



## Joint Task Force and NCPRD DAC Meeting: Concord Building

January 4, 2024



**NORTH CLACKAMAS**  
PARKS & RECREATION DISTRICT



# Agenda

- Welcome/Meeting Purpose
- Construction Update (Park and Building)
- Concord Building Uses
- Community Outreach
- Next Steps

# Construction Update

## Permitting

- Received DEQ 1200C permit Dec. 12
  - Covers the required erosion control measures
  - Required before any other permits can be pulled
- Working to obtain early grading permit and demolition permit
- Building permit applications submitted for Concord renovation

## Playground

- Design is complete
- Working on bidding scope and drafting a guaranteed maximum price (GMP) proposal
- Plan to bring a GMP contract to the Board for approval this month
- Working towards construction start date in late January or early February



# Community Park









# Planned Concord Building Improvements ≈ \$6.2 million

- Replace boiler system with efficient Variable Refrigerant Flow System(VRF), including corresponding electrical infrastructure upgrades
- Provide ADA accessible entry and new elevator
- Replace roof and provide seismic upgrade to the roof system
- Upgrade thermal performance with added insulation in attic space

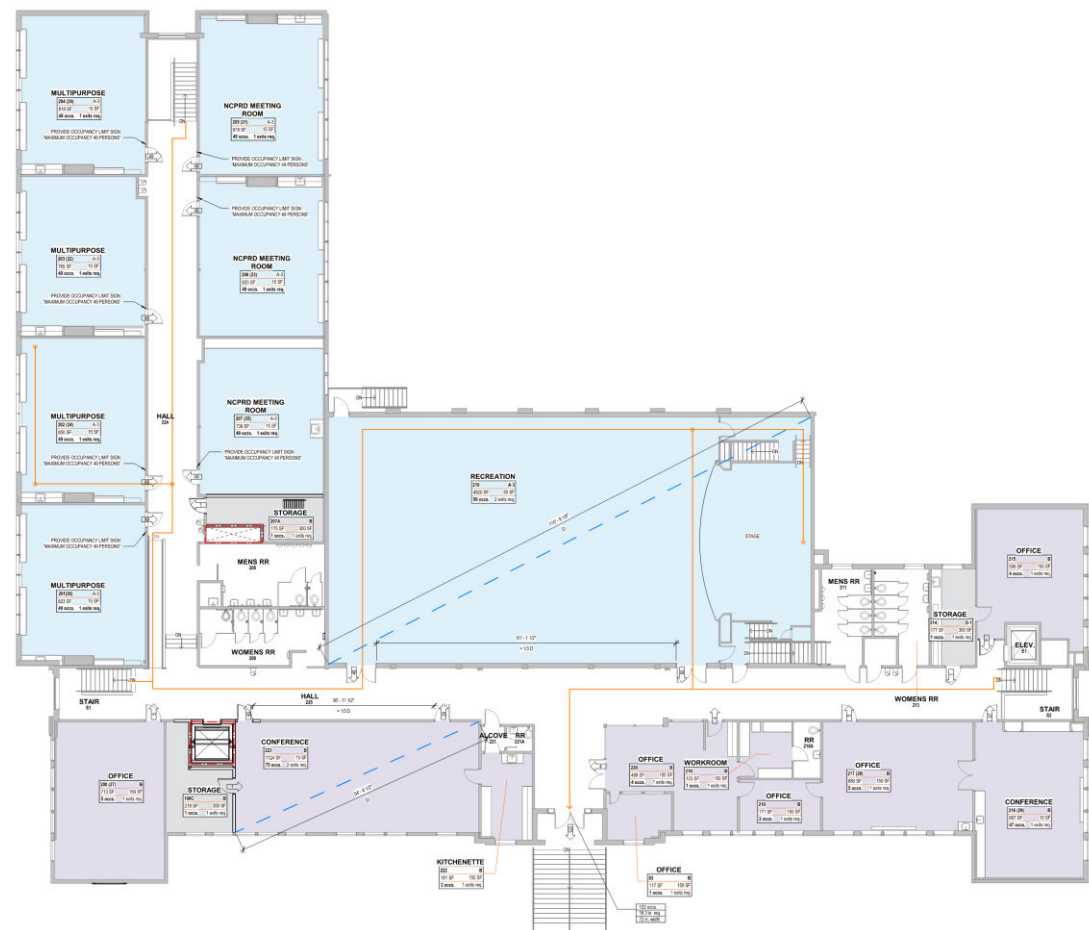


# Concord Building Floor Plan

1<sup>st</sup> Floor ≈ 22,000 SF

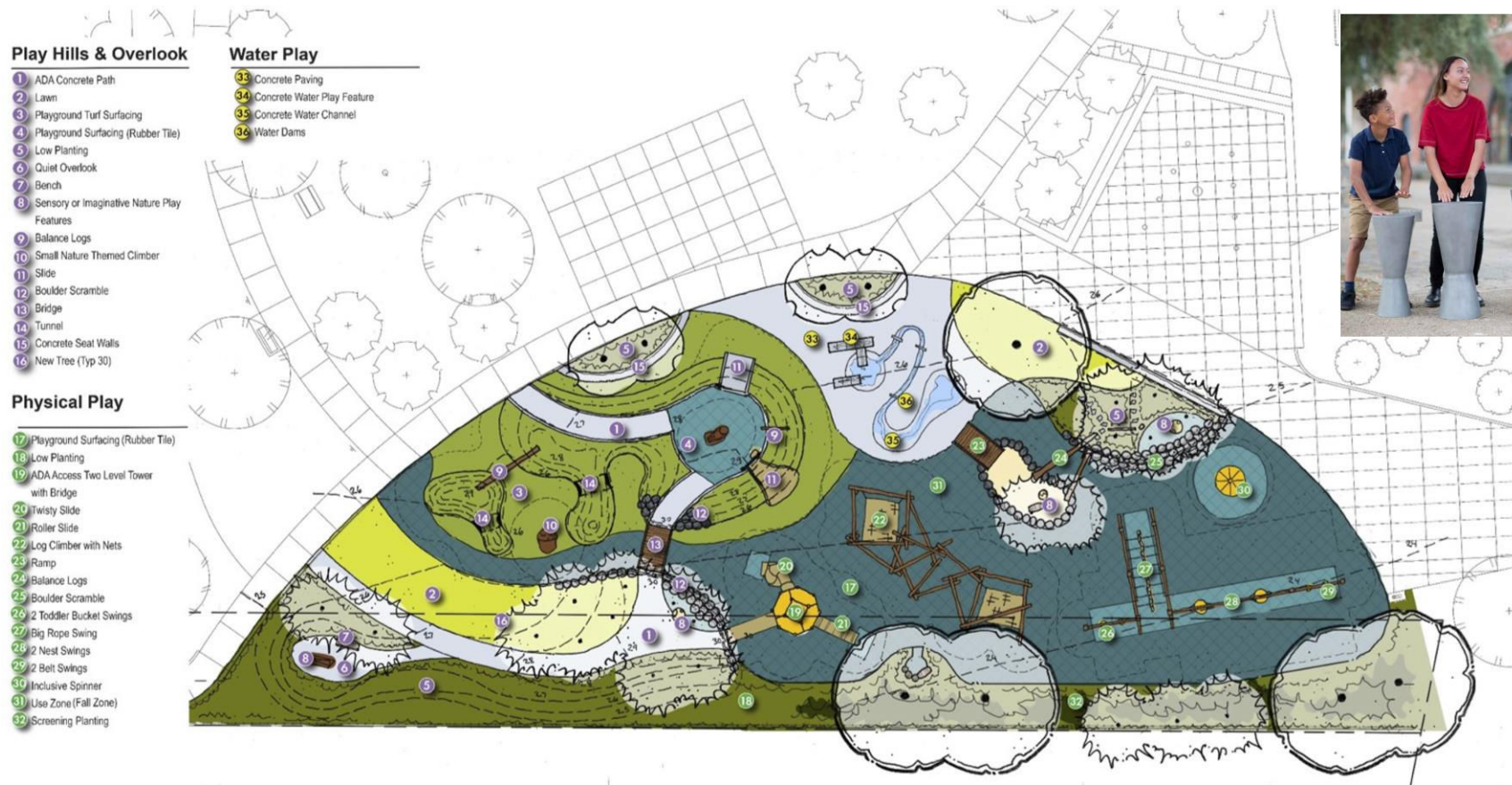


2<sup>nd</sup> Floor ≈ 21,200 SF





# Playground Improvements ≈ \$1.9M





# Concord Building Status and Scope

## Current Status

- The building is being preserved for public use as a community center.
