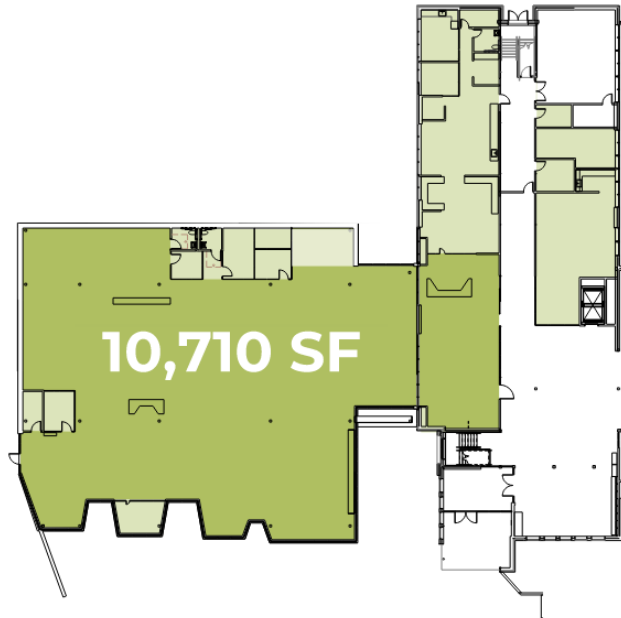
OPTION 2



OPTION 3

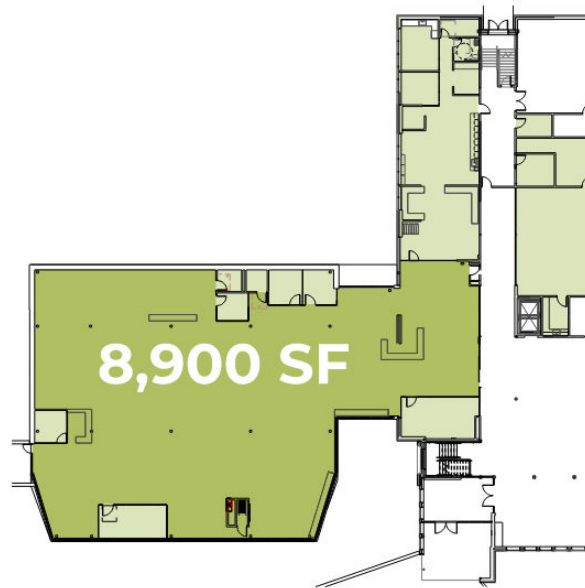
# LIBRARY SEATING/ COLLECTION SIZE

**Current Collection Size**  
53,000 - 56,000



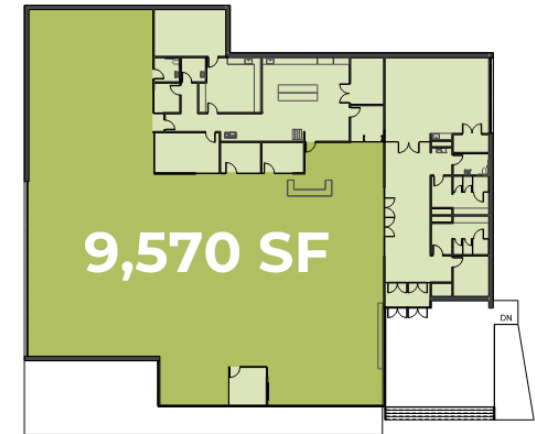
COLLECTION SIZE  
approx **74,000** volumes

