

OAK LODGE & GLADSTONE COMMUNITY PROJECT

CONCORD TASK FORCE PRESENTATION
MAY 28, 2020



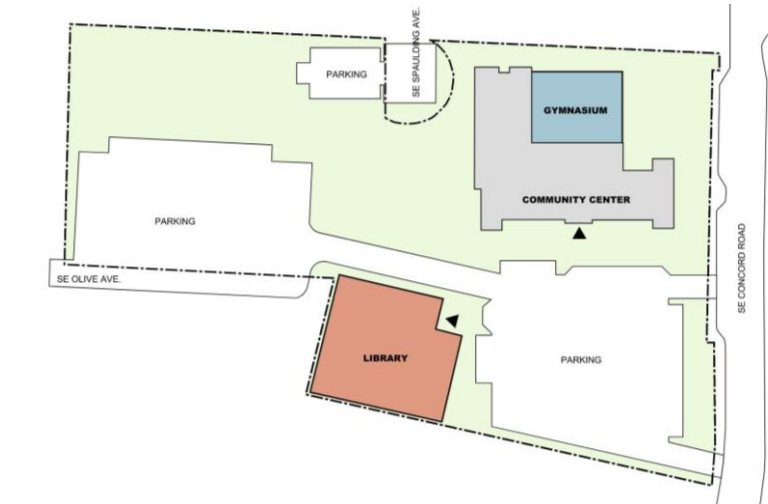
NORTH CLACKAMAS
PARKS & RECREATION DISTRICT



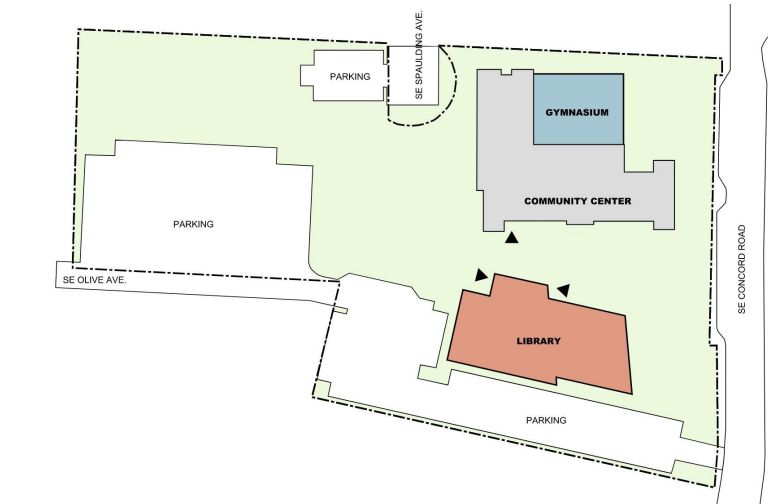
DIAGRAM / SITE PLAN OVERVIEW

CONCORD PROPERTY

OPTION 1A



OPTION 1B



OPTION 2

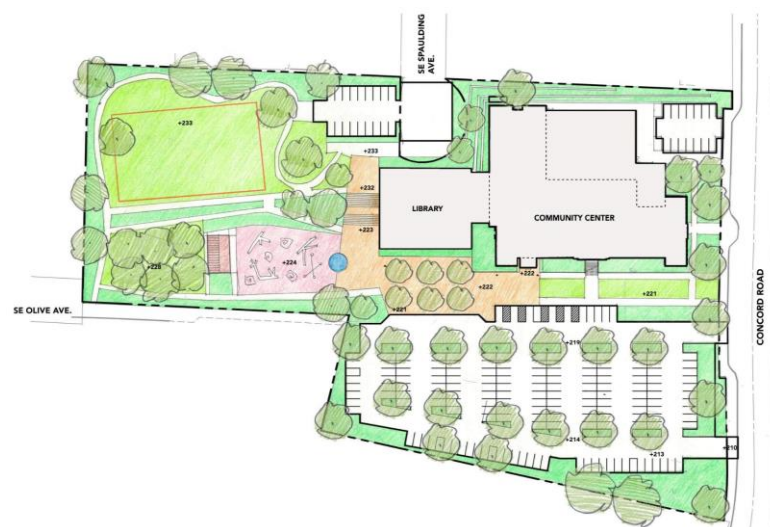
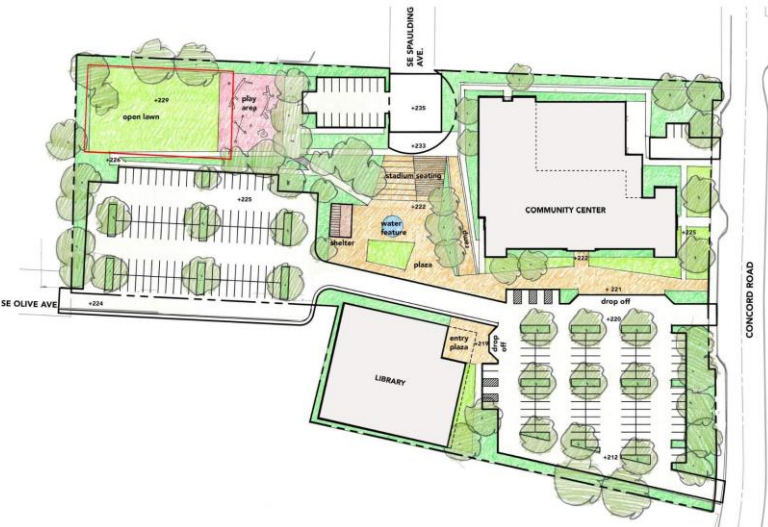
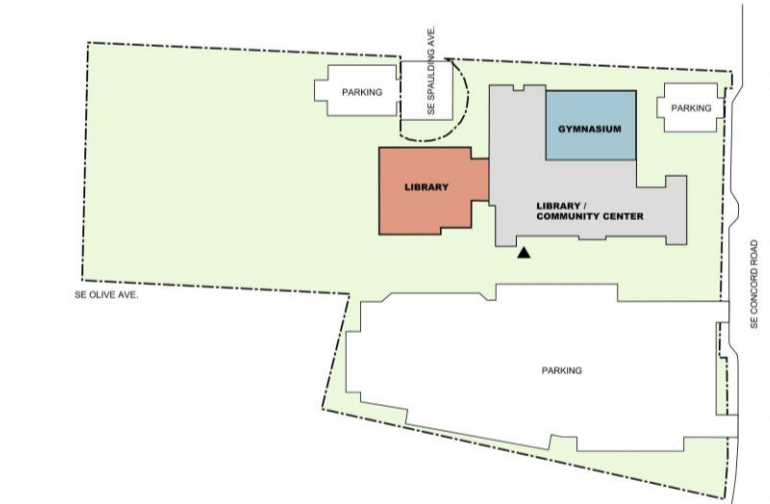
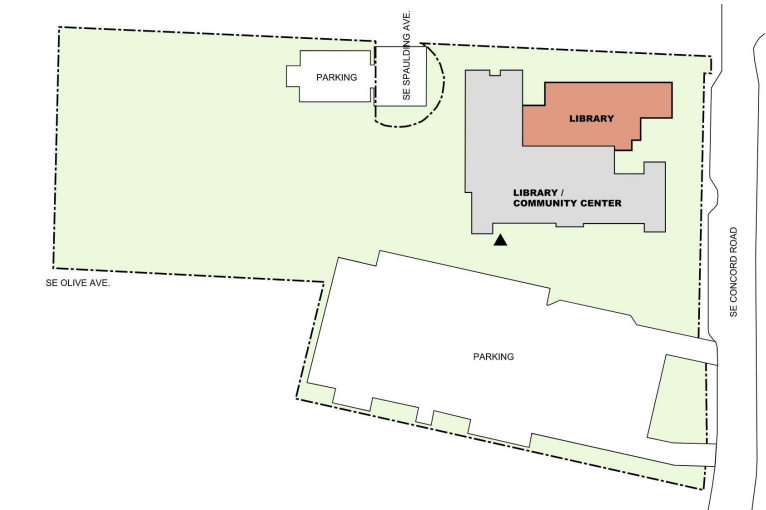
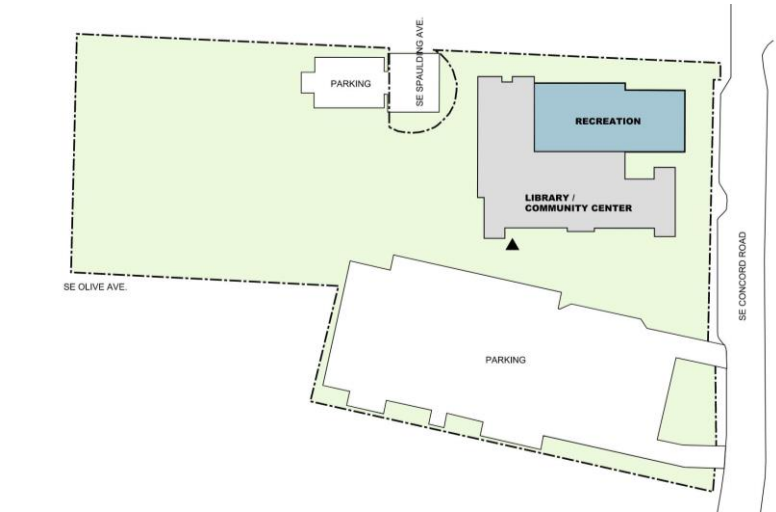