- Planned upgrades:
  - For safety and accessibility, a new roof, HVAC system, and ADA compliance upgrades
  - Currently used in limited capacity for youth and adult recreational programs.
- **Scope Includes**
  - New accessible entry
  - Heating/ventilating/air conditioning (HVAC) upgrades
  - New elevator

# Concord Building Uses (Master Plan)

- Retain the gymnasium as a community resource with opportunity to provide a large, state-of-the-art indoor gymnasium for year-round recreation
- Program space needs identified by NCPRD
  - Medium and small group exercise studios
  - Retain existing gym
  - Community room
  - Open space
  - District offices and board room
  - Storage areas to support recreation / event needs



# Concord Programming Priorities (Master Plan)

Space to support community activities and social needs:

- Multi-use / classroom training space for jobs, GED, language, and citizenship classes
- Informal community gathering and lounge spaces
- After-school programs
- Kitchen space for community use, cooking classes, and catering
- Arts and crafts and/or maker spaces
- Space for art display
- Indoor and outdoor community performance space
- Space to recognize Oak Grove / Jennings Lodge history
- Flexible spaces for tutoring, social service providers, and community needs
- Community shelter space for use during emergencies
- Teen space
- Coffee cart

# Discussion

- Current building uses
- Ideas for future building uses
- Community outreach





## Next Steps