



Multnomah County Oregon

# Board of Commissioners & Agenda

connecting citizens with information and services

## BOARD OF COMMISSIONERS

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**ANY QUESTIONS? CALL BOARD  
CLERK DEB BOGSTAD @ 248-3277**

Email: deborah.l.bogstad@co.multnomah.or.us

**INDIVIDUALS WITH DISABILITIES  
PLEASE CALL THE BOARD CLERK  
AT 248-3277, OR MULTNOMAH  
COUNTY TDD PHONE 248-5040, FOR  
INFORMATION ON AVAILABLE  
SERVICES AND ACCESSIBILITY.**

**DECEMBER 14, 15 & 16, 1999**

## BOARD MEETINGS

### FASTLOOK AGENDA ITEMS OF INTEREST

Pg. 2	9:30 a.m. Tuesday DCFS Budget Issues
Pg. 2	11:00 a.m. Tuesday DLS Budget Issues
Pg. 2	9:30 a.m. Wednesday Child Receiving Center/MDT Financial Plan Update
Pg. 2	10:00 a.m. Wednesday Executive Session on Real Property Negotiations
Pg. 3	9:00 a.m. Thursday Consent Calendar, Public Comment and Regular Meeting
Pg. 5	10:00 a.m. Thursday Resolution Allocating Public Safety Bond Interest
Pg. 5	10:15 a.m. Thursday "3-D" Slide Show & Proclamation
Pg. 5	10:35 a.m. Thursday Mental Health Task Force Briefing
Pg. 5	11:35 a.m. Thursday National Council on Crime and Delinquency Evaluation

Thursday meetings of the Multnomah County Board of Commissioners are cable-cast live and taped and may be seen by Cable subscribers in Multnomah County at the following times:

Thursday, 9:00 AM, (LIVE) Channel 30  
Friday, 10:00 PM, Channel 30  
Sunday, 1:00 PM, Channel 30

Tuesday, December, 14 1999 - 9:30 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **BUDGET WORK SESSION**

WS-1 Emerging Budget Issues for FY 2000-2001: Department of Community and Family Services. Presented by Lorenzo Poe and Invited Staff. 1.5 HOURS REQUESTED.

WS-2 Emerging Budget Issues for FY 2000-2001: Department of Library Services. Presented by Ginnie Cooper, Jeanne Goodrich, Ruth Metz, Janet Kinney, Joyce Sjoberg, Cindy Gibbon, June Mikkelsen, Becky Cobb and Renea Arnold. 1 HOUR REQUESTED.

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Wednesday, December 15, 1999 - 9:30 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **BOARD BRIEFING**

B-1 Update on the Child Receiving Center/MDT Financial Plan for Construction and Public Siting Process. Presented by Helen Smith, Dan Steffey, Althea Milechmen and Invited Others. 30 MINUTES REQUESTED.

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Wednesday, December 15, 1999 - 10:00 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **EXECUTIVE SESSION**

E-1 The Multnomah County Board Of Commissioners Will Meet in Executive Session Pursuant to ORS 192.660(1)(e) to Deliberate with Persons Designated to Negotiate Real Property Transactions. Only Representatives of the News Media and Designated Staff are allowed to Attend. Representatives of the News Media and All Other Attendees are Specifically Directed Not to Disclose Information that is the Subject of the Executive Session. Presented by Bob Oberst. 30 MINUTES REQUESTED.

Thursday, December 16, 1999 - 9:00 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **REGULAR MEETING**

### **CONSENT CALENDAR - 9:00 AM**

#### **NON-DEPARTMENTAL**

- C-1 Appointments of Guy Burstein, Leslie Garth, Kamron Graham, Earlene Holmstrom, Colleen Lewis, Susan Oliver, Leticia Longoria Navarro and Mike Reich and Reappointments of Lena Bean, Lee Coleman, Muriel Goldman, Samuel Henry, Janet Kretzmeier, Kay Lowe, Mark Rosenbaum, Carol Cole, Linda Grear, Margie Harris, Patricia Johnson, Janice Nightengale and D. Claire Oliveros to the COMMISSION ON CHILDREN, FAMILIES AND COMMUNITY
- C-2 Appointments of Shawn Baird, Christopher Thomas, Scott Palmer, Karen L. Johnson, Ellen R. Lager, Laurie J. Ringlein, John Stouffer and Robert R. Wall to the EMS CONTRACT COMPLIANCE AND RATE REGULATION COMMITTEE

#### **DISTRICT ATTORNEY'S OFFICE**

- C-3 Budget Modification DA 00-03 Adding \$71,672 VOCA Grant Funds for the Continuation of 1.50 Victim Advocates
- C-4 Budget Modification DA 00-05 Adding \$174,341 Bureau of Justice Administration Funds for the Southeast Community Court
- C-5 Budget Modification DA 00-07 Appropriating Additional Funds for the Local Law Enforcement Block Grant Legal Assistant Holds Position

#### **SHERIFF'S OFFICE**

- C-6 Bed & Breakfast Liquor License Renewal with Recommendation for Approval for BRICKHAVEN BED & BREAKFAST, 38717 E. Columbia River Highway, Corbett

#### **DEPARTMENT OF ENVIRONMENTAL SERVICES**

- C-7 Report the Hearings Officer Decision Regarding Approval of CU 5-99, a Request for a Type B Home Occupation Permit to Create a One Chair Hair Salon within a Single Family Residence in the Multiple Use Agriculture Zoning District on Property Located at 8240 SE KANE ROAD, GRESHAM
- C-8 Auto Wrecker License Approval for DESBIENS TOWING AND AUTOMOTIVE, 28901 SE Dodge Park Blvd., Gresham
- C-9 Auto Wrecker License Approval for LOOP HI-WAY TOWING, 28609 SE Orient Drive, Gresham
- C-10 Auto Wrecker License Approval for FRANK MILLER TRUCK WRECKING, 15015 NW Mill Road, Portland
- C-11 Auto Wrecker License Approval for ORIENT AUTO PARTS, INC., 28425 SE Orient Drive, Gresham

**REGULAR AGENDA - 9:00 AM**

**PUBLIC COMMENT - 9:00 AM**

- R-1 Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

**SHERIFF'S OFFICE - 9:00 AM**

- R-2 Hearing on Package Store Liquor License Renewal with Recommendation for Denial for FRED'S MARINA, 12800 NW Marina Way, Portland
- R-3 NOTICE OF INTENT to Apply to the U.S. Department of Justice/Bureau of Justice Assistance 1999 Open Solicitation for \$150,000 Local Criminal Justice Planning Grant to Create a Mental Health Docket in Multnomah County

**DEPARTMENT OF HEALTH - 9:15 AM**

- R-4 RESOLUTION Authorizing Inter-Fund Loan in the Amount of \$248,000 to Acquire Property Described as Follows: the South 75 feet of the West 160 feet of the North 498 feet of Lot 12, EASTWOOD, EXCEPT that part lying within the Rockwood Road, in the City of Gresham, County of Multnomah, State of Oregon, and Authorizing Purchase of the Property [Rockwood Neighborhood Health Access Clinic]

**DEPARTMENT OF SUPPORT SERVICES - 9:20 AM**

R-5 Budget Modification DSS 4 Requesting Authorization to Recognize \$10,000 in Revenues to be Received from Oregon Emergency Management for the Consequences of Terrorism Grant

**NON-DEPARTMENTAL - 9:25 AM**

R-6 Second Reading and Possible Adoption of a Proposed ORDINANCE Repealing MCC 27.300 and 27.301 and Adding New Provisions to Multnomah County Code Chapter 21 Relating to Workplace Hazards [Providing Smoke-Free Workplaces by Prohibiting Smoking in Places of Employment]

R-7 RESOLUTION Adopting the Community Residential Siting Proposals

R-8 RESOLUTION Allocating Public Safety Bond Fund Interest to Specific Projects: Authorizing Construction of the Rivergate Jail and Alcohol and Drug Treatment Center and an Expanded Booking Facility; and Requesting the Community Justice Director to Develop a Treatment and Housing Support Proposal for Offenders Leaving Secure Treatment

R-9 DUII Advisory Committee Victim's Impact Panel Presentation and PROCLAMATION Proclaiming December 1999 as "National Drunk and Drugged Driving Prevention Month," and Friday, December 17, as "National Lights on for Life Day" in Multnomah County

**DEPARTMENT OF COMMUNITY AND FAMILY SERVICES - 10:35 AM**

R-10 Preliminary Information Learned by the Mental Health Task Force and Request for Policy Direction. Presented by Elsa Porter, Mike McCracken, Carl Talton and Sandy Hayden. 1 HOUR REQUESTED.

**DEPARTMENT OF ADULT COMMUNITY JUSTICE - 11:35 AM**

R-11 Briefing on the National Council on Crime and Delinquency's Evaluation of the Adult Community Justice Redesign. Presented by Jim Carlson, Elyse Clawson and Charlene Rhyne. 45 MINUTES REQUESTED.



## Beverly Stein, Multnomah County Chair

Room 1515, Portland Building  
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### MEMORANDUM

TO: Commissioner Diane Linn  
Commissioner Serena Cruz  
Commissioner Lisa Naito  
Commissioner Sharron Kelley  
Office of the Board Clerk

FROM: R. Lyne Martin

DATE: October 8, 1999

RE: Beverly's Absence Board/Briefing meetings

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Chair Stein will be in Washington DC December 12-14. She will be unable to attend any scheduled Board meeting or Work Session.

Cc: Chair Staff

99 OCT -8 PM 4:54  
MULTNOMAH COUNTY  
OREGON  
CHIEF ADMINISTRATIVE  
OFFICER



Deb,

Lisa had to take her son to the doctor this morning for a problem he had come up, so she may be late to the briefing. I will come over for at least the beginning of the briefing until she gets there.

Steve

99 DEC 14 AM 8:43  
MULTI-COUNTY  
OREGON  
COUNTY COMMISSIONERS





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### STAFF SUPPLEMENTAL MEMORANDUM

TO : Board of County Commissioners

FROM : Carol M. Ford

DATE : December 7, 1999

RE : Emerging Budget Issues for FY2000-2001: Dept. of Community and Family Services (9:30-11:00) and Dept. of Library Services (11:00-12:00)

#### I. Recommendation/Action Requested:

As per the Board's budget debriefing in August, a series of departmental worksessions have been scheduled to identify and discuss emerging issues that will impact the FY2000-2001 budget.

#### **BCC BUDGET WORKSESSION SCHEDULE**

- |               |   |
|---------------|---|
| Oct 26        | Budget worksession overview, schedule, etc.<br>Emerging Budget Issues: County Counsel |
| Nov 2         | In-Depth Budget Review/Emerging Issues: District Attorney                             |
| Nov 8         | In-Depth Budget Review/Emerging Issues: Sheriff's Office                              |
| Nov 9         | In-Depth Budget Review/Emerging Issues: Adult Community Justice                       |
| Nov 16        | Emerging Budget Issues: Dept of Environmental Services                                |
| Nov 23        | Emerging Budget Issues: Financial Update  |
| Nov 29        | Emerging Budget Issues: Auditor's Office  |
| Nov 30        | Emerging Budget Issues: Health; Juvenile Community Justice                            |
| Dec 7         | Emerging Budget Issues: Dept of Support Services and Aging and Disability Services    |
| <b>Dec 14</b> | <b>Emerging Budget Issues</b>   |
|               | <b>9:30 to 11:00      Community and Family Services</b>                               |
|               | <b>11:00 to 12:00      Library</b>  |



**II. Background/Analysis:**

After the Board's Budget Debriefing in August 1999, Dave Warren developed four "tracks" for the FY2000-2001 budget process:

- Track 1. Identify and Discuss Emerging Issues: Department briefings
- Track 2. In-Depth Review of Public Safety Budgets
- Track 3. Serial levy Preparation
- Track 4: Strategic Directions Retreat

Dave met with Board staff and individually with Commissioners to review and refine the approaches to these tracks.