DIAGRAM / SITE PLAN OVERVIEW
CONCORD PROPERTY

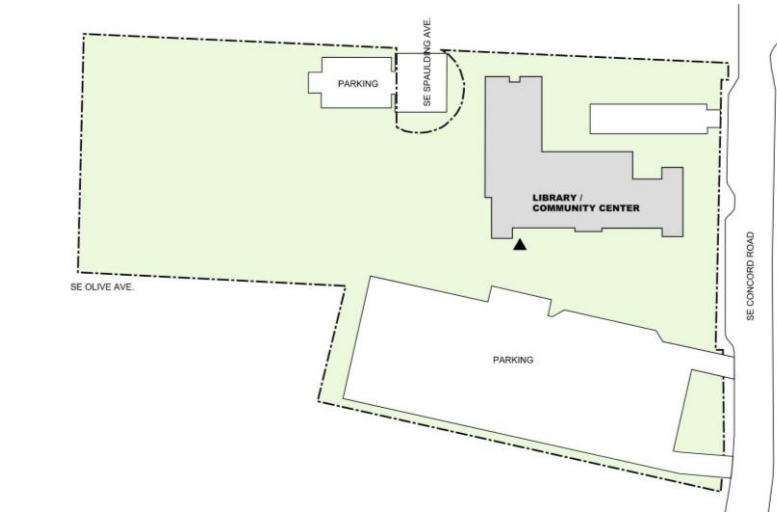
OPTION 3



OPTION 4



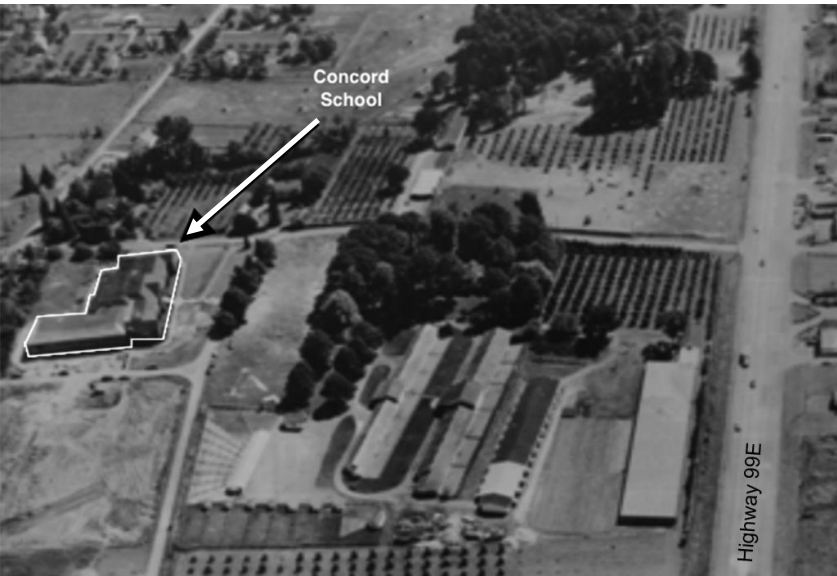
OPTIONS 5A/5B



BUILDING CONTEXT

CONCORD PROPERTY

CONCORD SCHOOL
CONCORD PROPERTY



HISTORIC INTERIOR

CONCORD PROPERTY



HISTORIC INTERIOR

CONCORD PROPERTY



HISTORIC INTERIOR
CONCORD PROPERTY

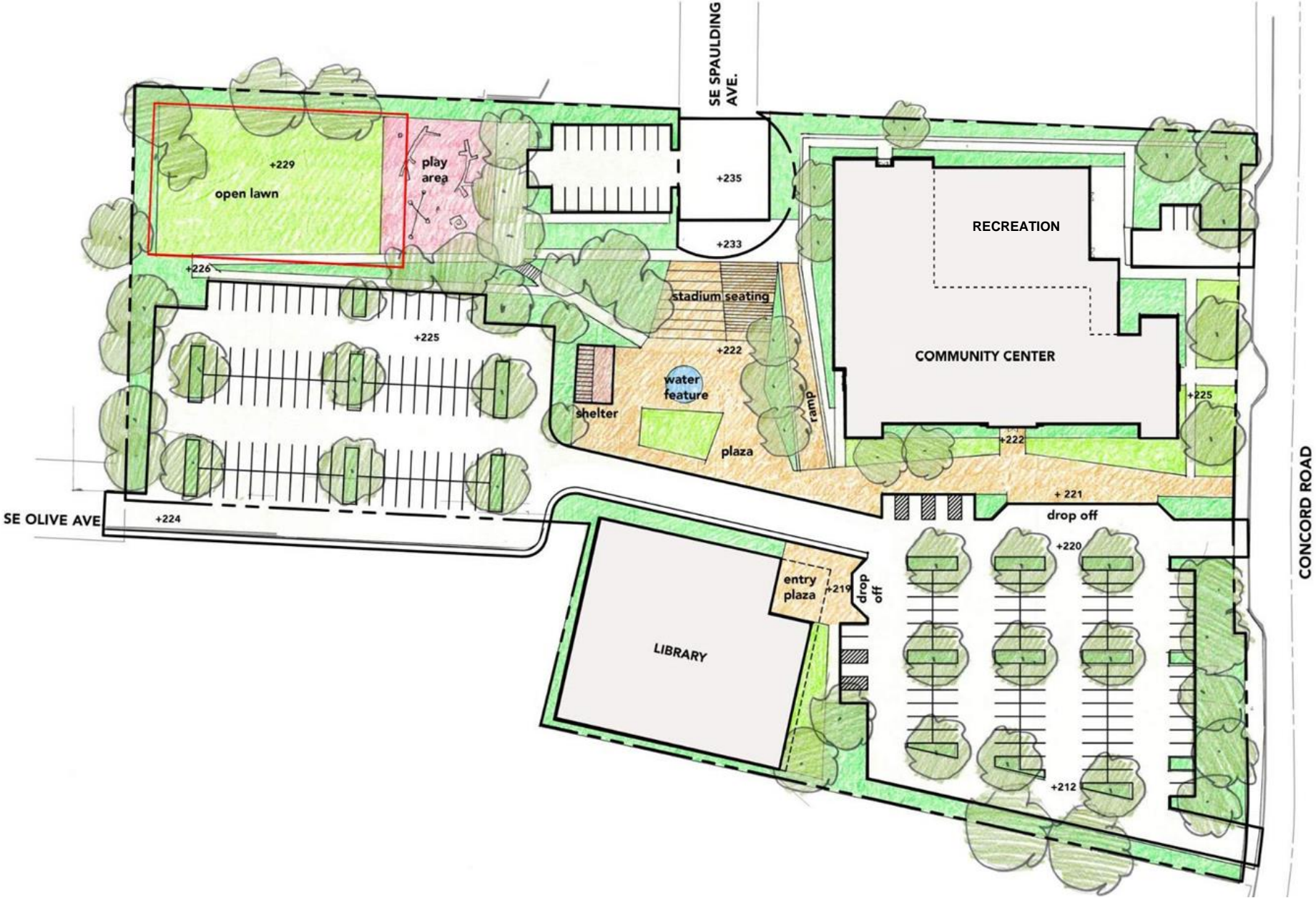


DESIGN OPTIONS

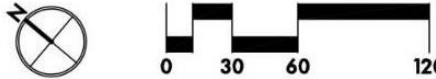
CONCORD PROPERTY

OPTION 1A – NW FREESTANDING LIBRARY

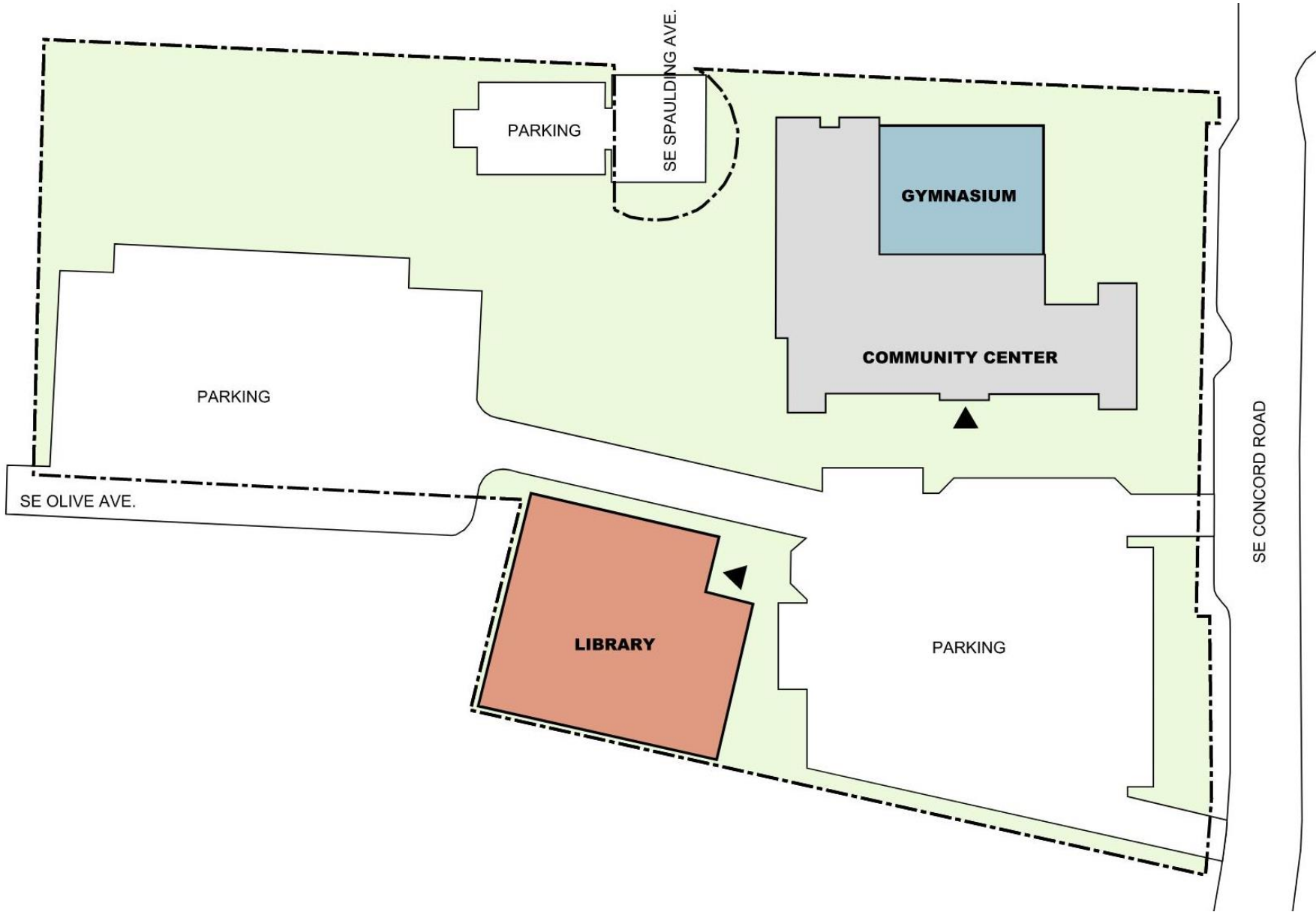
CONCORD PROPERTY



PARKING: 219 STALLS
OPEN PARK AREA: 0.95 ACRES

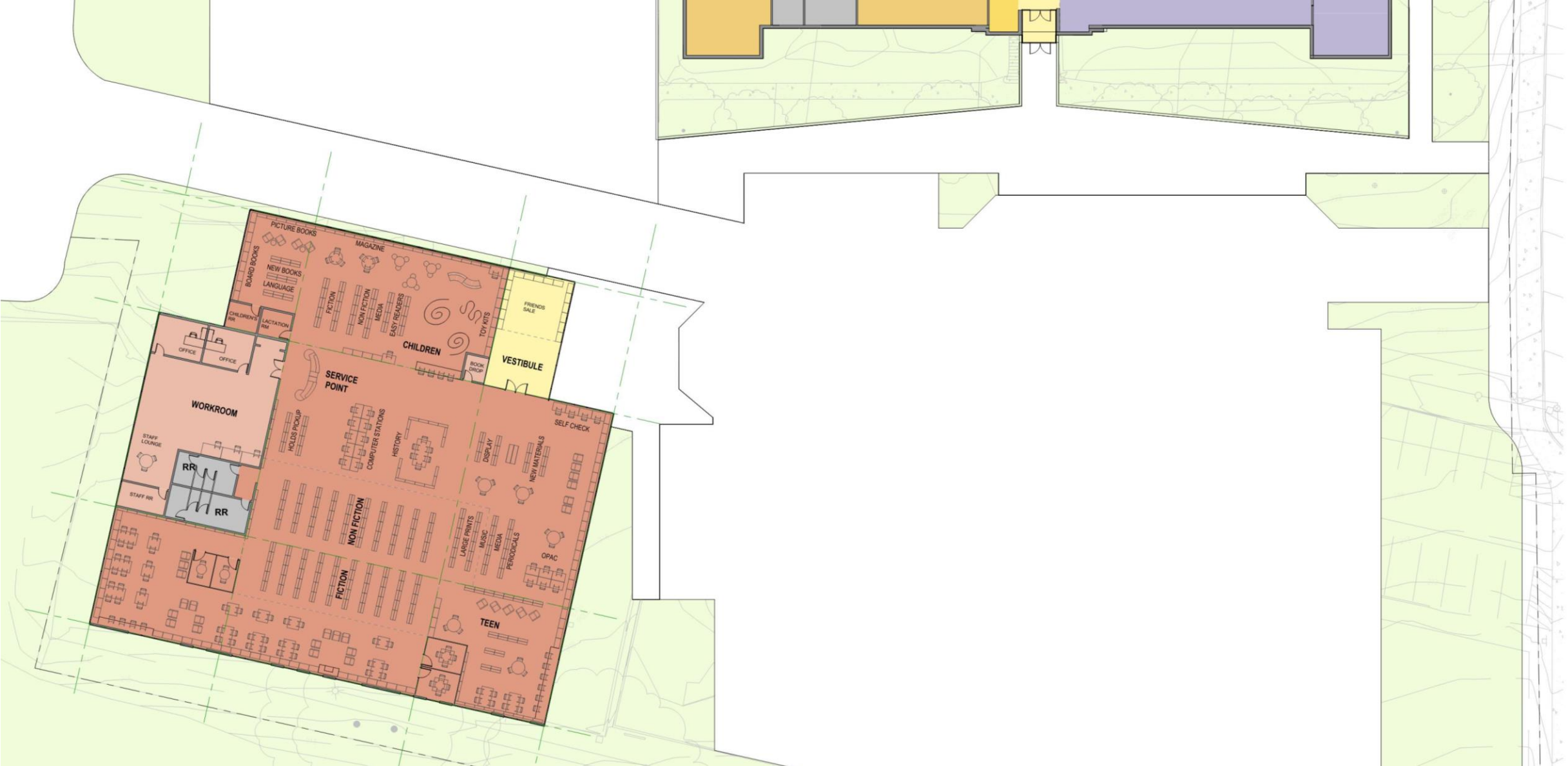


OPTION 1A – NW FREESTANDING LIBRARY
CONCORD PROPERTY