**OPTION 1**  
19,950 SF



COLLECTION SIZE  
approx **63,000** volumes

**OPTION 2**  
17,000 SF



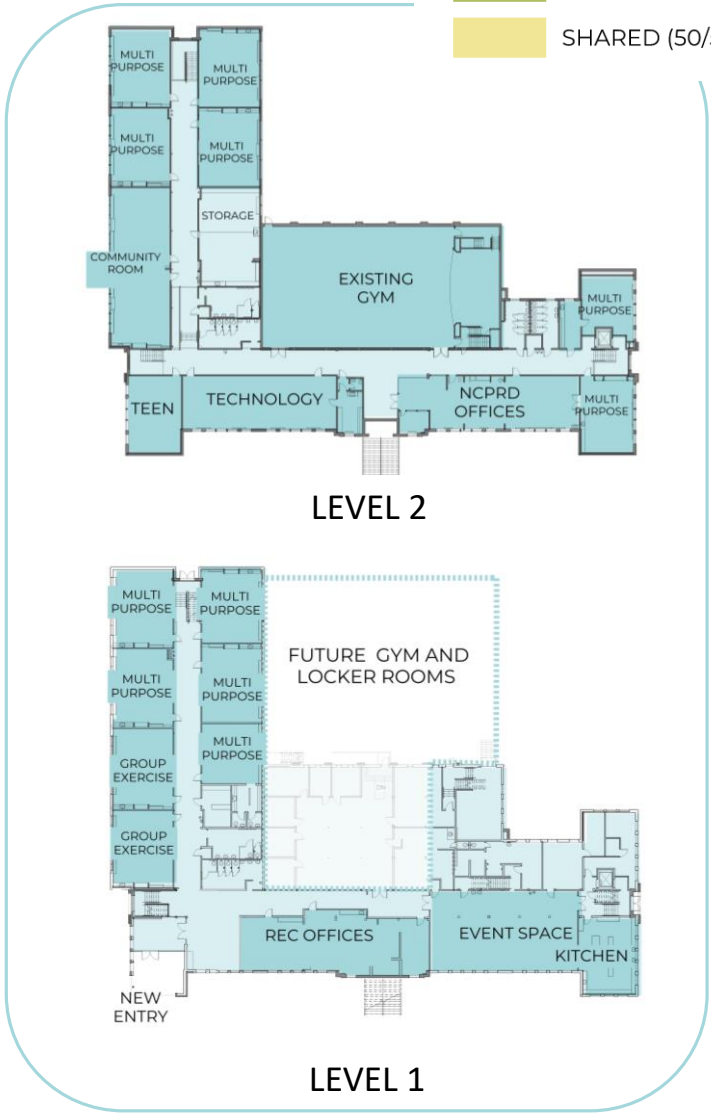