Emerging Budget Issues discussion highlight issues that departments anticipate in the FY2000-01 budget year. They do not include a review of the department's complete budget and operations.

**III. Financial Impact:**

None directly. Emerging Issues will impact FY2000-2001 budget proposals.

**IV. Legal Issues:** NA

**IV. Controversial Issues:**

Controversial issues may be identified by departments.

**VI. Link to Current County Policies:**

Links to focus on providing the Board with appropriate information and data for making budgetary and policy decisions.

**VII. Citizen Participation:**

The Citizen Budget Advisory Committees (CBACs) have been given the Emerging Budget Issues schedule. The CBACs will review department budgets and report to Board during the spring Budget hearings.

**VIII. Other Government Participation:**

We will be scheduling meetings with cities to discuss levy coordination.



**Briefing of the Board of County Commissioners**

**Emerging Issues**

**Department of Community and Family Services**

**Lorenzo T. Poe Jr., Director**

**December 14, 1999**

**DEPARTMENT OF COMMUNITY AND FAMILY SERVICES  
EMERGING ISSUES FOR FY 2000-2001  
DECEMBER 14, 1999**

**Agenda**

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Introductions and Overview Lorenzo T. Poe, Jr., Director

**Issues Discussion**

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Early Childhood Denise Chuckovich

SUN Initiative Mike Harris

Mental Health Issues: Floyd Martinez

Medicaid Shortfall  
Mental Health Court  
Mental Health Task Force

Persons with DD in the Criminal Justice System Howard Klink

McKinney Grant and Homeless Families Plan Mary Li

**Questions and Answers**

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**State Activity**

- State implementation of SB555 will require all counties to submit an early childhood plan developed through the local Commission on Children, Families and Community.

**Local Activity**

- The County Early Childhood Workgroup is continuing to pursue action on the recommendations we brought to you in August.
- The County Early Childhood Planning Team continues to work, under Commissioner Naito's leadership, to develop a county plan identifying a continuum of current county services as well as system gaps which additional funds could address. The draft of this plan should be completed by the end of December.
- The Planning Team is also developing proposals for potential inclusion in the Community Safety Levy. These will be brought to the Board for review next month.
- The County Early Childhood Planning Team will cooperate with the Commission on Children, Families and Community to develop an inclusive county plan for submission to the state in March.

**Declining Funds:**

- The Oregon Department of Human Services funding of SUN will end June 30, 2000. This reduces the SUN budget of approximately one million dollars by \$383,000. The SUN Initiative has submitted a grant application to Meyer Memorial Trust for \$510,000 per year for three years. However, if awarded, these funds are to be used for new sites.
- The current allocations are already short of minimums: currently elementary schools are receiving \$55,000 to \$70,000 and middle schools receive \$70,000 to \$135,000. Recommended minimums per site: elementary-\$100,000; middle schools- \$150,000.

**Intergovernmental Agreements:**

- It has been determined that there are a mixture of agreements between projects, departments and initiatives regarding facilities usage, resource sharing and information exchange. It is proposed that omnibus agreements between governmental entities be initiated to minimize the potential problems as SUN expands.

**Expanding Interest:**

- We have already received 13 unsolicited inquiries from Portland Public Schools for the next round of SUN school designation. The ability to proceed with long range planning is hampered by uncertain funding.

**Evaluation:**

- In order to determine the impact of SUN Initiative a 3 to 5 year study needs to be initiated. The current allocation of \$45,000 is inadequate to achieve a quality study.

**Medicaid Shortfall:**

- Initial calculation by the state showed a \$10.2 million “disinvestment” in Medicaid funds between 1997 (pre-managed care) and 1998. Further analysis shows the actual decline is \$15.33 million.
- The above analysis indicates that adult outpatient services were the most impacted area of services, which is supported by actual service declines in the community.
- The community agencies that provide outpatient services continue to deteriorate in their financial position despite deep cuts in program capacity.
- A key service element needed in order to at least partially stabilize the system on an interim basis is an intensive case management program to address the clinical and housing needs of the “high-end” adult mentally ill population.
- The long-term resolution of this problem depends on a “risk adjustment” of the Medicaid rate structure.

**Mental Health Court:**

- A large percentage of persons entering the criminal justice system are entitled to services under Medicaid criteria as a function of expanded eligibility in the Oregon Health Plan.
- It is anticipated that the mental health court will place additional demands on the community mental health system as a function of the mainstreaming model being proposed. However it is difficult to estimate what the extent of that impact will be.

**Mental Health Task Force:**

- The Data/Mapping Workgroup Report, as well as testimony given to the taskforce, strongly reflects the fragmentation of the mental health system in Multnomah County, resulting in an inability to generate a set of system-wide data on utilization and cost.
- Testimony also highlights the impact of the decline in adult outpatient program capacity and the need to resolve the critical lack of timely access to care, especially for severely mentally ill adults.
- It is anticipated that the taskforce will make recommendations, which will have direct budget implications, however it is not apparent that they will be included in the December interim report.

**Background:**

- Based on state Department of Corrections data, approximately 120 persons with developmental disabilities and/or mental illness will be released from prison over the next 18 months, of a total of about 300 currently identified in the system. Many of these are considered dangerous, have substance abuse problems, or are sex offenders. About 1/2 are expected to come to Multnomah County.
- Those individuals eligible for developmental disability services will be assigned a Case Manager and placed on a Waiting List for residential programs and any other supports they need. Funding for health, mental health, and substance abuse services may be available through the Oregon Health Plan. A Parole Officer will also be assigned. Some individuals not eligible for DD services will receive services through the ARC of Multnomah.
- Two years ago Multnomah County collaborated with the state in development of an add package to provide services to these individuals that did not survive the Department of Human Resources (DHR) budget process.

**Actions in Progress:**

- Dedication of the equivalent of a half FTE to Corrections and Substance Abuse Treatment service planning. A Developmental Disabilities Services Division Case Manager is working closely with the county Department of Community Justice and state Corrections staff to coordinate Parole and Case Management activities, provide behavioral consultation on difficult individuals and develop training for corrections staff on DD issues.
- Ongoing collaboration with Portland Police on specialized training of police officers in appropriate and effective intervention strategies in situations involving persons with developmental disabilities.
- Initiation of a planning process to develop a residential program model for substance abuse treatment for individuals with developmental disabilities.

**Summary:**

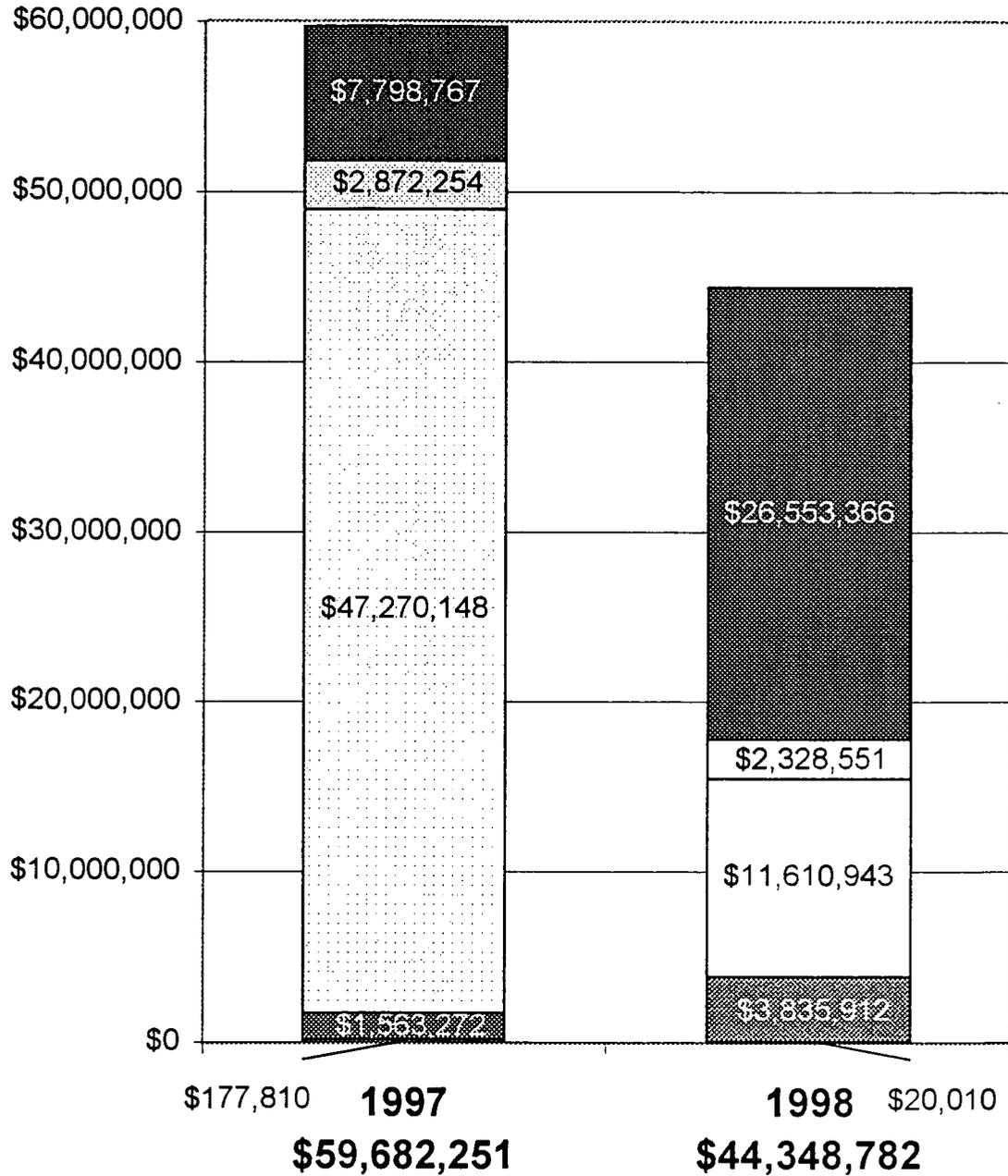
Most of the individuals described above will be released from prison with inadequate supports and controls in the community. Some planning and an increased level of coordination among state and county DD, Mental Health, Corrections, Substance Abuse and non profit agencies is underway. Unfunded resource needs include appropriately staffed residential facilities, specially trained Case Managers and Parole Officers with significantly reduced caseloads, employment, training and expanded specialized mental health and substance abuse treatment services designed for this population.

- Federal McKinney grant funds have become a major source of on-going funding for homeless services in this community.
  - The three jurisdictions (Multnomah County, City of Gresham, City of Portland) have been able to create this by a strategic plan that was designed to:
    - Take advantage of increasing Federal funding levels;
    - Leverage more than our pro rata share; and,
    - Creatively fund projects for various lengths of time (less than regular three-year cycles).
  - This has not been completely successful as environmental factors have changed and evolved. At the same time hard decisions that should have been made in order to adjust the service system to those changing environments were postponed year after year, increasing the overall on-going system deficit.
  - The next four years of allocations will see service systems take the hardest hits, as prior year decisions come forward to impact current year allocations.
  - Because the current McKinney allocation process is broken, other liabilities are being created in terms of the overall system of homeless services:
    - Current services that have become essential infrastructure components are placed in continuous, unstable, year-to-year funding cycles;
    - New projects can't be considered unless current on-going programs are defunded; and,
    - There is disincentive to CQI and best practice adjustments to service systems due to the inability to change existing projects without them becoming new ones, which makes them lesser priorities.
  - Short-term fix calls for \$350k immediately for homeless families service system – this will ease burden on other populations, but only for the coming year.
  - Long-term fix will take about \$2 million annually.
-

- Despite our strong local economy, the number of homeless families in Multnomah County continues to rise.
- **Current status of homeless families in Multnomah County**
  - Number of homeless families in the County: **622**
  - Percentage of increase in that number over past five years: **38%**
  - Number turned away during *1999 One Night Shelter Count*: **98**
  - Percentage of children in these families under the age of five: **45%**
- Current system is funded at \$2.8 million, primarily through federal McKinney funds – County support is approximately 13%.
- Multi-disciplinary committee comprised of representatives of homeless families, providers, faith communities, City of Portland, and other interested advocates has developed five-year plan.
- New system calls for additional \$2.6 million over five years in order to ultimately serve (annually):
  - 80 families with emergency services;
  - 270 families with services that enable them to permanently obtain stable living situations; and,
  - 80 families with services to prevent homelessness.
- **Service system features:**
  - *Improved Access* – a single centralized system, managed similarly to the DT Portland homeless youth system;
  - *Expanded Continuum of Services* – year-round shelters in multiple locations throughout the County, and moving families more quickly to permanent housing with long-term support, rather than additional transitional housing;
  - *Increased Family Unity Approach* – applying asset-based service strategies to work with homeless families; and,
  - *Increased Response to ATOD Issues* – new service strategies that currently do not exist in the system.
- **Plan priorities:**
  - Stabilization of current system and reduction of dependence on federal McKinney funds;
  - Single-system entry for access, intake, and data collection (phone and computer system); and,
  - Multiple-site year-round shelters, including day-shelter capacity.