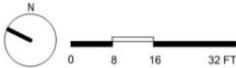


OPTION 1A – NW FREESTANDING LIBRARY

CONCORD PROPERTY

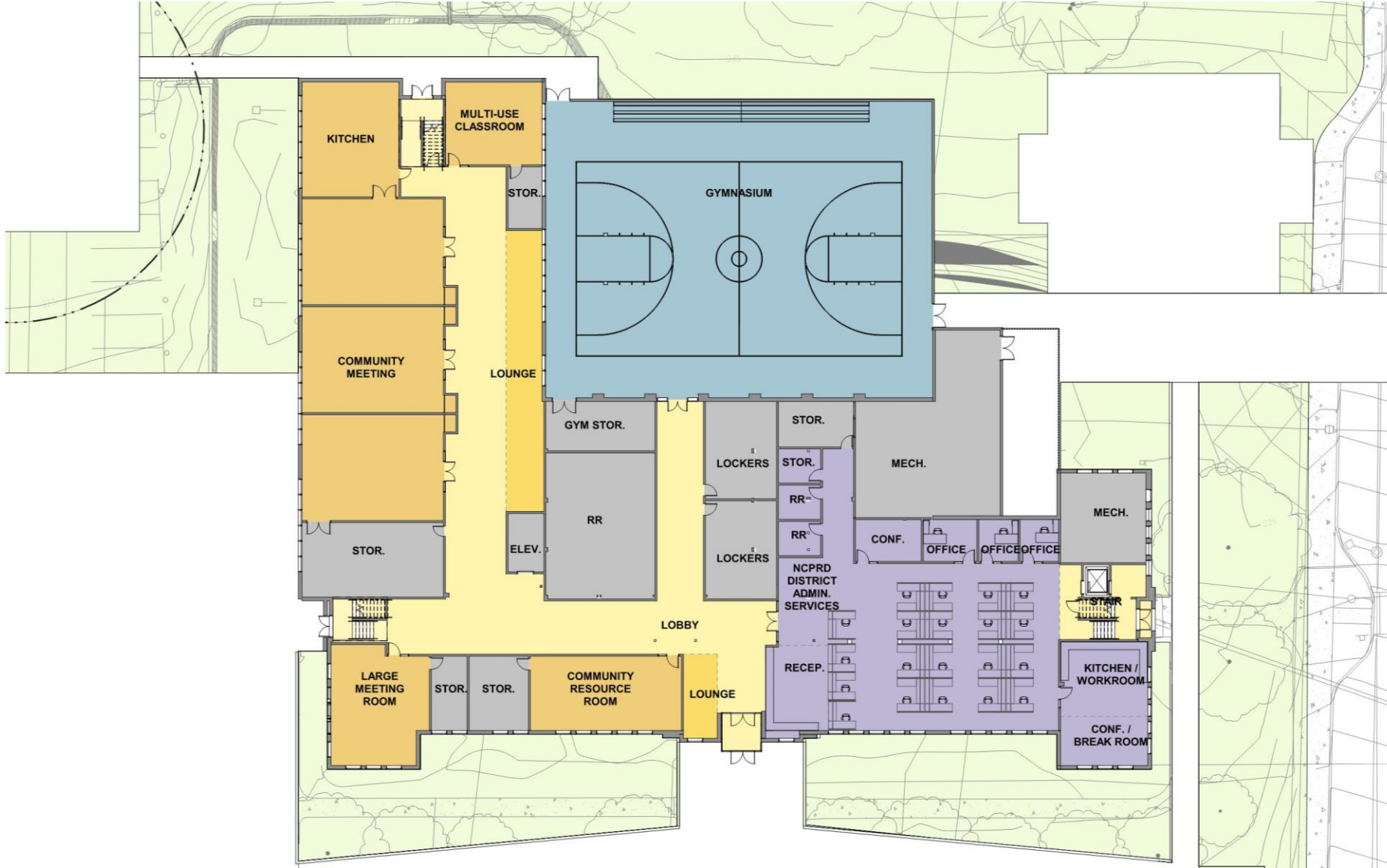


LIBRARY



OPTION 1A – NW FREESTANDING LIBRARY

CONCORD PROPERTY



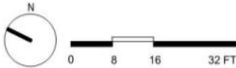
COMMUNITY CENTER / OFFICES
LOWER LEVEL

OPTION 1A – NW FREESTANDING LIBRARY

CONCORD PROPERTY

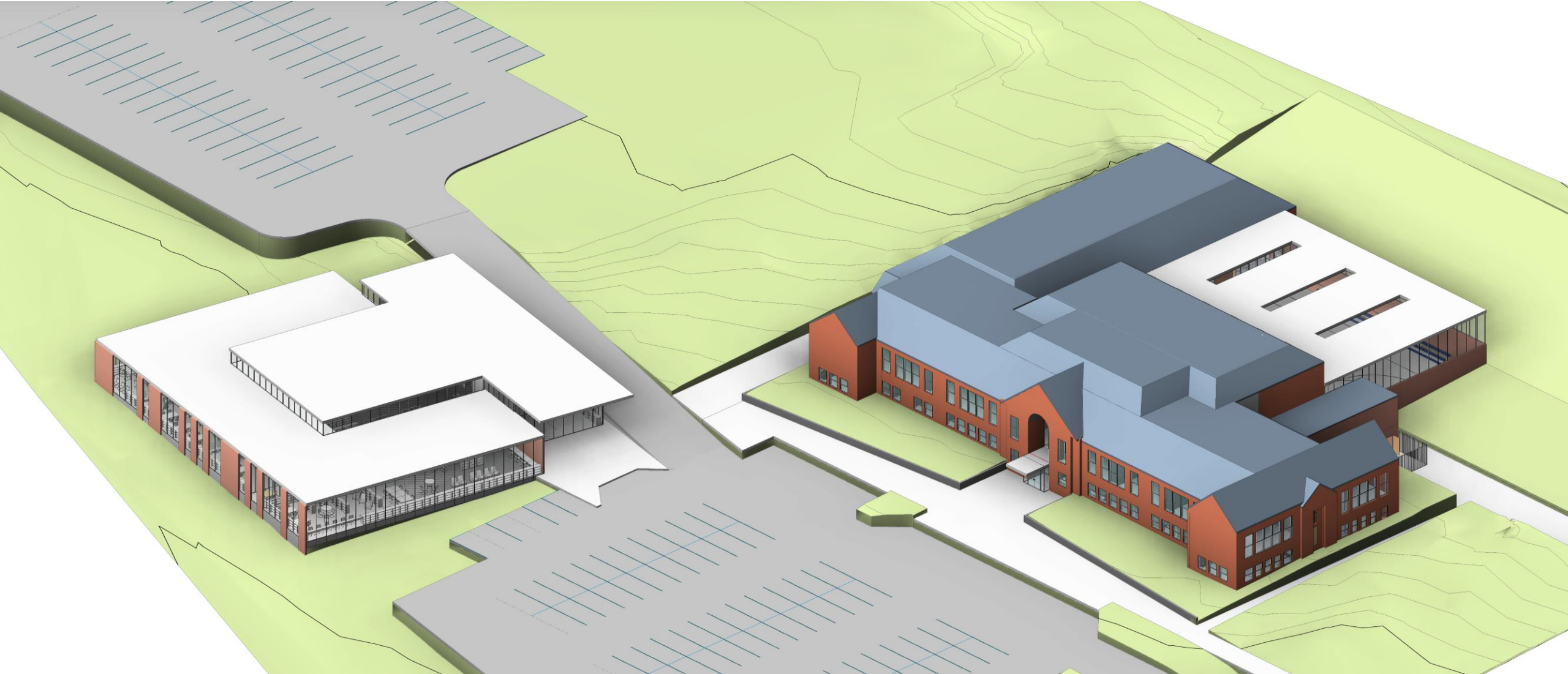


COMMUNITY CENTER
UPPER LEVEL



OPTION 1A – NW FREESTANDING LIBRARY

CONCORD PROPERTY



OPTION 1A – NW FREESTANDING LIBRARY

CONCORD PROPERTY



West - Main Entry

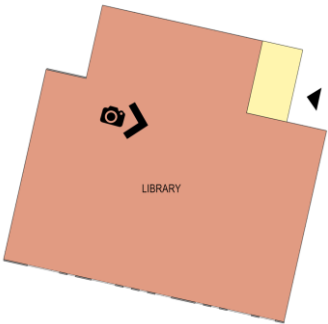
OPTION 1A – NW FREESTANDING LIBRARY

CONCORD PROPERTY



Southwest

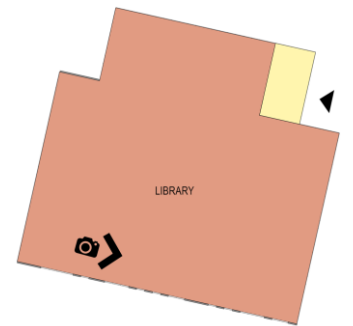
OPTION 1A – NW FREESTANDING LIBRARY
CONCORD PROPERTY