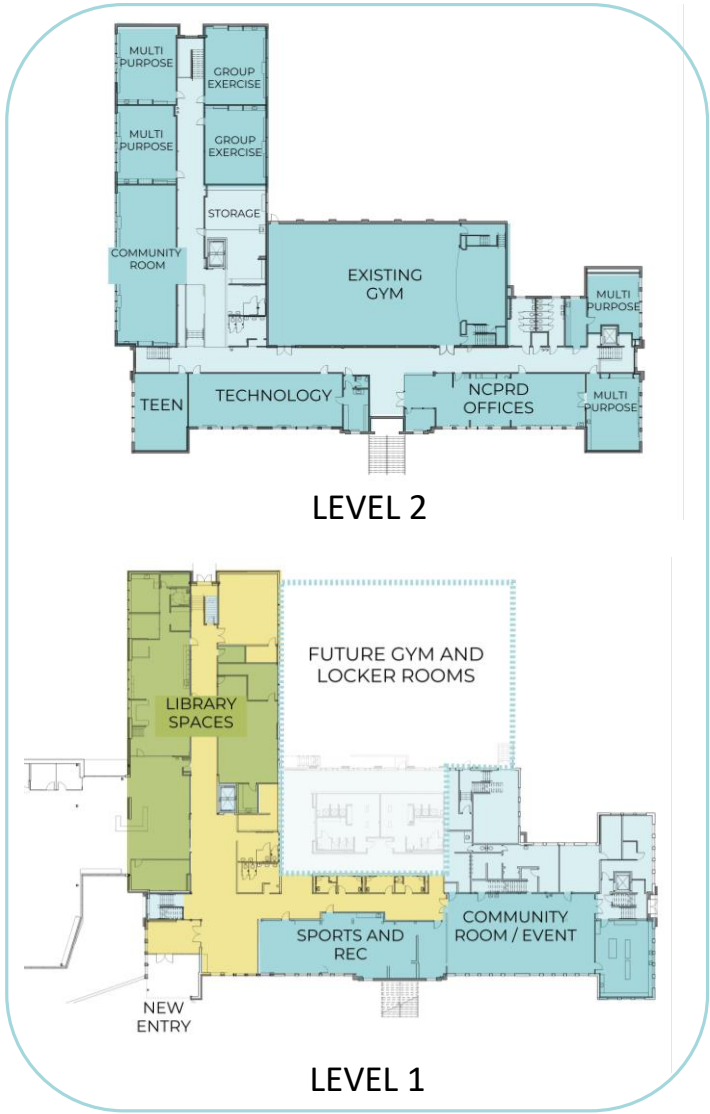
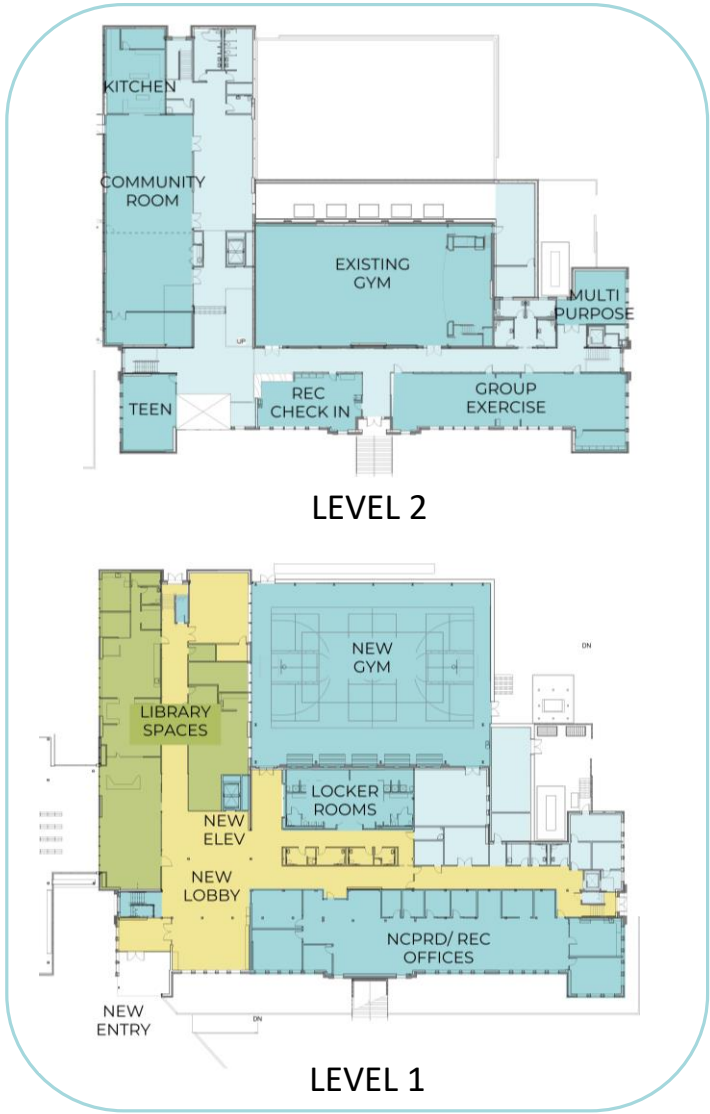
COLLECTION SIZE  
approx **63,000** volumes