## Medicaid Payments in Multnomah County for Inpatient and Outpatient Services Covered Under the OHP, 1997 and 1998

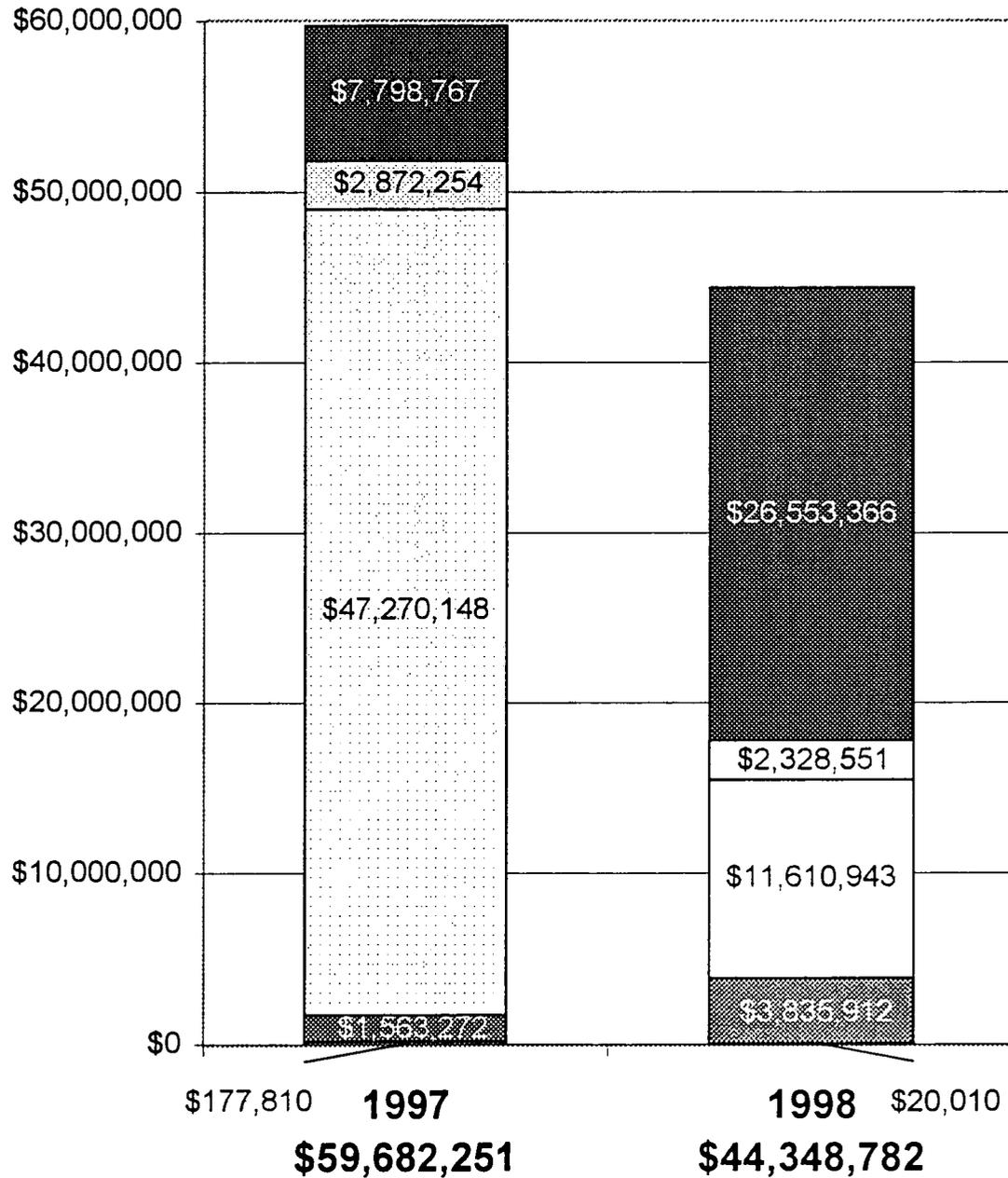
Revised to exclude claims data from Washington County  
(Tualatin Valley Center)



- Capitation for MHO inpatient and outpatient services
- ▨ Inpatient Billings (OMAP)
- FFS (OMAP) for OHP-covered adult outpatient svcs.
- FFS (OMAP) for OHP-covered children's outpatient svc.
- ▨ FFS (OMAP) for OHP-covered outpatient svcs for JOBS enrollees

## Medicaid Payments in Multnomah County for Inpatient and Outpatient Services Covered Under the OHP, 1997 and 1998

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**Emerging Issues Discussion  
December 14, 1999, 11 a.m.**

Library Attendees:

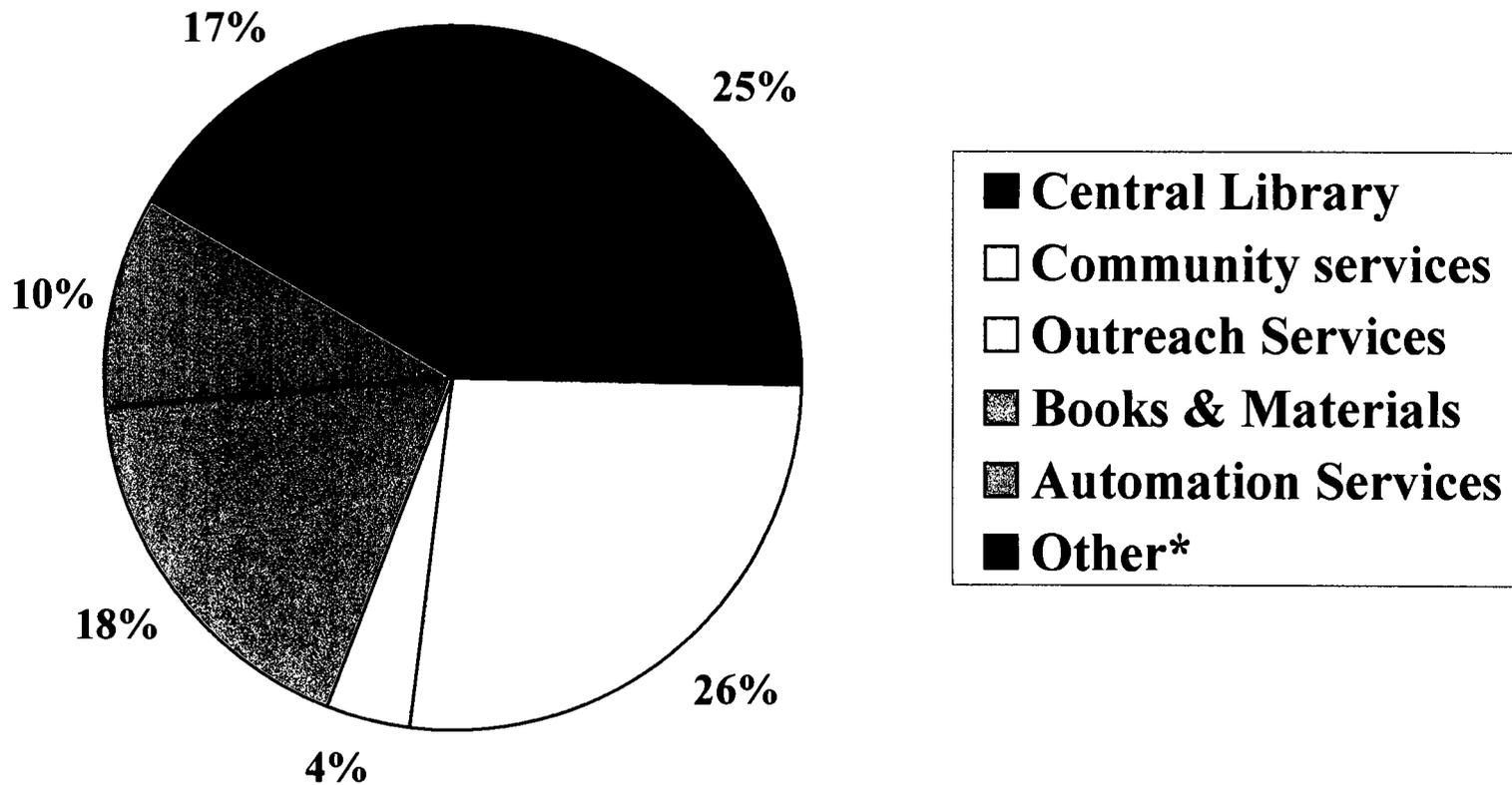
Ginnie Cooper, Director  
Jeanne Goodrich, Deputy Director  
Janet Kinney, Community Svcs.  
Joyce Sjoberg, Youth Svcs.  
Renea Arnold, Early Childhood  
Resources

Ruth Metz, Deputy Director  
Cindy Gibbon, Central Library  
June Mikkelsen, Renovation Project  
Becky Cobb, Support Services

1. Operational Issues 25 minutes
  - a. Better library services
  - b. Keeping our promises
  - c. The challenges of growth
  - d. Discussion and questions
  