Library - Looking South

OPTION 1A – NW FREESTANDING LIBRARY

CONCORD PROPERTY



Library - Looking South

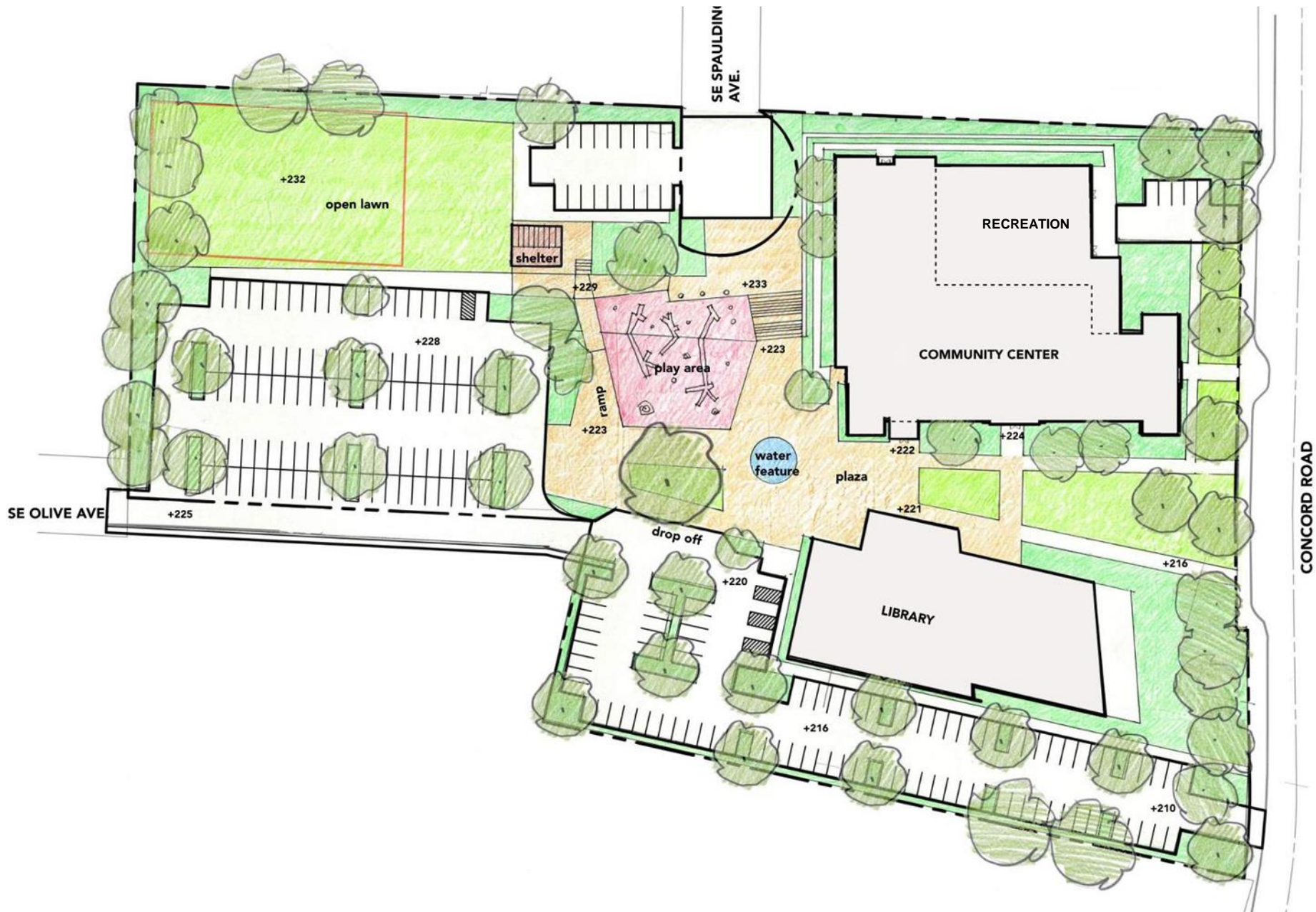
OPTION 1A – NW FREESTANDING LIBRARY

CONCORD PROPERTY

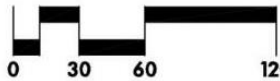


New Gymnasium – Looking South

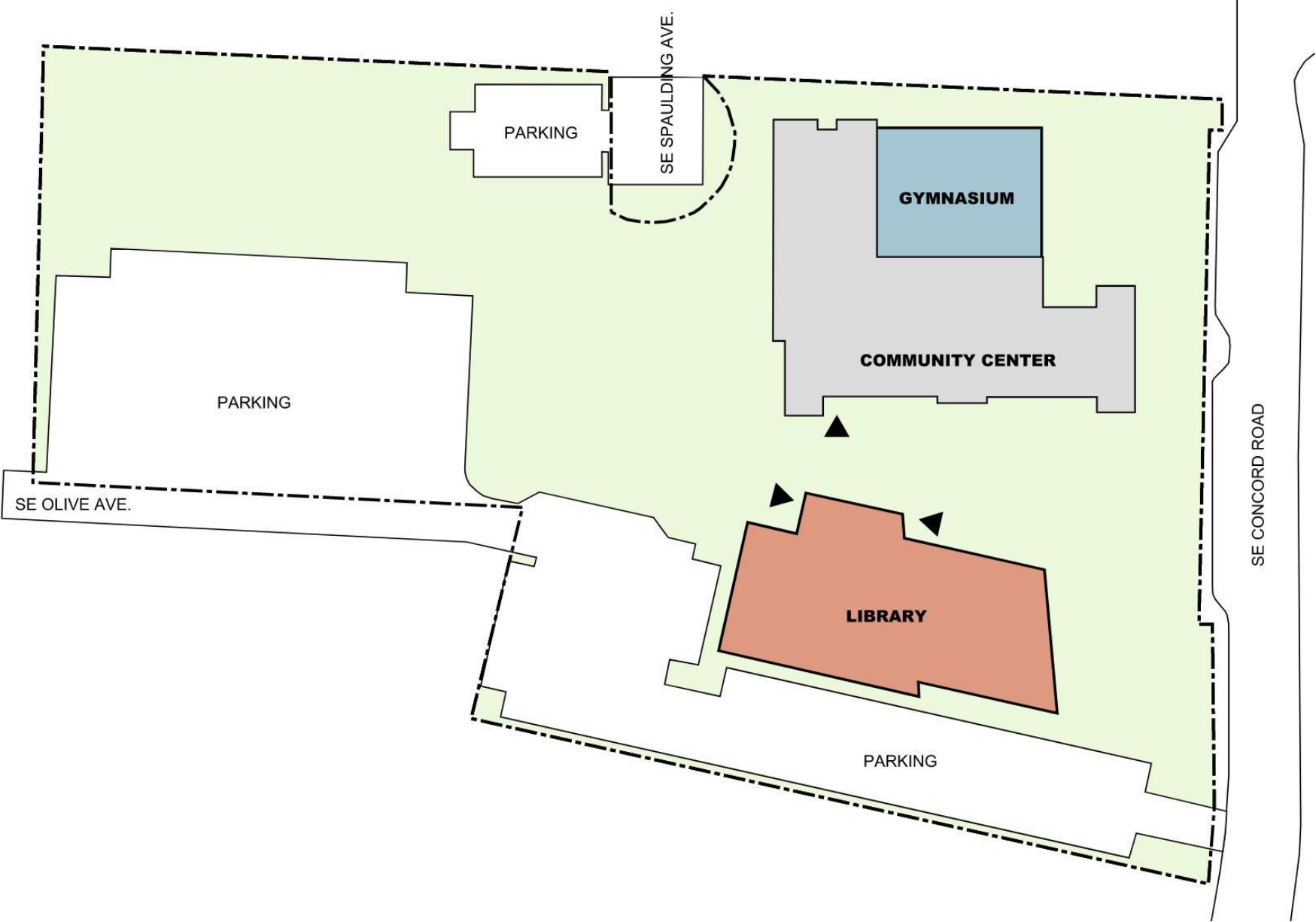
OPTION 1B – SOUTH FREESTANDING LIBRARY
CONCORD PROPERTY



PARKING: 221 STALLS
OPEN PARK AREA: 0.77 ACRES



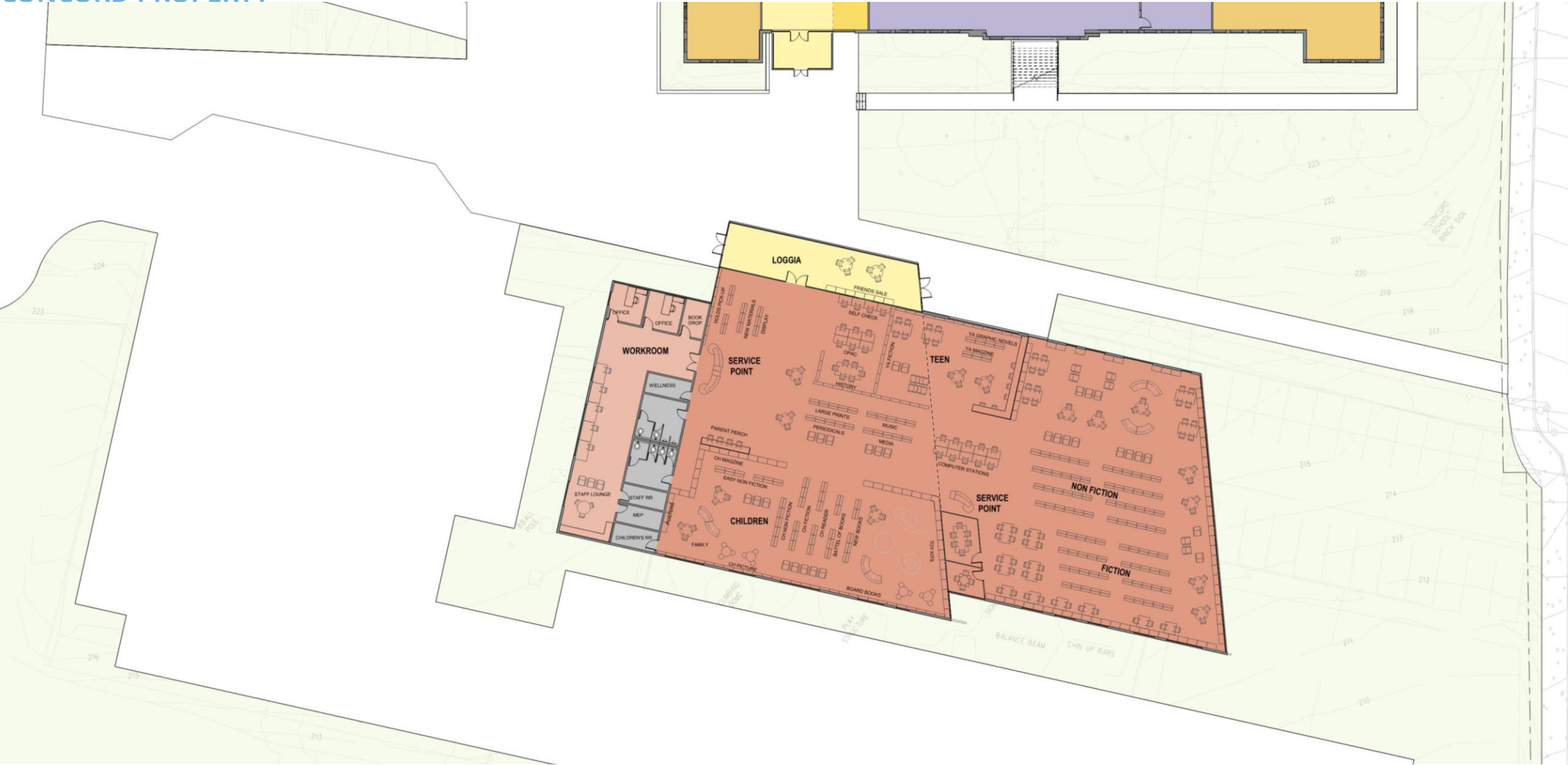
OPTION 1B – SOUTH FREESTANDING LIBRARY
CONCORD PROPERTY