**OPTION 3**  
15,000 SF



# Comparison – Community Center

- COMMUNITY CENTER
- LIBRARY
- SHARED (50/50)





# Library Comparison

	Option 1	Option 2	Option 3
General Collection	X	X	X
Children's Area	X	X	X
Teen Area	X	X	X
Lounge Seating Areas	X	X	X
Service Points	2	2	1
History Room	X	X	X
Friends of the Library Display	X	X	X
Study Rooms	4	3	3
Staff Offices	3	2	2
Staff Workstations	X	X	X
Staff Lounge	X	X	X
Restrooms	X	X	X
Multi-Purpose Room	X	X	X

# COMMUNITY CENTER SPACE COMPARISON

## NOTE:

Options 2 & 3 utilize  
existing layout with  
improvements

	Option 1	Option 2	Option 3
New Gym	X		
Recreation Check-In Counter	X		
Group Exercise Rooms*	X	X	X
Locker Rooms	X		
Community/Event Room*	X	X	X
Warming Kitchen	X	X	X
NCPRD Admin & Rec Offices	X	X	X
Multi-Purpose Rooms*	X	X	X
Teen Space*	X	X	X
Classrooms*	X	X	X
Major Remodel of All Spaces	X	Minor Remodel	Minor Remodel
New Accessible Entry*	X	X	Improvements
New Central Elevator*	X	X	
New, Accessible Restrooms at Level 1*	X	X	Improvements
MEP Upgrades (complete)	X	Partial	TBD
Seismic Upgrades (Complete)	X	Partial	TBD

\*Priorities Identified during Master Plan

## Park Space Comparison

	Option 1	Option 2	Option 3
New Playground	X	X	X
Open Play Field	X	X	X
Park Shelter (Add Alternate)	X	X	X
Walking Path	X	X	X
Fountain/ Splash Pad	X		

# Financing

Library\*

	Option 1	Option 2	Option 3
<b>Cost</b>	\$17.0 million	\$16.5 million	\$17.4 million
<b>Available Funds</b>	\$14.8 million	\$14.8 million	\$14.8 million
<b>Gap</b>	\$2.2 million	\$1.7 million	\$2.6 million

Community Center\*\*

	Option 1	Option 2	Option 3
<b>Cost</b>	\$28.8 million	\$10.5-11.5 million	\$9.5-10.5 million
<b>Available Funds</b>	\$7.7 million	\$7.7 million	\$7.7 million
<b>Gap</b>	\$21.1 million	\$2.8-3.8 million	\$1.8-2.8 million

TOTAL GAP

\$23.3 million

\$4.5-5.5 million

\$4.4-5.4 million

\* Library costs includes shared parking

\*\* Com. Ctr costs includes park, play structure hardscape and shared parking

Options 2 and 3 costs for the Community Center are estimates at this time

# Available Funding

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## OAK LODGE LIBRARY

Library District Reserve for Oak Lodge	\$2.9M
Oak Lodge Capital Reserve	\$1.0 M
Oak Lodge Beginning Fund Balance	\$.75M
State ARPA Funds	\$.75M
General Fund Portion of Revenue Bond	\$7.3M*
Library Budget Portion of Revenue Bond	<u>\$2.1M**</u>
Total	\$14.8M

\* \$527,484 yearly payment

\*\* \$151,884/yearly payment

## NCPRD COMMUNITY CENTER

	<u>Original Funding</u>	<u>Available Funding</u>
General Fund Reserve	\$1.8M	\$0.0M
Property Sale Proceeds	\$5-9M	\$4.5M
SDC's	\$2.4M	\$2.4M
Grants	\$2.0M	\$0.5M
Library Proceeds	\$0.3M	\$0.3M
NCPRD Portion of Rev. Bond	<u>\$9.5M</u>	<u>\$0.0M</u>
Total	\$21-23M	\$7.7M

# Projected Timeframes

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## Option 1 (33 months)

Design Duration = 9 months

Permit Approval = 6 months

Construction Duration = 18 months

## Option 2 & 3 (33 months)

Design Duration = 11 months

Permit Approval = 6 months

Construction Duration = 16 months

**Important: ARPA \$ designated for this project by  
Rep. Power must be spent by 6/2024 or we will lose them**

# Next Meetings

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NCPRD DAC

February 9, 2022

Oak Lodge/Concord Task Force

February 16, 2022

Library Board

February 17, 2022



**Questions?**