2. Facilities 20 minutes
  - a. Cost projections & concerns
  - b. Discussion and questions
  
3. Follow-up Action Items/Further Discussion 15 minutes

# Library Expenditures FY 1999-2000

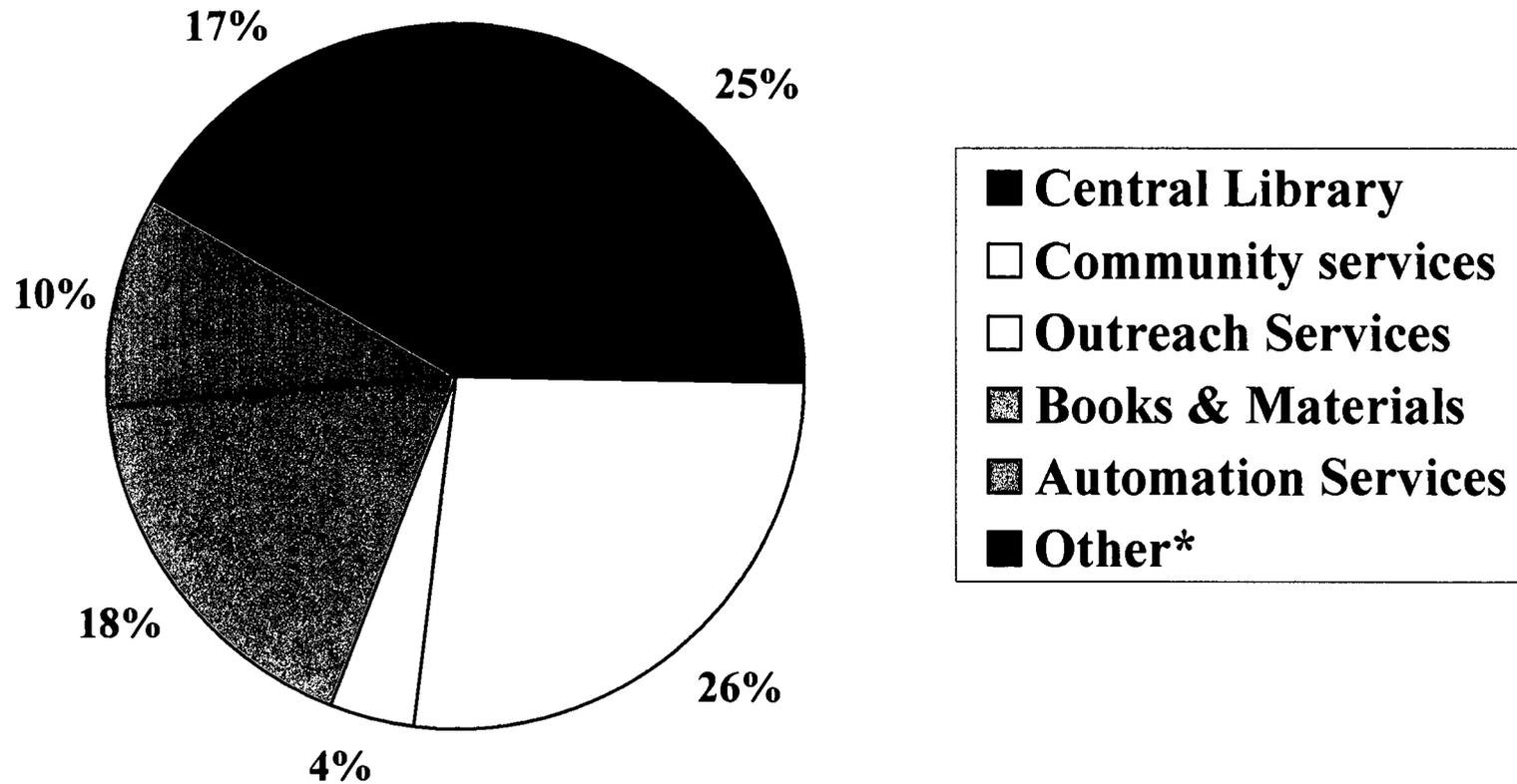
**\$38.7 million**



\* *Other includes Director's Office, Public Relations, Technical Services, Volunteer Services, Learning Systems, and Support Services (HR, delivery, finance, purchasing, admin. building costs.)*

# Library Expenditures FY 1999-2000

\$38.7 million



\* *Other includes Director's Office, Public Relations, Technical Services, Volunteer Services, Learning Systems, and Support Services (HR, delivery, finance, purchasing, admin. building costs.)*



## MEMORANDUM

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TO: Board of County Commissioners

FROM: Ginnie Cooper, <sup>JM</sup>Department of Library Services  
June Mikkelsen, Department of Library Services  
Samuel N. Lasko, Department of Environmental Services  
Michael Harrington, Department of Environmental Services

DATE: December 14, 1999

SUBJECT: Budget Work Session

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This briefing book has been prepared for the Board of County Commissioners for the Library's Budget Work Session for December 14, 1999.

It contains information on the remaining Library capital projects and summary information on completed Library branch renovations.

Some of these projects are in the initial planning stages. So the information provided on them is preliminary. More complete information will be provided as the plans are finalized.

# Overview of Completed Library Projects

December 14, 1999

PROJECT	STATUS	BUDGETED	EXPENDED	ANALYSIS
Albina*	Completed ; opened June 1999	\$25,000 (for furniture only)	\$269,746	Tenant improvements costs were paid from the Library's operating budget.
Capitol Hill	Completed; opened February 1999	\$836,918	\$916,000	Asbestos was discovered in the under-the-floor ducts. Added cost came from contingency.
Gregory Heights	Completed; opened March 1999	\$739,000	\$783,000	Extensive re-grading of the parking lot was required to meet ADA. Added cost came from contingency.
Gresham	Completed; opened December 1998	\$401,000	\$507,000	Added renovation cost came from contingency.
Rockwood	Completed; opened September 1999	\$932,454	\$915,868	Completed under budget.

\*Albina, a rented facility, was not one of the 1996 General Obligation Bond projects.

# Overview of Current Library Projects

December 14, 1999

PROJECT	STATUS	BUDGETED	ESTIMATED (12/99)	DIFFERENCE	ANALYSIS
Belmont	In construction	\$1,713,000	\$1,847,293	\$134,293	Contingency will cover the shortfall.
Holgate	Bids being evaluated	\$903,300	\$1,018,448	\$115,148	Contingency will cover the shortfall (a result of asbestos abatement needed in underground ducts).
North Portland	In construction	\$2,077,766	\$2,046,872	(+\$30,894)	On schedule, under budget.
St. Johns	Project will go out to bid later this month.	\$1,294,256	\$1,294,256		Project not yet bid.

PROJECT	STATUS	BUDGETED	ESTIMATED (12/99)	DIFFERENCE	ANALYSIS
Fairview Columbia	New branch; construction to begin in January 2000	\$118,300 (for Tenant Improvements)	\$997,300 ((\$118,300 for TIs; \$879,000 for long-term lease)	\$879,000	Funding mechanism for long-term lease not yet determined.
Hillsdale	In process of securing the properties and investigating feasibility of mixed-use	\$3,655,000	\$4,696,900 (Additional \$600,000 property; \$441,900 construction)	\$1,041,900	Siting difficulties and anticipated mixed-use delays increase projected costs. These increased costs are to be funded with COPs.
Hollywood	Property purchased; mixed-use building is in design phase	\$3,150,000	\$3,659,000	\$509,000	Siting delays and mixed-use considerations will add at least eighteen months to the schedule, increasing costs. The added costs are to be funded with COPs.

Library Administration	In construction.	\$2,500,000	\$2,500,000		To be funded with COPs.
Northwest Portland	County has option on property; feasibility study on mixed-use building is under way.		\$2,156,000 (Property: \$560,000; construction: \$1,596,000)	\$2,156,000	Project wasn't part of the 1996 bond; plans were to lease space for a branch. Cost of purchasing land is \$560,000. Cost of building a 5,000-sq. ft. building in 3 years is estimated to be \$1,596,000. Funding method not yet determined.
Sellwood Moreland	Two options are in planning: a new building on the current site or a new mixed-use building on a new site.	\$618,000	Unknown. Will depend on which option is selected.	Unknown.	Feasibility of both options is currently under study.



# Facility Projects - Progress Report Summary

Date: December 6, 1999

**Project:** Library Administration Building

**Sponsor:** Multnomah County Library

**Partners:** N/A

**Link to Strategic**

**Space Plan:** Respond to physical analysis and functional assessments of well-needed renovation of a building that is 35 years old.

**Type of Project:** Renovation, Construction, Structural, Mechanical, Electrical, and telecommunications.

**Funding Method:** Approval of COPs.

**Description:** The building is in need of extensive repair, including a new roof, mechanical, electrical, telecommunications, structural, air handlers and replacement of two boilers.

**Siting Process Status:** N/A

**Square Feet:** 37,560 sq. ft.

**Project Manager:** Sam Lasko

Budget	
1 Approved	
2 Expended	
3 Current Balance	
4 Estimated Total Cost	\$2,500,000
5 Additional Need	\$2,500,000

Project Activity	Status
Property Acquired	N/A
Site Plan Approved	N/A
Programming Complete	N/A
Design Complete	N/A
Schedule Complete	Yes
Cost Estimates	\$2,500,000
Contractor Hired	Yes
Construction Start	October 1999
Construction Complete	July 2000
Occupancy Date	N/A
Architect	Thomas Hacker

Note calculations:

Line 3 = Line 1 minus Line 2

Line 5 = Line 4 minus Line 1

**Decision Points:** Approval of COP's by County Commissioners.

**Explanation:** N/A

**Facilities and Property Management Recommendations:** Facilities and Property Management contracted with Hennebery Eddy Architects to do a physical and functional assessment to the Administration Building and found that it is in need of a major overhaul to the building and mechanical systems.

**Client Recommendation: N/A**

**Comments: N/A**

**Next Steps: Approval of COP's by County Commissioners.**

## Supplemental Staff Report

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**To:** Board of County Commissioners  
**From:** Facilities & Property Management, Department of  
Environmental Services  
Department of Libraries  
**Date:** December 6, 1999  
**Subject:** Library Administration Building

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### 1. Recommendation/Action Requested:

Status report for informational purpose; no action required at this time.

Renovation of the Library Administration Building (LAB) was originally part of the 1996 branch renovation General Obligation Bond. As we moved forward with the library renovations and got more accurate estimates of costs, it became clear that the bond money was not sufficient to fund the renovation of the LAB as well as all of the branch projects. After discussions with Bill Farver and Dave Boyer, the decision was made to fund this work through Certificates of Participation, which will come before the Board early next year. The cost of the work on the Library Administration Building is estimated to be \$2,500,000.

### 2. Background/Analysis:

During 1997-98, Facilities & Property Management contracted with Hennebery Eddy Architects to perform a physical assessment of 13 branch libraries and the Library Administration Building. Their analysis of the 37,560-square foot Library Administration Building, built in 1965, showed that the building is in need of major renovation. The building envelope is in need of extensive repair, including a new roof. Inside, more consistent lighting and energy-efficient lighting are needed on both floors of the building. The mechanical and plumbing systems need to be replaced due to their poor condition and function. New mechanical systems that meet indoor air quality standards are needed. The central air and boiler systems have exceeded their useful life. The plumbing system also needs to be replaced.

### 3. Financial Impact:

Cost of renovation: \$2,500,000. Funding for this work is not included in the branch library bond budget.

### 4. Legal Issues:

None expected.

### 4. Controversial Issues:

None expected.

### 5. Link to Current County Policies:

Protects the public's investment in library buildings by making needed repairs; incorporates energy-efficient systems; responds to technological innovations.

**7. Citizen Participation:**

None.



# Facility Projects - Progress Report Summary

Date: December 6, 1999

**Project:** Belmont Library

**Sponsor:** Multnomah County Library

**Partners:** N/A

**Link to Strategic**

**Space Plan:** The key to planning for this renovation was doing the work in a way that is in keeping with the historic nature of this beautiful building.

**Type of Project:** Renovation, Construction, Mechanical, Electrical, and Structural.

**Funding Method:** Approved 1996 Bond Measure.

**Description:** Physical analysis and functional assessment of the Belmont Library, an unreinforced masonry building, need extensive work to meet current seismic standards. The building also needed a new roof, plumbing upgrades, electrical and telecommunications improvements to allow the addition of PCs, and to provide ADA code compliance building.

**Siting Process Status:** Completed.

**Square Feet:** 5,466 sq. ft.

**Project Manager:** Sam Lasko

Budget	
1 Approved	\$1713,000
2 Expended	\$ 1,205,000
3 Current Balance	\$508,000
4 Estimated Total Cost	\$1,847,293
5 Additional Need	\$134,293

Note calculations:

Line 3 = Line 1 minus Line 2

Line 5 = Line 4 minus Line 1

Project Activity	Status
Property Acquired	Yes
Site Plan Approved	Yes
Programming Complete	N/A
Design Complete	Yes
Schedule Complete	Yes
Cost Estimates	\$1,713,000
Contractor Hired	Yes
Construction Start	June 1999
Construction Complete	June 2000
Occupancy Date	July 2000
Architect	Thomas Hacker -

**Decision Points:** In the process of tightening the budget on the other libraries to see if we can minimize the impact of Belmont's budget

**Explanation:** Due to three sub-contractors walking off the job and going to the next lowest bidder on the list, this has had a significant impact on the construction budget.

**Facilities and Property Management Recommendations:** This added cost would be absorbed by the contingency.

**Client Recommendation:** N/A

**Comments: N/A**

**Next Steps: N/A**

## Supplemental Staff Report

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**To:** Board of County Commissioners  
**From:** Facilities & Property Management, Department of  
Environmental Services  
Department of Libraries  
**Date:** December 6, 1999  
**Subject:** Belmont Branch Library

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### 1. Recommendation/Action Requested:

For information only; no action required.