OPTION 1B – SOUTH FREESTANDING LIBRARY

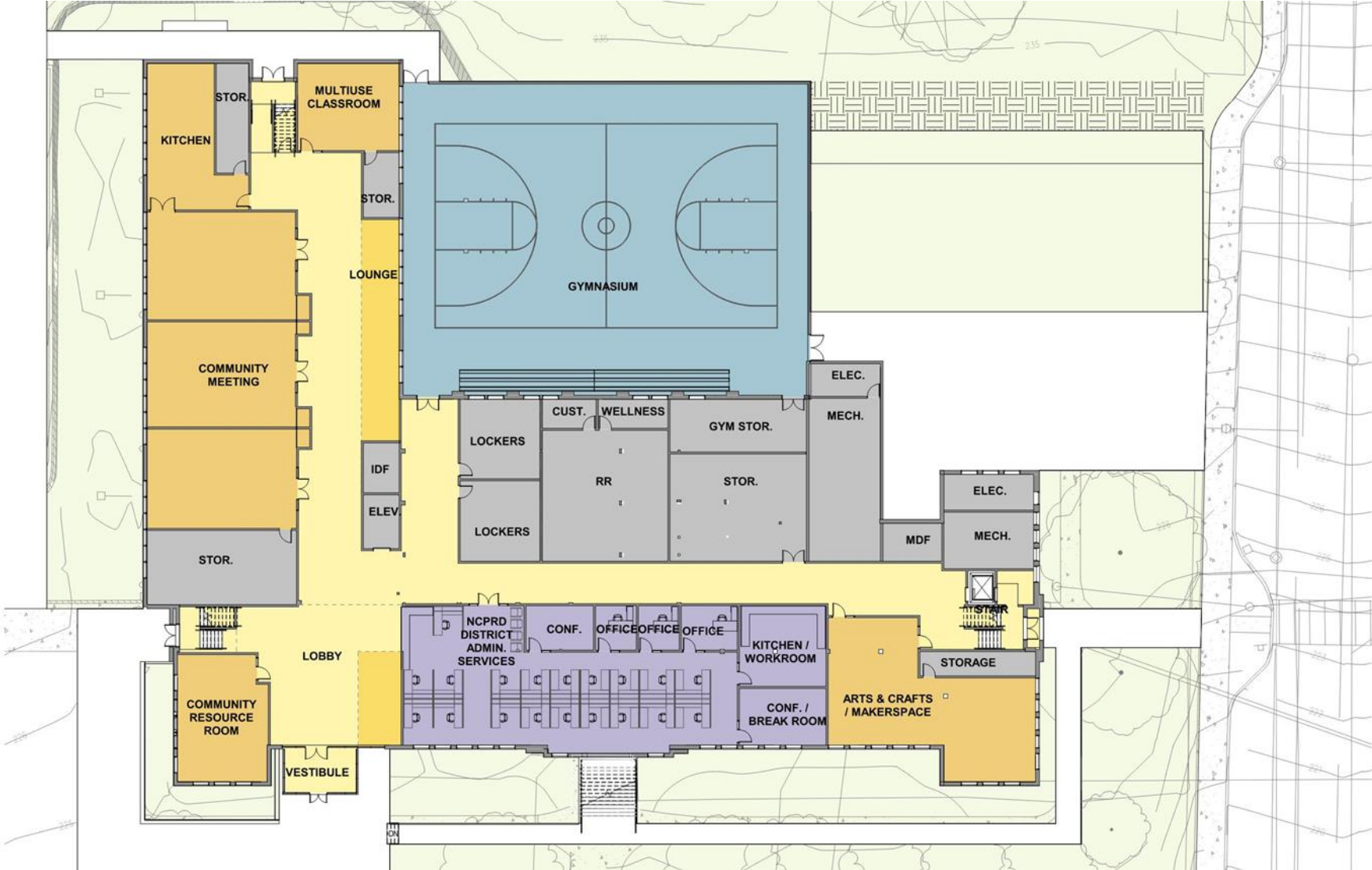
CONCORD PROPERTY

LIBRARY

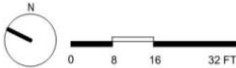


OPTION 1B – SOUTH FREESTANDING LIBRARY

CONCORD PROPERTY



COMMUNITY CENTER / OFFICES
LOWER LEVEL

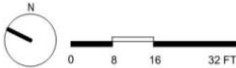


OPTION 1B – SOUTH FREESTANDING LIBRARY

CONCORD PROPERTY



COMMUNITY CENTER
UPPER LEVEL



OPTION 1B – SOUTH FREESTANDING LIBRARY

CONCORD PROPERTY



OPTION 1B – SOUTH FREESTANDING LIBRARY

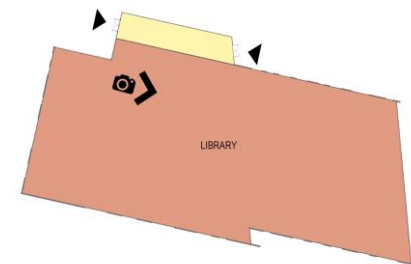
CONCORD PROPERTY



View from Concord

OPTION 1B – SOUTH FREESTANDING LIBRARY

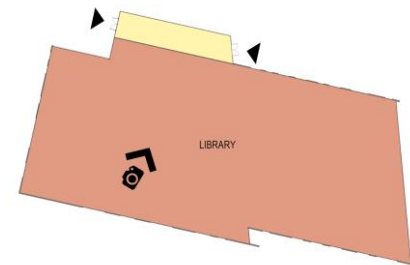
CONCORD PROPERTY



Library - Looking South

OPTION 1B – SOUTH FREESTANDING LIBRARY

CONCORD PROPERTY



Library - Looking South

OPTION 1B – SOUTH FREESTANDING LIBRARY

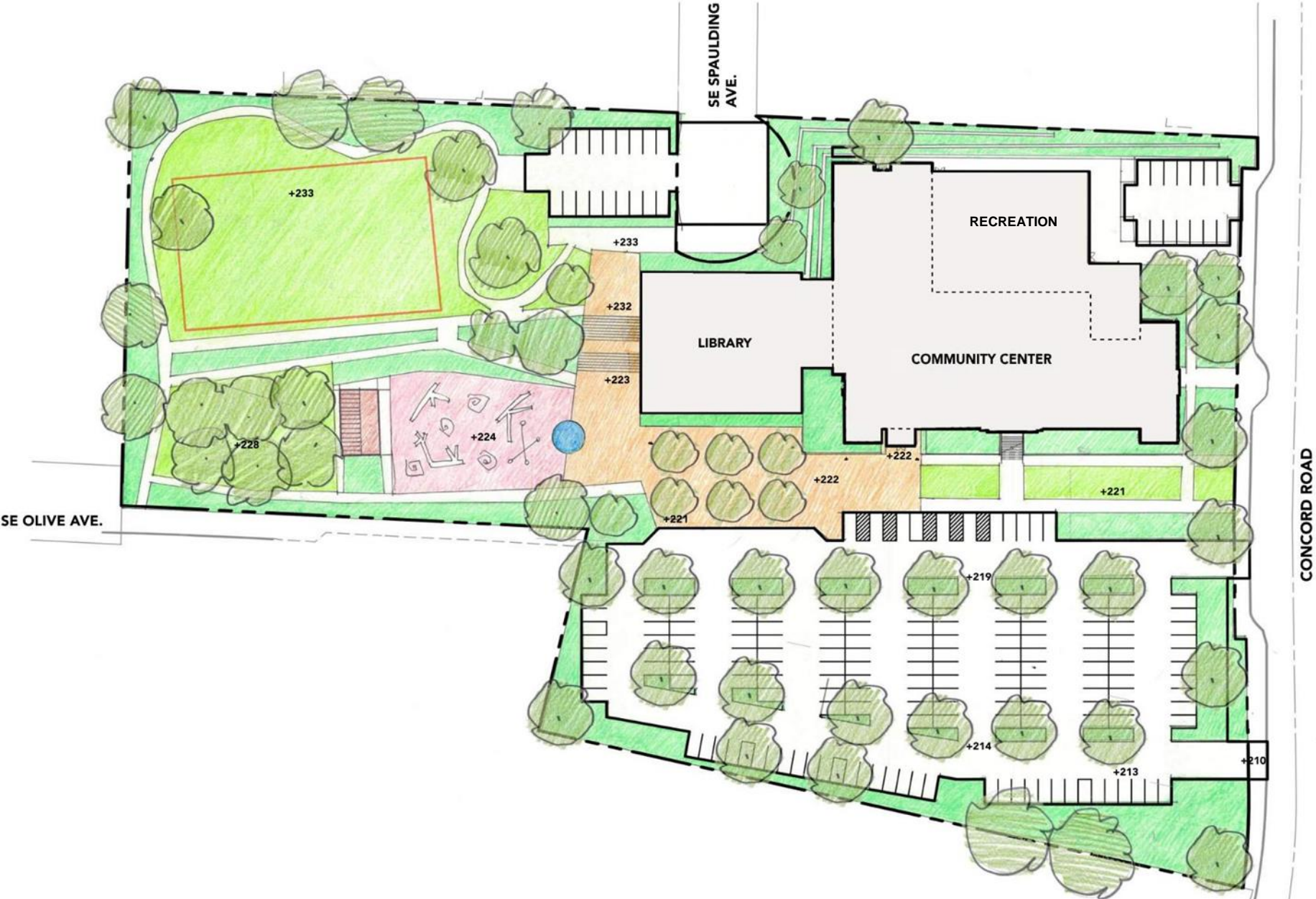
CONCORD PROPERTY



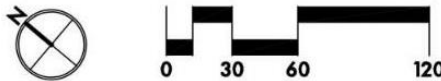
New Gymnasium – Looking South

OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



PARKING: 198 STALLS
OPEN PARK AREA: 1.77 ACRES



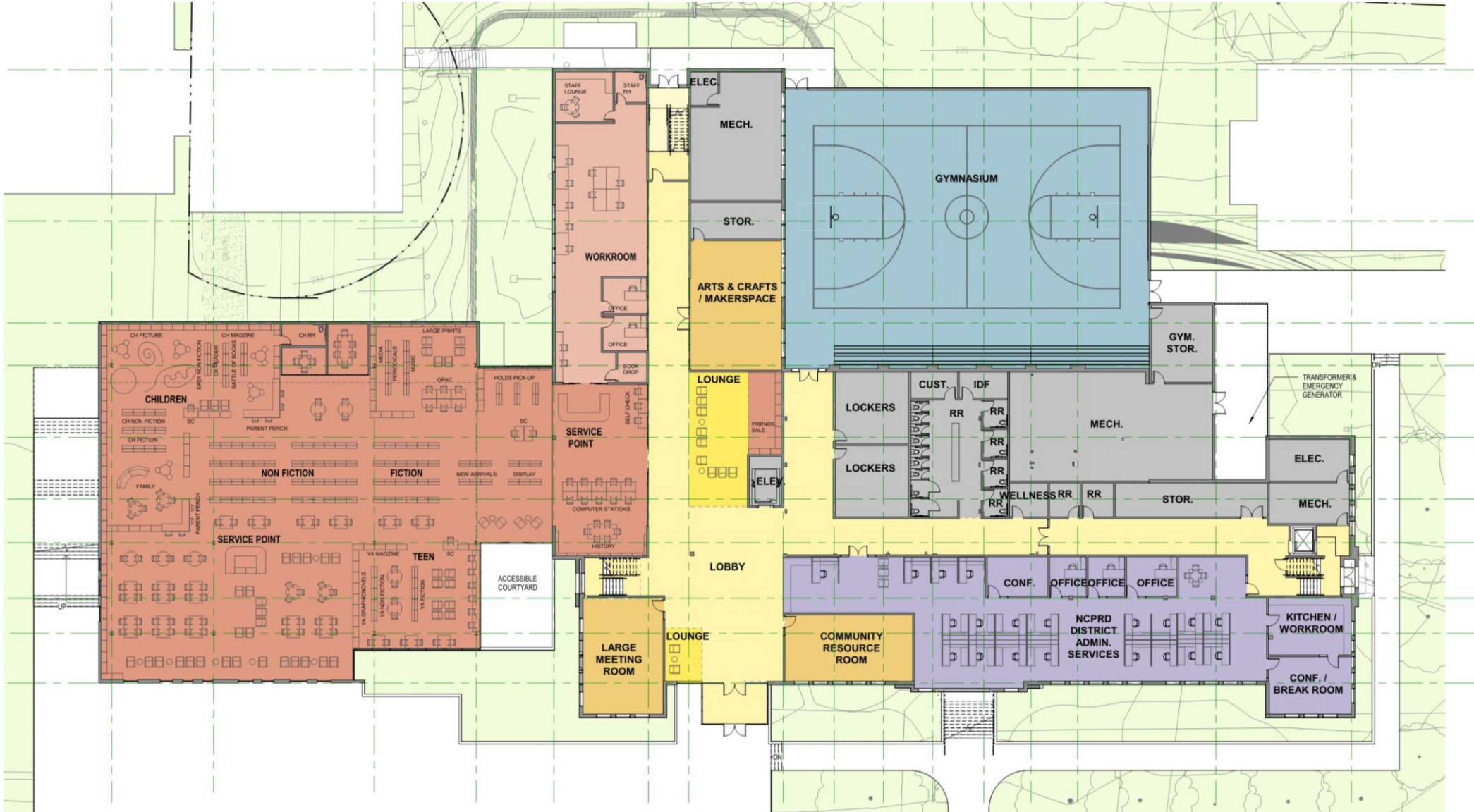
OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



LIBRARY / COMMUNITY CENTER / OFFICES
LOWER LEVEL

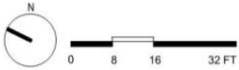


OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



COMMUNITY CENTER
UPPER LEVEL



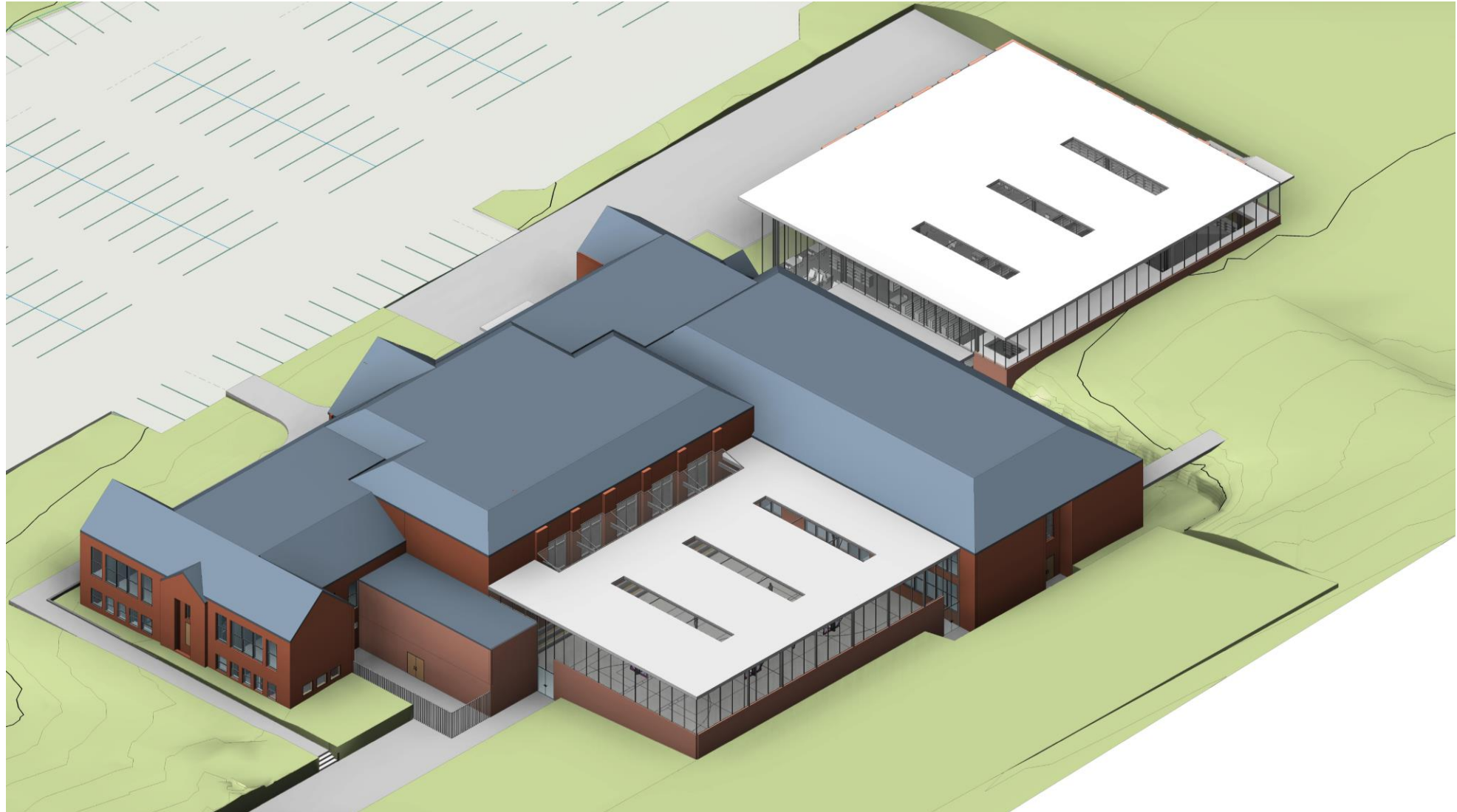
OPTION 2 - NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



OPTION 2 - NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



OPTION 2 - NORTH LIBRARY / EAST GYM ADDITIONS

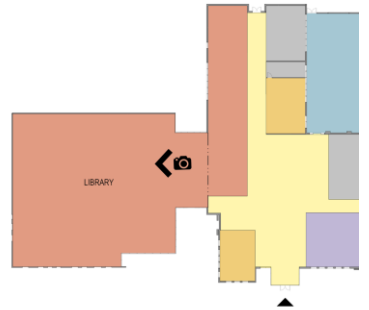
CONCORD PROPERTY



View Looking East

OPTION 2 - NORTH LIBRARY / EAST GYM ADDITIONS

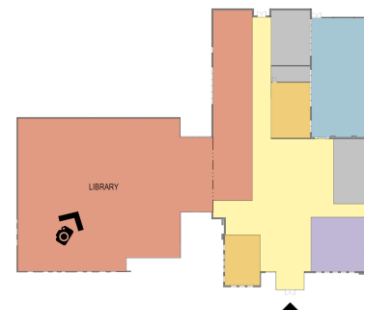
CONCORD PROPERTY



Library – Looking North from Service Point

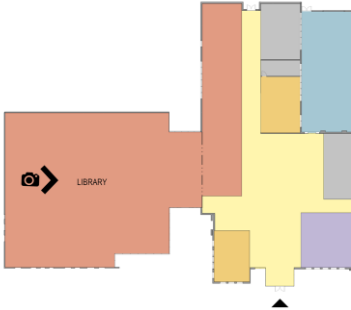
OPTION 2 - NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



Library – Looking East

OPTION 2 - NORTH LIBRARY / EAST GYM ADDITIONS
CONCORD PROPERTY



Library - Looking South

OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

CONCORD PROPERTY



New Gymnasium – Looking South

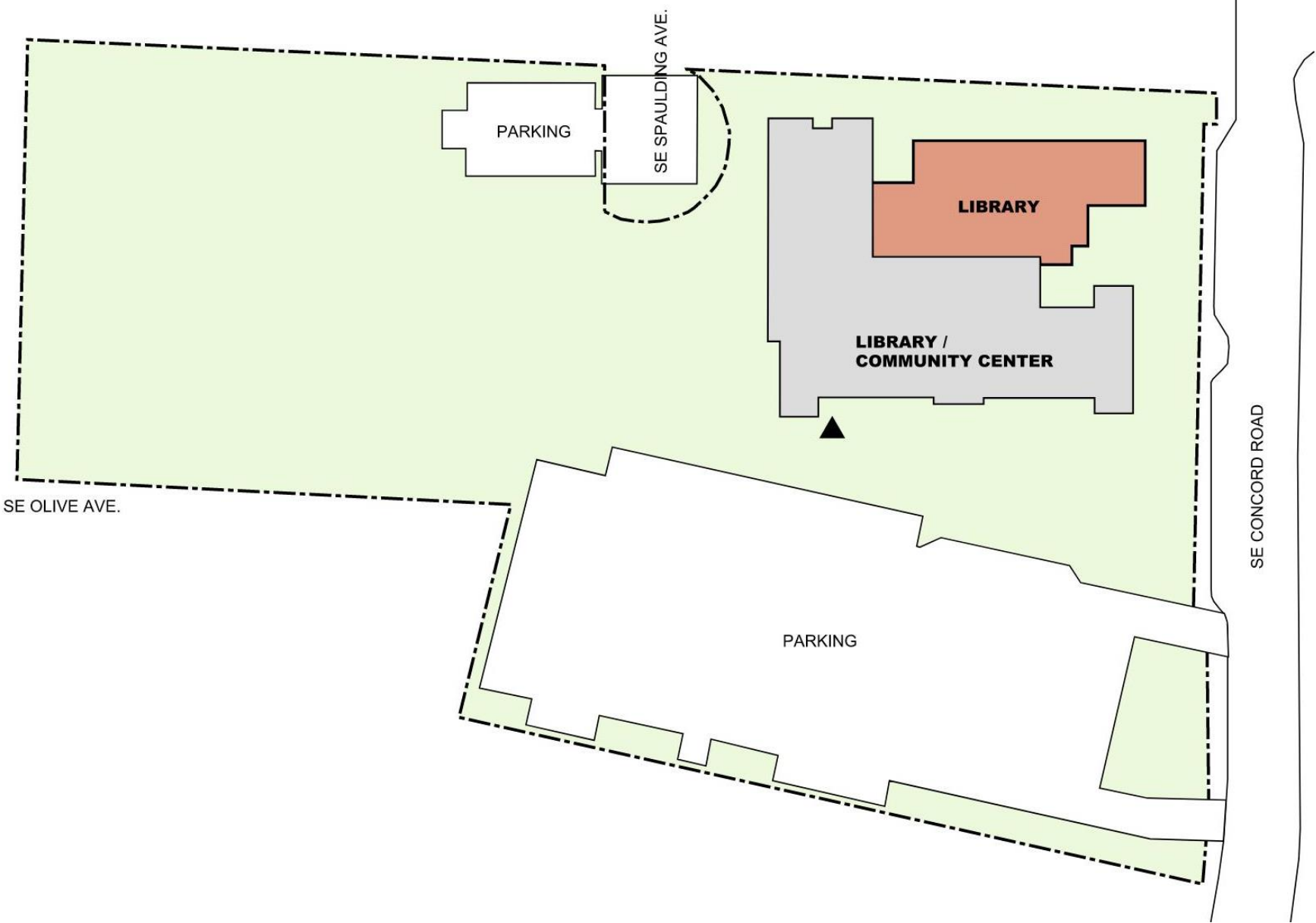
OPTION 3 - LIBRARY EAST ADDITION

CONCORD PROPERTY



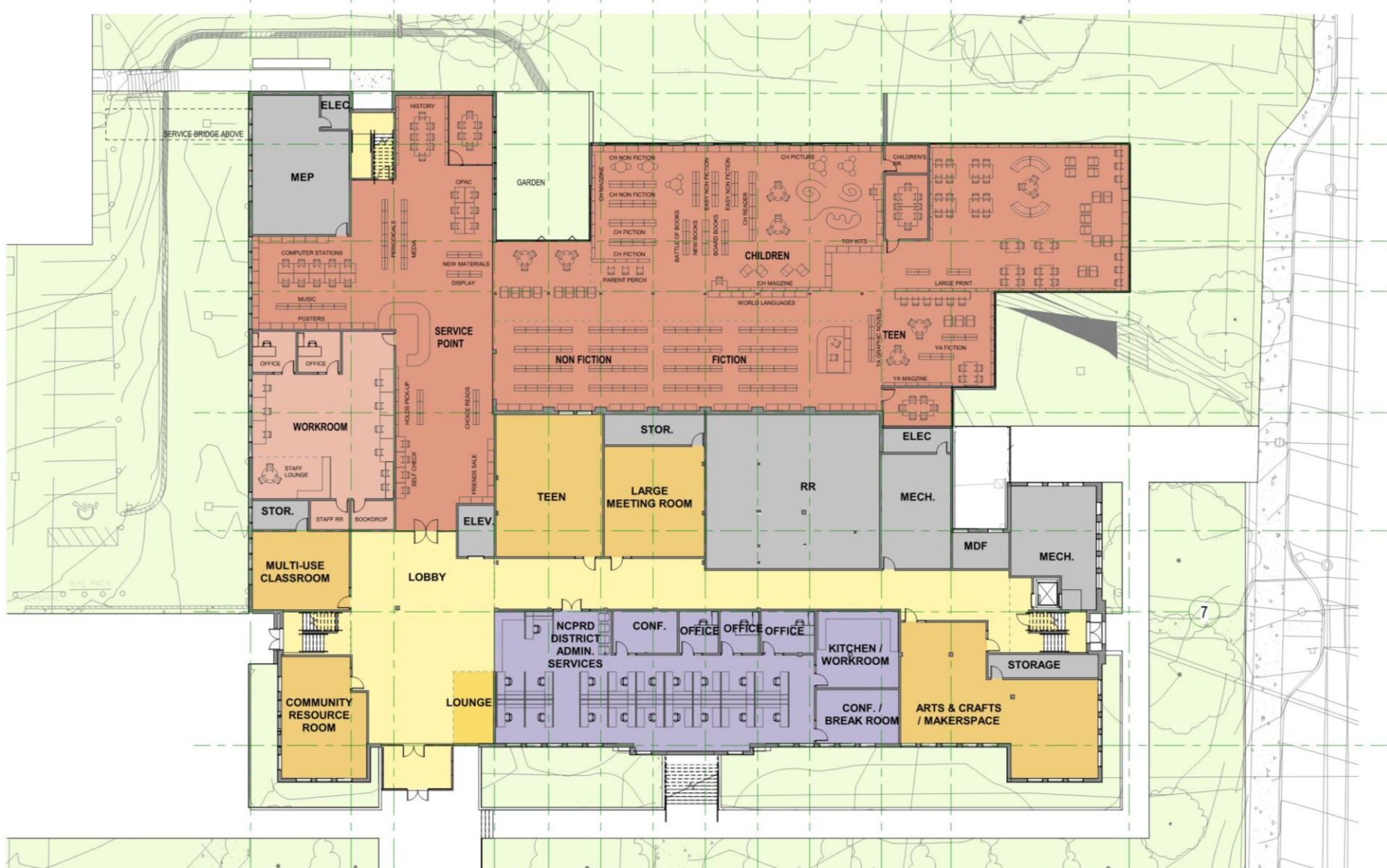
OPTION 3 - LIBRARY EAST ADDITION

CONCORD PROPERTY



OPTION 3 - LIBRARY EAST ADDITION

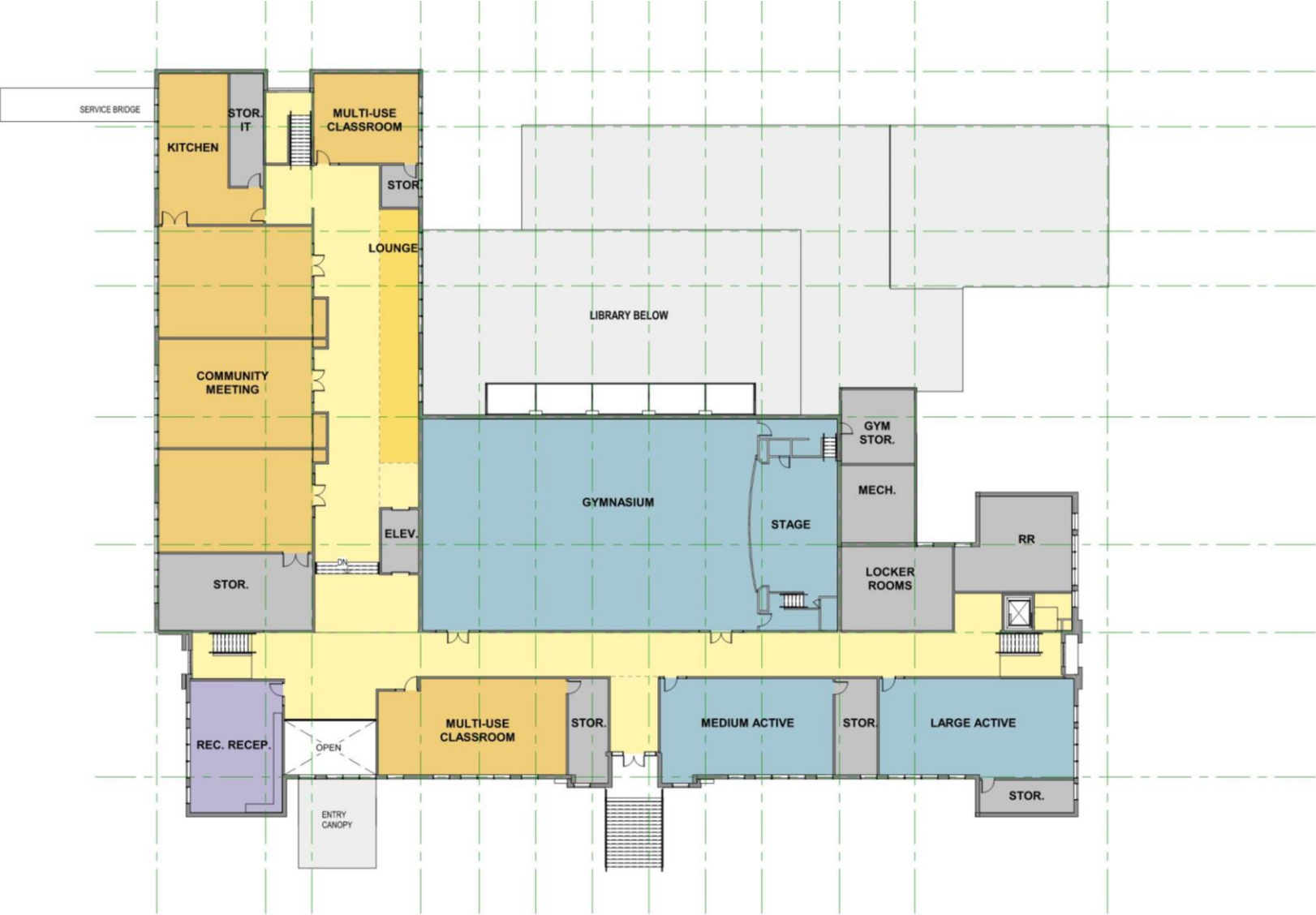
CONCORD PROPERTY



LIBRARY / COMMUNITY CENTER / OFFICES
LOWER LEVEL

OPTION 3 - LIBRARY EAST ADDITION

CONCORD PROPERTY



COMMUNITY CENTER
UPPER LEVEL

OPTION 3 - LIBRARY EAST ADDITION

CONCORD PROPERTY



OPTION 3 - LIBRARY EAST ADDITION

CONCORD PROPERTY



South - Library

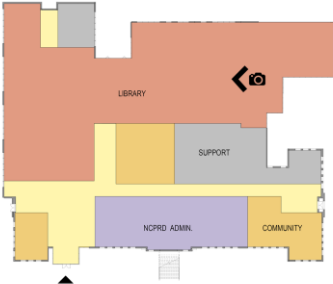
OPTION 3 - LIBRARY EAST ADDITION

CONCORD PROPERTY



West – Main Entry

OPTION 3 - LIBRARY EAST ADDITION
CONCORD PROPERTY



Library - Looking North from Study

OPTION 3 - LIBRARY EAST ADDITION