### 2. Background/Analysis:

Voters approved the technology and branch renovation bond for \$29 million in May 1996. Key elements of the bond include:

- Protecting the public's investment in library buildings by making needed repairs and renovations to the branch libraries;
- Improving public access to information by upgrading technology; and
- Paying particular attention to four specific branches that had been identified as having significant problems. Belmont Branch is one of those named branches. Belmont was built in 1925, and is one of the three renovations of historic branch library buildings.

During 1997-98, physical analysis and functional assessment of the Belmont Branch Library showed the inadequate size of the building—the busiest branch library in Oregon, per square foot of space. In addition, the building needed seismic, mechanical and electrical upgrades, a new roof, improvements to the exterior of the building, and modifications to bring it up to Americans with Disabilities code compliance. The decision was made to purchase the property immediately to the north of the Belmont Branch Library and to expand that branch, giving added space for better access to the book collection, more PCs with Internet capability, more reader seats and a meeting room for library programs and community meetings.

After renovation, the building will be 5,466 square feet (the size before renovation is 3,554 square feet).

Belmont Branch Library closed for renovation on June 13, 1999; the branch will be closed for about one year.

### 3. Financial Impact:

Property acquisition, \$400,000; construction, \$1,447,293. Funded by the 1996 General Obligation Bond.

### 4. Legal Issues:

None expected.

## **5. Controversial Issues:**

We are using one of the buildings on the new property as a temporary sorting and packing facility (to handle book returns for branches that are closed for renovation). Ultimately, this building will be taken down and the land it is on will become space for deliveries and parking. The building will continue to be used until the last branch library is renovated—approximately nine months after the Belmont Branch re-opens. The branch will be without off-street parking for this period of time.

## **6. Link to Current County Policies:**

Provides a well-located, accessible and efficient facility; protects the County's investment by repairing a deteriorating building; accommodates current space needs to reduce overcrowding; and plans for future needs.

## **7. Citizen Participation:**

In 1997-98, Library staff began a series of public meetings about the branch projects. These have continued in each neighborhood. At Belmont, public meetings at the library and at meetings of the local neighborhood associations provided opportunities for community members to review architectural plans and make suggestions.



# Facility Projects - Progress Report Summary

Date: December 6, 1999

**Project:** Fairview Columbia Library

**Sponsor:** Multnomah County Library

**Partners:** N/A

**Link to Strategic**

**Space Plan:** Support Metro's 2044 Plan with mixed-use; Long-term lease is substantially less than an outright purchase plan.

**Type of Project:** Long term lease, Landlord/owner will build facilities to our needs.

**Funding Method:** Long term-lease will be funded through COPs; Tenant improvements funded through libraries operating budget.

**Description:** Construction, Structural, Mechanical, and Electrical.

**Siting Process Status:** Complete.

**Square Feet:** 4000sq. ft.

**Project Manager:** Sam Lasko

Budget	
1 Approved	\$118,300
2 Expended	
3 Current Balance	
4 Estimated Total Cost	
5 Additional Need	\$879,000

Note calculations:

Line 3 = Line 1 minus Line 2

Line 5 = Line 4 minus Line 1

Project Activity	Status
Property Acquired	N/A
Site Plan Approved	N/A
Programming Complete	No
Design Complete	Yes
Schedule Complete	Yes
Cost Estimates	N/A
Contractor Hired	N/A
Construction Start	January 2000
Construction Complete	August 2000
Occupancy Date	September 2000
Architect	N/A

**Decision Points:** Whether to do long-term (30-year) lease?

**Explanation:** This option is for an advance rental that is substantial less than an outright purchase price. The option is exercisable in the first and second years, \$879,000 if exercised in the first year, about \$905,000 if exercised in the second year.

**Facilities and Property Management Recommendations:** To do 30 year lease.

**Client Recommendation:** N/A

**Comments:** N/A

**Next Steps:** Decision on lease option.

## Supplemental Staff Report

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**To:** Board of County Commissioners  
**From:** Facilities & Property Management, Department of  
Environmental Services  
Department of Libraries  
**Date:** December 6, 1999  
**Subject:** Fairview Columbia Branch Library

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### 1. Recommendation/Action Requested:

Status report for information only; no action required at this time.

Funding for operating a new East County library branch was included in the 1997 library operating levy. At the request of the Board, the County's property manager negotiated a lease with an option of a long-term (30-year) lease (an advance rental that is substantially less than an outright purchase price). If the long-term lease option is exercised in the first year, the cost would be \$879,000. This was not a part of the operating levy or the 1996 library renovation bond measure. It is not yet clear how this money will be paid.

### 2. Background/Analysis:

In 1994 and 1995, citizens in the Fairview/Wood Village/Troutdale area invited Ginnie Cooper, Director of Libraries, to meet with them to discuss their concerns about the lack of library service in that area of the County. In the fall of 1996, the Fairview Library Citizen Advisory Committee was created to serve as the community's advocate for a branch library in the Fairview/Wood Village/Troutdale area. The committee met monthly and conducted three community surveys to determine the level of support for a branch library in that area of the County. The surveys showed strong support for a new East County branch library. With the passage of Ballot Measure 47, which caused significant budget reductions, plans for a new branch were put on hold.

In November 1997, voters approved a 5-year operating levy for Multnomah County Library. In addition to restoring and extending library hours and increasing funding for library materials, the levy provided funds for a library presence in the Troutdale/Fairview/Wood Village area in rented space. Library staff began meeting again with the citizens committee to talk about possible locations for the new library. Four sites were suggested, and investigated by the County's property manager. At a public meeting in June 1998, there was enthusiastic and nearly unanimous community support for the site in the "market square" area of Fairview Village.

At the request of the Board of County Commissioners, the County's property manager attempted to negotiate a purchase option as part of the lease. The landlord/owner was unwilling to enter an agreement which would involve creation of a small condominium unit, but was willing to grant an option for a long term (30 year) lease. This option is for an advance rental that is substantially less than an outright purchase price. The option is exercisable in the first and second years of the lease (\$879,000 if exercised in the first year; \$905,000 if exercised in the second year. This was accepted by the Board.

On November 18, 1999, Holt and Haugh, the developer, reported that all financing is in place, plans for the buildings are out for construction bids, and construction is expected to begin in January, with a construction period of approximately six months.

## **2. Financial Impact:**

Tenant improvements for this branch library (\$118,300) are within the library's operating budget. Cost to exercise the option for the long-term lease (\$879,000 if option is exercised in the first year) is not budgeted. It is not yet clear how this money will be paid.

## **3. Legal Issues:**

None expected.

## **4. Controversial Issues:**

None expected.

## **5. Link to Current County Policies:**

Provide well-located, accessible, safe and efficient facilities; promote effective public involvement in County siting decisions; accommodate current space needs and meet future space needs; support Metro's 2040 Plan in siting and developing facilities by encouraging mixed-use development.

## **7. Citizen Participation:**

The Fairview Citizen Advisory Committee was created in the fall of 1996 to serve as the community's advocate for a branch library in the Fairview/Wood Village/Troutdale area. The committee was made up of 11 people representing a wide variety of interests in libraries. Between December 1996 and April 1997, the committee conducted three community surveys to determine the level of support for a branch library in that area of the County. The surveys showed strong support for a new East County branch library. The committee used the survey results to develop a profile that indicated the make-up of the respondents and their views on what serviced they though should be offered in a new branch.

After the 5-year library levy was approved by voters in November 1997, Library staff began meeting again with the Advisory Committee to gather input into the siting of the new branch. Committee meetings and an advertised public meeting provided opportunities for public participation in the siting process.

The Advisory Committee suggested the name for the new branch: Fairview Columbia Branch Library. The name of the branch reflects the intent that it will serve the residents of the entire Fairview/Wood Village/Troutdale area.



# Facility Projects - Progress Report Summary

Date: December 5, 1999

**Project:** Hillsdale Branch Library

**Sponsor:** Multnomah County Libraries

**Partners:** N/A

**Link to Strategic  
Space Plan:** N/A

**Type of Project:** Design and Construction.

**Funding Method:** 1996 general obligation bond. \$29 million

**Description:** The library will be replaced with a larger library. (12,000 sq. ft.) Ideally, the replacement branch will be located in the business district and have space for adequate parking.

**Siting Process Status:** The search has been narrowed down to one site: the ODOT triangle at the intersection of Bertha and Capitol Hwy. In order for this site to work, Bertha Court must be vacated; an acceptable traffic plan must be developed; and site access must be addressed.

**Square Feet:** 12,000

**Project Manager:** Sam Lasko

Budget	
1 Approved	\$3,655,000
2 Expended	
3 Current Balance	\$3,655,000
4 Estimated Total Cost	\$4,696,900
5 Additional Need	\$1,041,900

Note calculations:

Line 3 = Line 1 minus Line 2

Line 5 = Line 4 minus Line 1

Project Activity	Status
Property Acquired	No
Site Plan Approved	No
Programming Complete	N/A
Design Complete	No
Schedule Complete	N/A
Cost Estimates	\$4,696,900
Contractor Hired	No
Construction Start	N/A
Construction Complete	N/A
Occupancy Date	N/A
Architect	Thomas Hacker

**Decision Points:** Feasibility of mixed-use development, Design/Site compatibility, Financial supports for street improvements, and acquisition involving ODOT, PPS and two private owners, also street vacating and intersection realignment required. There is another situation that we are dealing with that has held up the land purchase and construction and that is contamination of the property. We have hired an environmental contractor to determine the extent and where it originated.

**Explanation:** We continue to explore the possibilities for a mixed-use building on ODOT site. We are actively working on acquiring the Winchell's property, as well as the ODOT triangle site.

We are also working with the City of Portland's Office of Transportation on traffic and access issues.

**Facilities and Property Management Recommendations:** Continue process of getting site control.

**Client Recommendation:** N/A

**Comments:** Justification for additional funds needed for this Project.

The project is currently one year behind schedule, and we estimate that it will take an additional two years to sort out site control, mixed-use considerations, intersection realignment and other access issues, environmental clean-up; and to complete design and construction of the new branch. This will result in higher costs for property (estimated to be \$600,000 or higher) and construction (\$441,900 assuming 6% annual inflation rate).

**Next Steps:** Awaiting Board of County Commissioners decision.

## Supplemental Staff Report

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**To:** Board of County Commissioners  
**From:** Facilities & Property Management, Department of  
Environmental Services  
Department of Libraries  
**Date:** December 6, 1999  
**Subject:** Hillsdale Branch Library

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### 1. Recommendation/Action Requested:

For information only; no action required at this time.

The County's property manager estimates the cost of the site, environmental clean-up and traffic improvements will be about \$1,800,000 (about \$600,000 more than we budgeted). Delays caused by siting difficulties and mixed-use considerations will delay the opening of this branch by about three years, at an added construction cost of about \$441,900 (assuming an inflation rate of 6% per year). Certificates of Participation, which will come before the Board for approval early next year, would fund these added costs.

### 2. Background/Analysis:

Voters approved the technology and branch renovation bond for \$29 million in May 1996. Key elements of the bond include:

- Making needed repairs and renovations to branch libraries in order to protect the public's investment in library buildings;
- Upgrading technology to improve public access to information; and
- Paying particular attention to four specific branches that had been identified as having significant problems. Hillsdale Branch Library is one of those named branches.

During 1997-98, physical analysis and functional assessment of the Hillsdale Branch Library showed that the building, which opened in 1957, is inadequately sized for the population it serves. The building needs extensive work, but renovation of the current building cannot provide adequate space for current and future needs. The decision was made to replace the current building of 6,800 square feet with a new building of 12,000 square feet.

Early in 1998, we began the difficult process of siting the new library. County staff conducted an exhaustive search of available properties in the area and held a number of community meetings to involve the public in the decision of where to site the new library. In January 1999 following extensive work with the community and intergovernmental agencies, a site comprised of three properties was identified. One property is owned by the Oregon Department of Transportation (ODOT); one, Bertha Court, is currently a Portland city street; and the third is the adjacent privately held property that is currently being leased by Papa John's Pizza. All three properties are needed in order meet the needs of the community and the library.

The Hillsdale Town Center Plan, adopted in November 1997, identifies the need for a "gateway project" that will anchor the business community and assist in the creation of a town center atmosphere. The Plan also identifies the need for major restructuring of the Capitol

Highway/Bertha Boulevard intersection. The new library project will serve as the catalyst for these improvements in the Hillsdale community. Also, this project may provide an opportunity for a mixed-use project, in keeping with the Hillsdale Plan and the County's resolution to promote the goals of managed growth.

The County is moving forward on obtaining the three properties. The ODOT site is listed as surplus property and the County's property manager is taking the necessary steps to purchase it. Bertha Court is being relocated, with the original right-of-way being vacated by the City of Portland. The County has authorized condemnation of the former Winchell's Donut site, now Papa John's Pizza, since the owners do not wish to sell the property. This additional property is essential to provide safe, efficient access to the library site. A Level II environmental survey of the property immediately adjacent to the Papa John's property has shown petroleum contamination. The County will be conducting Level II surveys on the Papa John's property and on the ODOT property to ascertain the cost of clean-up (which will become a part of the value negotiation on the properties).

The original timeline for design and construction of the new stand-alone Hillsdale Branch Library called for a 445-day schedule, with design beginning in December 1998 and the new library opening in August 2000. Because of the difficulties in siting and securing the property for the new building, we are at this point a year behind schedule. The mixed-use component will also add time to the project. We estimate that siting difficulties and mixed-use considerations will delay the opening of the new building by about three years.

### **3. Financial Impact:**

Budgeted: \$2,100,000 for property acquisition; \$2,455,000 for construction. Funded by the 1996 General Obligation Bond.

Estimated shortfall: \$600,000 for site acquisition, traffic improvements and environmental clean-up; \$441,900 for inflation in construction costs (estimated at 6% per year).

### **4. Legal Issues:**

Condemnation of the Papa John's Pizza property; cost of environmental clean-up.

### **Controversial Issues:**

Relocation of Bertha Court and realignment of Capitol Highway/Bertha Boulevard, although the City Council has approved this relocation; condemnation of the Papa John's Pizza property; cost of environmental clean-up; significant parking concerns of library users and owners of businesses in the adjacent shopping center.

### **5. Link to Current County Policies:**

Provide well-located, accessible, safe and efficient facilities; promote effective public involvement in County siting decisions; accommodate current space needs to reduce overcrowding and meet future space needs; support Metro's 2040 Plan in siting and developing facilities by encouraging mixed-use development.

### **7. Citizen Participation:**

In 1997-98, Library staff began a series of public meetings about the branch projects. At Hillsdale, numerous public meetings provided opportunities for public input into the siting of the new library. An advisory committee, the Southwest Neighborhoods, Inc. (SWNI) Library Working Group led the efforts to gather and provide community involvement in the decision to relocate Bertha Boulevard. This group continues to meet to advise on plans for the new building.



# Facility Projects - Progress Report Summary

Date: December 5, 1999

**Project:** Holgate Library

**Sponsor:** Multnomah County Library

**Partners:** N/A

**Link to Strategic**

**Space Plan:** Respond to the needs of improvements on the structural, mechanical, electrical, and telecommunications.

**Type of Project:** Renovation, Construction, Mechanical, Electrical, and Structural.

**Funding Method:** Approved 1996 Bond Measure.

**Description:** Physical analysis and functional assessment of the Library was done and found that extensive work was needed to meet current seismic standards. The building also needed a new roof, plumbing upgrades, electrical and telecommunications improvements to allow the addition of PCs, and to provide ADA code compliance building.

**Siting Process Status:** N/A

**Square Feet:** 6,060 sq. ft.

**Project Manager:** Sam Lasko

Budget	
1 Approved	\$903,300
2 Expended	
3 Current Balance	
4 Estimated Total Cost	\$1,018,448
5 Additional Need	\$115,148

Note calculations:

Line 3 = Line 1 minus Line 2

Line 5 = Line 4 minus Line 1

Project Activity	Status
Property Acquired	N/A
Site Plan Approved	N/A
Programming Complete	Yes
Design Complete	Yes
Schedule Complete	Yes
Cost Estimates	\$1,018,448
Contractor Hired	Yes
Construction Start	February 2000
Construction Complete	October 2000
Occupancy Date	November 2000
Architect	Thomas Hacker

**Decision Points:** We are in the process of tightening the budget on other libraries to see if we can minimize the impact of Holgate's budget. We also have the contingency that would cover this amount.

**Explanation:** Due to extensive abatement process of the existing building that was not foreseen, the cost has risen.

**Facilities and Property Management Recommendations:** This is covered by the contingency.

**Client Recommendation: N/A**

**Comments: N/A**

**Next Steps: N/A**

## Supplemental Staff Report

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**To:** Board of County Commissioners  
**From:** Facilities & Property Management, Department of  
Environmental Services  
Department of Libraries  
**Date:** December 6, 1999  
**Subject:** Holgate Branch Library

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### 1. Recommendation/Action Requested:

For information only; no action required.

### 2. Background/Analysis:

Voters approved the technology and branch renovation bond for \$29 million in May 1996. Key elements of the bond include:

- Protecting the public's investment in library buildings by making needed repairs and renovations to the branch libraries; and
- Improving public access to information by upgrading technology.

During 1997-98, physical analysis and functional assessment of the Holgate Branch Library showed that the building is sized correctly for its use. The building needs a new roof, exterior siding and improvements in the windows and exterior doors to improve energy efficiency (the Holgate Branch is the most inefficient building in the library system). Public restrooms need to be upgraded to comply with accessibility standards and shelving replaced to meet seismic code. New electrical and telecommunications lines are needed in order to increase the number of PCs for better access to information. Workroom and circulation areas need to be reconfigured to improve the workflow.

Holgate Branch Library will close for renovation in early 2000, as soon as the Woodstock Branch Library re-opens. Holgate will be closed for 7-8 months.

### 3. Financial Impact:

Budgeted: \$903,300. Funded by the 1996 General Obligation Bond.

### Legal Issues:

None expected.

### 4. Controversial Issues:

None expected.

### 5. Link to Current County Policies:

Protects the public's investment in library buildings by making needed repairs; incorporates energy-efficient systems; responds to technological innovations.

## **7. Citizen Participation:**

In 1997-98, Library staff began a series of public meetings about the branch projects. These have continued in each neighborhood. "Library Renovation News" mailings have been targeted to each neighborhood; in addition, *The Bookmark*, a newsletter sent to every library card-holding household, provides updates on the branch projects and gives opportunities for input. Also, the Library's renovation web page provides an online opportunity for library users to make comments and suggestions or ask questions.



# Facility Projects - Progress Report Summary

Date: December 5, 1999

**Project:** Hollywood Library

**Sponsor:** Multnomah County Library

**Partners:** Sockeye Development

**Link to Strategic**

**Space Plan:** County and Developer (mixed-use)

**Type of Project:** Mixed-use Development. Site aquisition and construction of library with mixed-income housing above.

**Funding Method:** 1996 general obligation bond.

**Description:** Replacing the Hollywood Branch Library with a building twice its size. A site for the new branch has been purchased, A Developer has been selected and hired to create a mixed-use building, with the library on the ground floor and housing on the upper floors.

**Siting Process Status:** Purchased N.E. Tillamook site (between 40<sup>th</sup> and 41<sup>st</sup>). Purchase of four properties comprising that site.

**Square Feet:** 13,000 sq. ft.

**Project Manager:** Sam Lasko

Budget	
1 Approved	\$3150,000
2 Expended	\$1,154,300
3 Current Balance	\$1,995,700
4 Estimated Total Cost	\$3,659,000
5 Additional Need	\$509,000

Note calculations:

Line 3 = Line 1 minus Line 2

Line 5 = Line 4 minus Line 1

Project Activity	Status
Property Acquired	Yes
Site Plan Approved	Under design
Programming Complete	No
Design Complete	No
Schedule Complete	No
Cost Estimates	\$3,659,000
Contractor Hired	Yes
Construction Start	N/A
Construction Complete	N/A
Occupancy Date	N/A
Architect	Thomas Hacker

**Decision Points:** Board mandated investigation of feasibility of a mixed-use building and approved construction of a library with mixed-income housing above.

**Explanation:** The design team-the County, Thomas Hacker and Associates Architects, and Sockeye Development has began on the design of this mixed-use building with the goal of beginning construction within the next nine months.

**Facilities and Property Management Recommendations:** Provide clear and concise direction to Sockeye as to the program requirements, design criteria and budget for the Library.

**Client Recommendation:** N/A

**Comments:** N/A

**Next Steps:** Design and Budget approval.

## Supplemental Staff Report

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**To:** Board of County Commissioners  
**From:** Facilities & Property Management, Department of  
Environmental Services  
Department of Libraries  
**Date:** December 6, 1999  
**Subject:** Hollywood Branch Library

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### 1. Recommendation/Action Requested:

Status report for information only; no action required at this time.

We are moving forward on designing a mixed-use building in the Hollywood community.

The original schedule for a stand-alone library called for design work starting in December 1998, construction beginning in October 1999, building completion and final inspection in mid-December 2000, and grand opening by the end of December 2000. Siting problems and delays caused by mixed-use considerations have delayed the project by one year. We estimate that mixed-use considerations will extend the design and construction phases by at least another six months. We now estimate that the building will open in early 2002, at the earliest. These delays will cost about \$509,000 in additional construction costs (assuming an annual inflation rate of 6%). In addition, we have spent approximately \$100,000 in mixed-use consultants' fees. Certificates of Participation, which will come before the Board early next year, will fund these added costs.

### Background/Analysis:

Voters approved the technology and branch renovation bond for \$29 million in May 1996. Key elements of the bond include:

- Making needed repairs and renovations to branch libraries in order to protect the public's investment in library buildings;
- Upgrading technology to improve public access to information; and
- Paying particular attention to four specific branches that had been identified as having significant problems. Hollywood Branch Library is one of those named branches.

During 1997-98, physical analysis and functional assessment of the Hollywood Branch Library showed that the building, which opened in 1959, is inadequately sized for the population it serves. The building needs extensive work, but renovation of the current building cannot provide adequate space for current and future needs. The decision was made to replace the current building of 7,613 square feet with a new building of 13,000 square feet.

Early in 1998, we began the process of siting the new library. County staff conducted a search of available properties in the area and held a number of community meetings to involve the public in the decision of where to locate the new library. In August 1998, the consensus of most community members who attended the public meetings was that the N.E. Tillamook site (between 40<sup>th</sup> and 41<sup>st</sup>) was the best location. The County's property manager completed the purchase of the four properties comprising that site in December 1998.

In response to the County's commitment to Metro's 2040 Plan and resolution to promote the goals of managed growth through mixed-use projects, the Library contracted with a consultant to explore the feasibility of building a library with mixed-income housing above. Developers in the area expressed interest in this project, and the Board authorized issuing a Request for Proposals (RFP) in July 1999. Four developers submitted proposals, and in October the team evaluating the proposals selected Sockeye Development, LLC, a subsidiary of developer Shiels, Oblatz and Johnsen.

The design team—the County, Thomas Hacker and Associates Architects, and Sockeye Development—has begun work on the design of this mixed-use building with the goal of beginning construction next fall. The original schedule for a stand-alone library called for designing the building beginning in December 1998 and completing construction in December 2000. Because of the extra time spent in researching the feasibility of mixed-use on the Hollywood site, working out the details for the RFP, and hiring the developer, we are at this point a year behind schedule. The extra time means that the cost of the project has increased.

## **2. Financial Impact:**

Budgeted: \$1,200,000 for site acquisition; \$1,950,000 for construction costs. Funded by the 1996 General Obligation Bond.

Because of siting difficulties and mixed-use considerations, the building will open about eighteen months behind schedule. We estimate that this delay will cost about \$509,000 (assuming annual inflation rate of 6%). In addition, we have spent approximately \$100,000 in mixed-use consultants' fees. Certificates of Participation, which will come to the Board for approval early next year, will pay for these added costs.

## **Legal Issues:**

None expected.

## **3. Controversial Issues:**

Amount of available parking.

## **4. Link to Current County Policies:**

Provide well-located, accessible, safe and efficient facilities; promote effective public involvement in County siting decisions; accommodate current space needs to reduce overcrowding and meet future space needs; support Metro's 2040 Plan in siting and developing facilities by encouraging mixed-use development.

## **7. Citizen Participation:**

In 1997-98, Library staff began a series of public meetings about the branch projects. At Hollywood, numerous public meetings provided opportunities for public input into the siting of the new library. As design of the new building proceeds, a citizens advisory group will review plans and provide input to the design.



# Facility Projects - Progress Report Summary

Date: December 5, 1999

**Project:** North Portland Library

**Sponsor:** Multnomah County Library

**Partners:** N/A

### Link to Strategic

**Space Plan:** The key to planning for this renovation was doing the work in a way that is in keeping with the historic nature of this beautiful building-a Carnegie library building that opened in 1913.

**Type of Project:** Renovation, Construction, Mechanical, Electrical, and Structural.

**Funding Method:** Approved 1996 Bond Measure.

**Description:** Physical analysis and functional assessment of the North Portland Library, an unreinforced masonry building, needed extensive work to meet current seismic standards. The building also needed a new roof, plumbing upgrades, electrical and telecommunications improvements to allow the addition of PCs, and elevator to provide disabled access to the second floor meeting room, and additional public restrooms,

**Siting Process Status:** N/A

**Square Feet:** 9500 sq. ft.

**Project Manager:** Sam Lasko

Budget	
1 Approved	\$2,077,766
2 Expended	\$1,450,000
3 Current Balance	\$627,766
4 Estimated Total Cost	\$2,046,872
5 Additional Need	\$30,894

Note calculations:

Line 3 = Line 1 minus Line 2

Line 5 = Line 4 minus Line 1

Project Activity	Status
Property Acquired	N/A
Site Plan Approved	N/A
Programming Complete	Yes
Design Complete	Yes
Schedule Complete	Yes
Cost Estimates	\$2,046,872
Contractor Hired	Yes
Construction Start	March 1999
Construction Complete	March 2000
Occupancy Date	April 2000
Architect	Thomas Hacker

**Decision Points:** None

**Explanation:** N/A

**Facilities and Property Management Recommendations:** N/A

**Client Recommendation: N/A**

**Comments: N/A**

**Next Steps: N/A**

## Supplemental Staff Report

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**To:** Board of County Commissioners  
**From:** Facilities & Property Management, Department of  
Environmental Services  
Department of Libraries  
**Date:** December 6, 1999  
**Subject:** North Portland Branch Library

---

### 1. Recommendation/Action Requested:

For information only; no action required.

### 2. Background/Analysis:

Voters approved the technology and branch renovation bond for \$29 million in May 1996. Key elements of the bond include:

- Protecting the public's investment in library buildings by making needed repairs and renovations to the branch libraries; and
- Improving public access to information by upgrading technology.

During 1997-98, physical analysis and functional assessment of the North Portland Branch Library, an unreinforced masonry building, needed extensive work to meet current seismic standards. The branch also needed a new roof, plumbing upgrades, electrical and telecommunications improvements to allow the addition of PCs, and elevator to provide disabled access to the second floor meeting room, and additional public restrooms. The building also needed improved interior lighting, as well as exterior lighting. Key to planning for this renovation was doing the work in a way that is in keeping with the historic nature of this beautiful building—a Carnegie library building that opened in 1913.

North Portland Branch Library closed on February 28, 1999; the work on the building is expected to take about one year.

### 3. Financial Impact:

Budgeted: \$2,077,766. Funded by the 1996 General Obligation Bond. In addition, this project received \$400,000 for ADA improvements and \$350,000 in seismic funds.

### 4. Legal Issues:

None expected.

### 5. Controversial Issues:

None expected.

### 6. Link to Current County Policies:

Protects the public's investment in library buildings by making needed repairs; incorporates energy-efficient systems; responds to technological innovations.

## **7. Citizen Participation:**

In 1997-98, Library staff began a series of public meetings about the branch projects. These have continued in each neighborhood. Beautiful, historic North Portland Branch Library has been a community landmark for many years. Interested community leaders and others have been invited on "hard hat" tours of the branch by The Library Foundation for purposes of fundraising.



# Facility Projects - Progress Report Summary

Date: December 5, 1999

**Project:** NW Library

**Sponsor:** Multnomah County Library

**Partners:** N/A

**Link to Strategic**

**Space Plan:** New branch library to serve demand in presently under-served area lacking library facility in the area.

**Type of Project:** Mixed-use project that includes library on the ground floor.

**Funding Method:** Unknown

**Description:** Currently negotiating with Legacy Health Systems for an option on two adjacent properties. Schedule depends on obtaining the properties, determining and working out mix-use options, getting financing for the project, developing construction documents and constructing the new building. Also feasibility of a mixed-use building, with the library on the ground floor and housing on the upper floors.

**Siting Process Status:** Property under option to purchase from Legacy at minimal option fee.

**Square Feet:** 5000-6000 sq. ft.

**Project Manager:** Sam Lasko

Budget	
1 Approved	
2 Expended	
3 Current Balance	
4 Estimated Total Cost	
5 Additional Need	\$2,156,000

Project Activity	Status
Property Acquired	No
Site Plan Approved	No
Programming Complete	No
Design Complete	No
Schedule Complete	No
Cost Estimates	\$1,596,000 (construction cost), \$560,000 (property purchase).
Contractor Hired	No
Construction Start	N/A
Construction Complete	N/A
Occupancy Date	N/A
Architect	N/A

Note calculations:

Line 3 = Line 1 minus Line 2

Line 5 = Line 4 minus Line 1

**Decision Points:** Exercising option for purchase of properties, Determination of kind and funding strategy for a mixed-use building. Determination of housing mix.

**Explanation:** Feasibility study is under way; more information needed before decisions are made.

**Facilities and Property Management Recommendations:** Provide clear and concise direction as for funding of project.

**Client Recommendation:** N/A

**Comments:** N/A

**Next Steps:** Design and Budget approval of COPs.

## Supplemental Staff Report

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**To:** Board of County Commissioners  
**From:** Facilities & Property Management, Department of  
Environmental Services  
Department of Libraries  
**Date:** December 6, 1999  
**Subject:** Northwest Portland Branch Library

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### 1. Recommendation/Action Requested:

Status report for information only; no action required at this time.

At the direction of the County Board at the time that the General Obligation Bond for branch renovation was authorized, the branch in Northwest Portland was to be in leased space and therefore funding was not included in the Bond. The 1997 operating levy provided funding for opening a new Northwest Portland branch in leased space. At the Board's request, we are now exploring the possibility purchasing property and building a library in a mixed-use building. Purchase price of the land is \$560,000. We estimate that it will take three years to work out mixed-use considerations, plan, design and build a library of 5,000 square feet in a mixed-use building, at an estimated cost of \$1,596,000.

### 2. Background/Analysis:

For many years, residents of northwest Portland have wanted a branch library in their neighborhood. Funding for operating a medium-sized branch in northwest Portland was included in Measure 26-41, a 3-year operating levy passed by voters in May 1996. Later that year, the passage of Measure 47, a property tax limitation measure, caused significant budget reductions throughout the County, and plans for the new branch were put on hold.

In November 1997, voters approved a 5-year operating levy for Multnomah County Library. In addition to restoring and extending library hours and increasing funding for books and other library materials, the levy provided operating funds for a library in leased space in northwest Portland.

Beginning early in 1998, Multnomah County's property manager conducted an exhaustive search for rental property in the northwest Portland neighborhood, with no success. Commissioner Diane Linn was instrumental in persuading Legacy Health System to offer a purchase option agreement on two lots (2234 and 2256 N.W. Lovejoy) for the purpose of building a mixed-use building (branch library and housing). The option was executed in June 1999. Since then, Facilities Management staff arranged for a Level I environmental assessment of the properties. The report states that no further environmental investigation is warranted at this time.

Facilities Management also arranged for a preliminary site visit to the sites to look at the small apartment building on one of the sites. (The other site is vacant.) The site visit showed that the apartment building, constructed in 1927, is in good condition for its age. It is currently being used as temporary housing for family members of patients. The report on the building indicated that a major upgrade for continued residential use or a change of use will

initiate enough required upgrade work (possibly including an elevator) to raise real questions about whether that plan makes economic sense. Follow-up, more detailed investigation of the building is under way.

The Library contracted with The Dully Company, a real estate consulting and development firm, to do a feasibility study on mixed-use possibilities for the sites, including the question of whether to retain the apartment building or to demolish it. We expect to receive a report soon after the first of the year.

The option was executed in June 1999. Since then, Facilities Management staff arranged for a Level 1 environmental assessment on the properties. The report states that no further environmental investigation is warranted at this time.

The County's property manager will be sending Legacy notice of extension of the option to purchase through February 2000.

### **3. Financial Impact:**

The cost of operating a new branch in leased space was included in the 1997 library operating levy. The cost of purchasing property and constructing a new branch in a mixed-use building was not budgeted, and is estimated to be \$560,000 for property and \$1,596,000 for construction of a library of 5,000 square feet. Financial impact will change as we learn more about the mixed-use options for this site.

### **4. Legal Issues:**

None expected.

### **Controversial Issues:**

Possible types of housing (affordable, market rate, senior or disabled, etc.); lack of parking; whether to retain or remove the small apartment building.

### **5. Link to Current County Policies:**

Provide well-located, accessible, safe and efficient facilities; accommodate current space needs and meet future space needs; support Metro's 2040 Plan in siting and developing facilities by encouraging mixed-use development.

### **7. Citizen Participation:**

The first neighborhood meeting outlining plans for a mixed-use building (including a library) was held in October 1998. Subsequent meetings and discussions with neighborhood committees, groups and individuals have been held; more will be scheduled early in 2000.



# Facility Projects - Progress Report Summary

Date:

**Project:** St. Johns Library

**Sponsor:** Multnomah County Library

**Partners:** N/A

**Link to Strategic**

**Space Plan:** Respond to physical analysis and functional assessments of well-needed renovation of the library building.

**Type of Project:** Renovation, Construction, Structural, Mechanical, Electrical, and telecommunications.

**Funding Method:** 1996 renovation bond.

**Description:** The building is in need of extensive repair, including a new roof, mechanical, electrical, telecommunications, structural, and new air handlers.

**Siting Process Status:** N/A

**Square Feet:** 6,068 sq. ft.

**Project Manager:** Sam Lasko

Budget	
1 Approved	\$1,294,296
2 Expended	0
3 Current Balance	\$1,294,296
4 Estimated Total Cost	\$1,294,296
5 Additional Need	0

Note calculations:

Line 3 = Line 1 minus Line 2

Line 5 = Line 4 minus Line 1

Project Activity	Status
Property Acquired	N/A
Site Plan Approved	N/A
Programming Complete	N/A
Design Complete	Yes
Schedule Complete	Yes
Cost Estimates	\$1,294,296
Contractor Hired	Yes
Construction Start	March 2000
Construction Complete	March 2001
Occupancy Date	April 2001
Architect	Thomas Hacker

**Decision Points:** None

**Explanation:** None

**Facilities and Property Management Recommendations:** N/A

**Client Recommendation:** N/A

**Comments:** N/A

## Supplemental Staff Report

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**To:** Board of County Commissioners  
**From:** Facilities & Property Management, Department of  
Environmental Services  
Department of Libraries  
**Date:** December 6, 1999  
**Subject:** St. Johns Branch Library

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### 1. Recommendation/Action Requested:

For information only; no action required.

### 2. Background/Analysis:

Voters approved the technology and branch renovation bond for \$29 million in May 1996. Key elements of the bond include:

- Making needed repairs and renovations to branch libraries in order to protect the public's investment in library buildings;
- Upgrading technology to improve public access to information; and
- Paying particular attention to four specific branches that had been identified as having significant problems. St. Johns Branch Library is one of those named branches.

During 1997-98, physical analysis and functional assessment of the St. Johns Branch Library showed that the building needs new mechanical, electrical and plumbing upgrades. Restrooms and service desks require upgrading to meet disability access standards, and new shelving is needed to meet seismic standards. The workroom and circulation areas need to be reconfigured to provide space to handle the increased flow of materials. Telecommunications lines and equipment need to be upgraded to allow the addition of PCs for better access to information. A new community meeting room is needed to provide space for more library programs for children and adults, as well as an area for public meetings. All of the work will be done in a way that is in keeping with the historic nature of the building.

After renovation, the building will be 6,068 square feet (the size before renovation is 5,068 square feet). Expansion will be on land adjacent to the present building (and owned by the County).

St. Johns Branch Library is scheduled to close in the spring of 2000 (after North Portland re-opens). Construction will take about one year.

### 2. Financial Impact:

Budgeted: \$1,294,296. Funded by the 1996 General Obligation Bond.

### 3. Legal Issues:

None expected.

#### **4. Controversial Issues:**

Library users of the St. Johns Branch are more geographically isolated than any other library patrons. The closest branch to St. Johns is five miles away. During public meetings about the renovation, several members of the community expressed concern that some form of library service be provided for the children in the area while the branch library is closed. We will be providing limited service (including circulation of books) during the St. Johns closure—something we have not done at any other branch library that has been closed for renovation. The location of this temporary library is not yet certain. One option is permanently parking the Library's bookmobile in the St. Johns area during the time that the branch is closed for renovation.

#### **5. Link to Current County Policies:**

Protects the public's investment in library buildings by making needed repairs; accommodates current space needs to reduce overcrowding; and plans for future needs.

#### **7. Citizen Participation:**

In 1997-98, Library staff began a series of public meetings about the branch projects. These have continued in each neighborhood, and have provided opportunities for community residents to comment on plans for the branch. At St. Johns, staff have also met with staff at local schools and other community institutions to discuss possibilities for providing library service to children during the closure of the branch.



# Facility Projects - Progress Report Summary

Date:

**Project:** Sellwood Moreland Library

**Sponsor:** Multnomah County Library

**Partners:** N/A

### Link to Strategic

**Space Plan:** Respond to physical analysis and functional assessments of the library building.

**Type of Project:** Construction, Structural, Mechanical, Electrical, and telecommunications. Also to increase square footage. May possibly be a mixed-use building.

**Funding Method:** 1996 renovation bond for new building on current site. There may be additional costs for a mixed-use building on another site.

**Description:** The current building is too small to meet current space needs. Replacing it on the same site are options currently under consideration.

**Siting Process Status:** Two possibilities for replacing this branch. One possibility is building a new, somewhat larger building on the existing site (7904 S.E. Milwaukie). We are also investigating the possibility of relocating the branch as part of a mixed-use building on the site of the former Rose City Plating (at 13<sup>th</sup> and Lexington). The written report on the environmental study that was done on this is very good. We hope to have enough information on both these possibilities to be able to make a decision later this winter.

**Square Feet:** 3200 sq. ft.

**Project Manager:** Sam Lasko

Budget	
1 Approved	\$618,000
2 Expended	0
3 Current Balance	\$618,000
4 Estimated Total Cost	\$618,000
5 Additional Need	0

Note calculations:

Line 3 = Line 1 minus Line 2

Line 5 = Line 4 minus Line 1

Project Activity	Status
Property Acquired	N/A
Site Plan Approved	N/A
Programming Complete	N/A
Design Complete	Yes
Schedule Complete	N/A
Cost Estimates	\$618,000
Contractor Hired	No
Construction Start	Unknown
Construction Complete	Unknown
Occupancy Date	Unknown
Architect	Thomas Hacker

**Decision Points:** Deciding on existing site or a mixed-use project?

**Explanation:** None

**Facilities and Property Management Recommendations: N/A**

**Client Recommendation: N/A**

**Comments: N/A**

**Next Steps:** Plans for a new building of 3200 sq. ft. have been completed and submitted to the city for a conditional use permit. The plans eliminate the small, poorly configured parking lot behind the building to provide space for the larger building. The Planning Department hearing on this conditional use permit is scheduled for early January 2000. At the same time, we are investigating the possibility of a mixed-use building on another site. When this study is complete, we will make a decision on which option to pursue.

## Supplemental Staff Report

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**To:** Board of County Commissioners  
**From:** Facilities & Property Management, Department of  
Environmental Services  
Department of Libraries  
**Date:** December 6, 1999  
**Subject:** Sellwood Moreland Branch Library

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### 1. Recommendation/Action Requested:

For information only; no action required at this time.

With Commissioner Linn's assistance, we are exploring the possibility of siting a new branch in a mixed-use building on the cleaned-up site of the former Rose City Plating. Our original plans called for building a new branch on the current site, and we're continuing to explore this option. Because we have not yet made a decision about which option to select, we have no new budget information.

### 2. Background/Analysis:

Voters approved the technology and branch renovation bond for \$29 million in May 1996. Key elements of the bond include:

- Protecting the public's investment in library buildings by making needed repairs and renovations to the branch libraries; and
- Improving public access to information by upgrading technology.

During 1997-98, physical and functional assessment of the Sellwood Moreland Branch Library showed that the building, which opened in 1965, is simply too small to safely and efficiently provide good library service. The configuration of the building, with heating and plumbing core in the center of the building, makes expanding and reorganizing the public space difficult and expensive. The small collection of library materials housed in the 1,979 square foot building needs to be constantly supplemented with materials from other library collections. This means that many crates of books and other library materials are transported daily to and from the branch (as happens in all library agencies). Because of the woefully inadequate workroom at Sellwood, all of the processing of these materials occurs in the public area of the building. Throughout the time the branch is open, the circulation desk is ringed with crates of materials that are being processed. This is inefficient at best, and at times, hazardous.

We have been working on two possibilities for replacing this branch. One possibility is building a new, somewhat larger building on the existing site (7904 S.E. Milwaukie). Plans for a new building of 3,200 square feet have been completed and submitted to the City for a conditional use permit. The plans eliminate the small, poorly configured parking lot behind the building to provide space for the larger building. The Planning Department hearing on this conditional use permit is scheduled for early January 2000.

At the same time that we're moving forward with plans for a new building on the current site, we are investigating the possibility of relocating the branch as part of a mixed-use building on

the site of the former Rose City Plating (at S.E. 13<sup>th</sup> and Lexington). The most recent environmental study that was done on this site reports that the area will be a safe building site. Developer Loren Waxman is beginning to move forward on purchasing the land for a mixed-use development (possibly with the library on the ground floor and market-rate housing above).

We hope to have enough information on both of these possibilities to be able to make a decision later this winter.

### **3. Financial Impact:**

Budgeted: \$618,000 (estimated cost of replacing the branch on its current site). Funded by the 1996 General Obligation Bond. We have no estimates of the cost of building a mixed-use building on the site of the former Rose City Plating.

### **4. Legal Issues:**

None expected.

### **5. Controversial Issues:**

Concerns over eliminating off-street parking at the current site; public concerns about previous environmental contamination on the former Rose City Plating site; concerns about adequate parking on the S.E. 13<sup>th</sup> and Lexington site.

### **6. Link to Current County Policies:**

Provide well-located, accessible, safe and efficient facilities; promote effective public involvement in County siting decisions; accommodate current space needs to reduce overcrowding and meet future space needs; support Metro's 2040 Plan in siting and developing facilities by encouraging mixed-use development, parking reduction and efficient land use.

### **7. Citizen Participation:**

In 1997-98, Library staff began a series of public meetings about the branch projects. At Sellwood-Moreland, to date we have held three public meetings to provide information and opportunities for public input. Additional meetings will be scheduled soon after the beginning of the year as we move closer to making a decision about the two sites.



# Facility Projects - Progress Report Summary

Date: December 9, 1999

**Project:** Woodstock Library

**Sponsor:** Multnomah County Library

**Partners:** N/A

**Link to Strategic**

**Space Plan:** Responding to the needs of the community with a new larger library building.

**Type of Project:** New 7500 square foot building .

**Funding Method:** 1996 general obligation bond.

**Description:** Replacing the Woodstock Branch Library with a larger building on existing site. Going from 5,640 square foot building to 7500 square foot building.

**Siting Process Status:** N/A

**Square Feet:** 7,500 sq. ft.

**Project Manager:** Sam Lasko

Budget	
1 Approved	\$1,336,500
2 Expended	\$745,716
3 Current Balance	\$590,784
4 Estimated Total Cost	\$1,336,500
5 Additional Need	N/A

Project Activity	Status
Property Acquired	Existing site
Site Plan Approved	N/A
Programming Complete	Yes
Design Complete	Yes
Schedule Complete	In progress
Cost Estimates	\$1,336,500
Contractor Hired	McCarthy Construction
Construction Start	3-18-99
Construction Complete	1-18-00
Occupancy Date	2-1-00
Architect	Thomas Hacker

Note calculations:

Line 3 = Line 1 minus Line 2

Line 5 = Line 4 minus Line 1

**Decision Points:** Project has been delayed two months.

**Explanation:** Project schedule has been delayed two months. The reason for the delay is non-performance by the steel fabricator. There are some cost impacts to this delay that has not been evaluated at present, however because the bid came in under budget (\$1,306,700) it is estimated at this time that there will be no additional funds required.

**Facilities and Property Management Recommendations:** Proceed to completion.

**Client Recommendation:** N/A

**Comments:** N/A

**Next Steps:** N/A

## Supplemental Staff Report

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**To:** Board of County Commissioners  
**From:** Facilities & Property Management, Department of  
Environmental Services  
Department of Libraries  
**Date:** December 6, 1999  
**Subject:** Woodstock Branch Library

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### 1. Recommendation/Action Requested:

For information only; no action required.

### 2. Background/Analysis:

Voters approved the technology and branch renovation bond for \$29 million in May 1996. Key elements of the bond include:

- Making needed repairs and renovations to branch libraries in order to protect the public's investment in library buildings; and
- Upgrading technology to improve public access to information.

During 1997-98, physical analysis and functional analysis of the Woodstock Branch Library showed serious problems with its structural, electrical, mechanical, plumbing and lighting systems. There was significant dry rot in the siding; this led to numerous staff and public complaints about the overwhelming moldy odor. Cost estimations showed that the cost of doing the major repair/renovation work that this building required was very close to the cost of replacing the building (on the same site). Because of this, the decision was made to replace the building with a larger facility (one with space for a community meeting room).

The new building will be 7,500 square feet. It replaces the 1959 building of 5,640 square feet.

Woodstock Branch Library closed on January 17, 1999. The new building will open early in 2000.

### 3. Financial Impact:

Budgeted: \$1,336,500. Funded by the 1996 General Obligation Bond.

### 4. Legal Issues:

None expected.

### 5. Controversial Issues:

McCarthy Construction, the general contractor for this project, has had some difficulties with one of the subcontractors (who is no longer on the project). The subcontractor has threatened to take his case to the public by testifying at public meetings, etc.

## **Link to Current County Policies:**

Provide well-located, accessible, safe and efficient facilities; incorporate environmentally sensitive and energy efficient systems; accommodate current space needs; plan for future space needs.

## **7. Citizen Participation:**

In 1997-98, Library staff began a series of public meetings about the branch projects. These have continued in each neighborhood, and have provided opportunities for community residents to comment on plans for their branch. At Woodstock, one of the public meetings focused on the public art and on incorporating images and words reflecting the history and flavor of that community in the art works. Since the branch closed, regular updates on construction progress have been sent out in *The Bookmark* to every library card-holding household. Public comment is solicited through *The Bookmark* and through the Library's renovation web page.