CONCORD PROPERTY

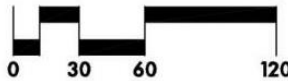


Library - Looking South from Lounge

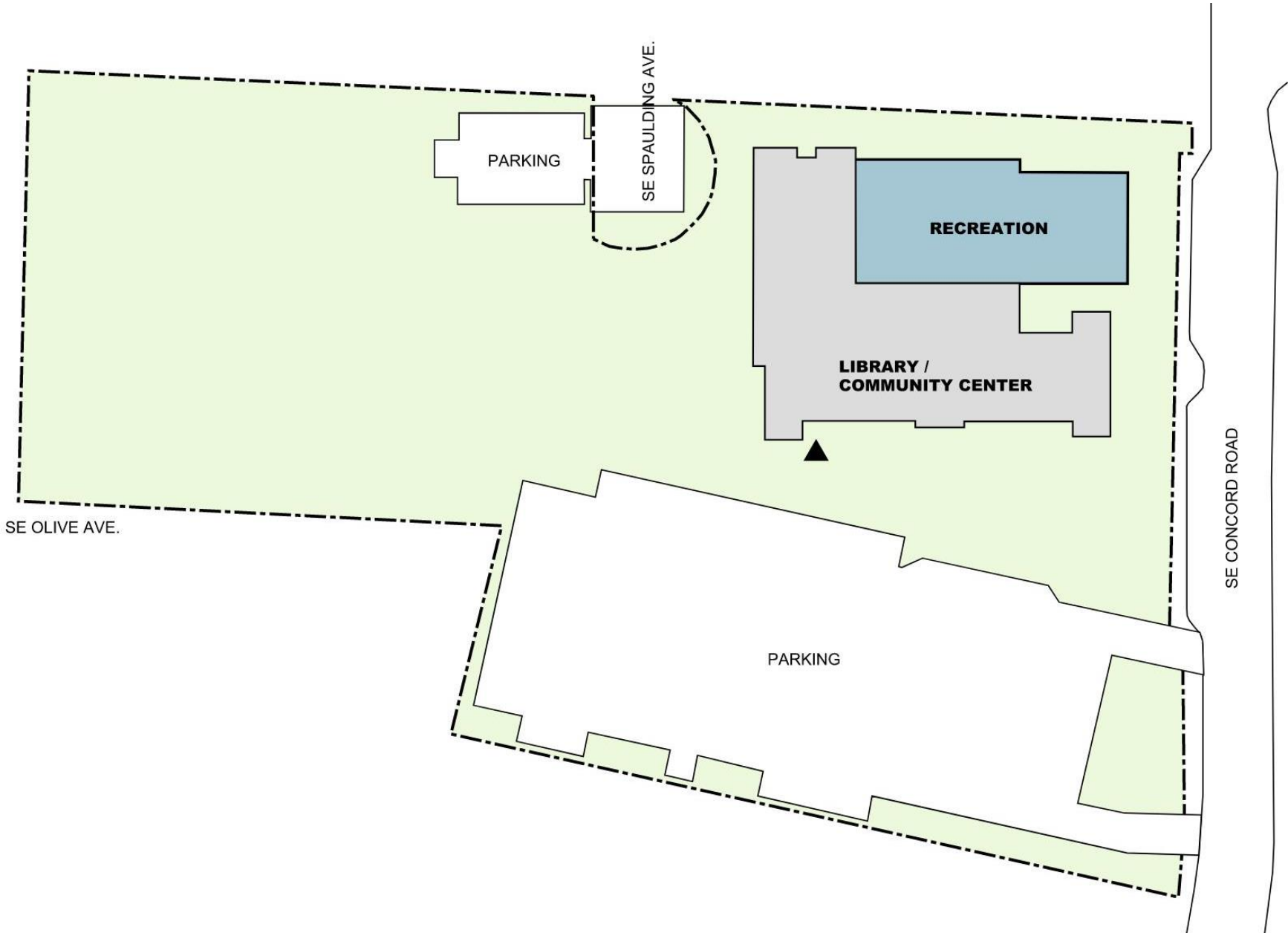
OPTION 4 - RECREATION EAST ADDITION
CONCORD PROPERTY



PARKING : 177 STALLS
OPEN PARK AREA: 1.96 ACRES

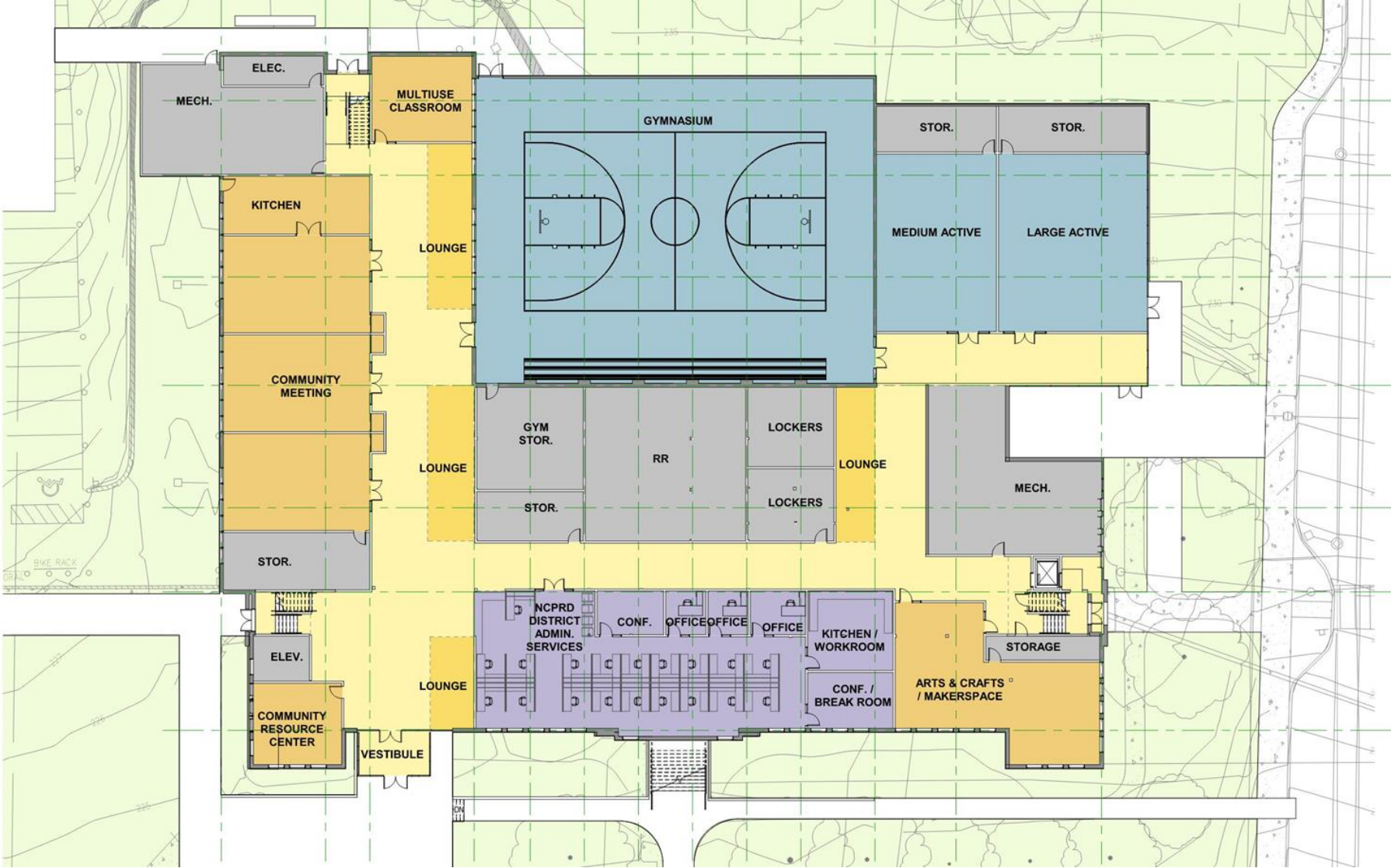


OPTION 4 - RECREATION EAST ADDITION
CONCORD PROPERTY

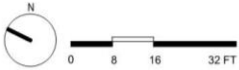


OPTION 4 - RECREATION EAST ADDITION

CONCORD PROPERTY



COMMUNITY CENTER / OFFICES
LOWER LEVEL



OPTION 4 - RECREATION EAST ADDITION

CONCORD PROPERTY



LIBRARY / COMMUNITY CENTER
UPPER LEVEL

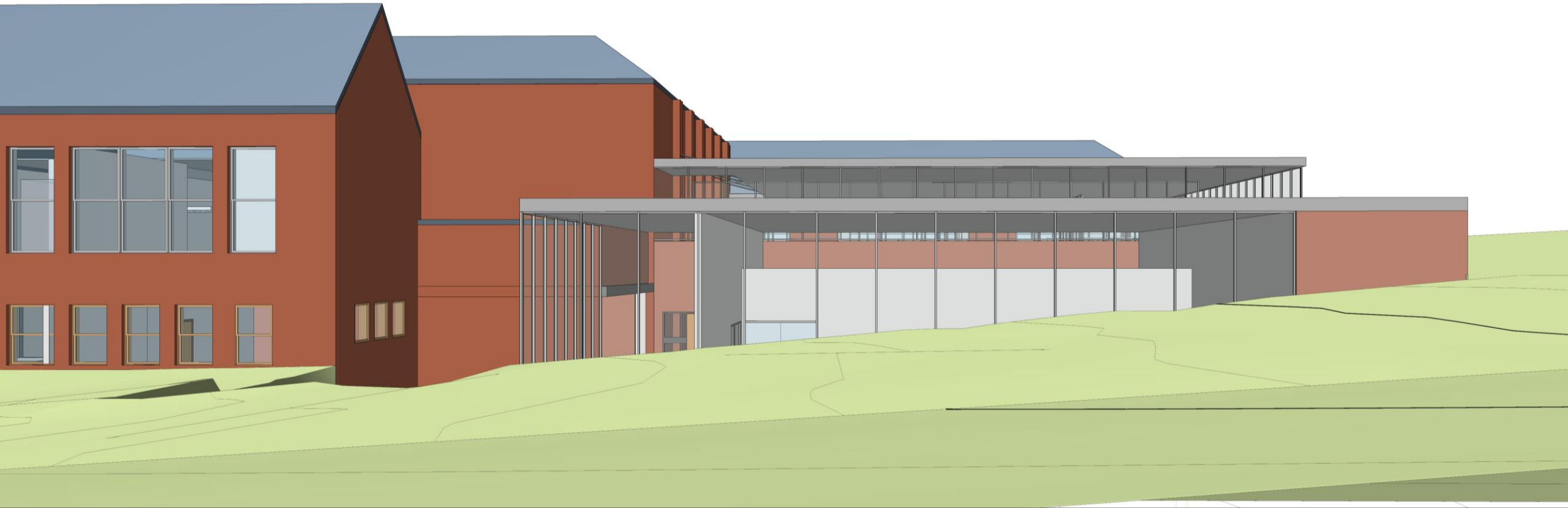
OPTION 4 - RECREATION EAST ADDITION

CONCORD PROPERTY



OPTION 4 - RECREATION EAST ADDITION

CONCORD PROPERTY



Recreation - South

OPTION 4 - RECREATION EAST ADDITION

CONCORD PROPERTY



West – Main Entry

OPTION 4 - RECREATION EAST ADDITION
CONCORD PROPERTY



Library – Looking East

OPTION 4 - RECREATION EAST ADDITION

CONCORD PROPERTY



Library – Looking South

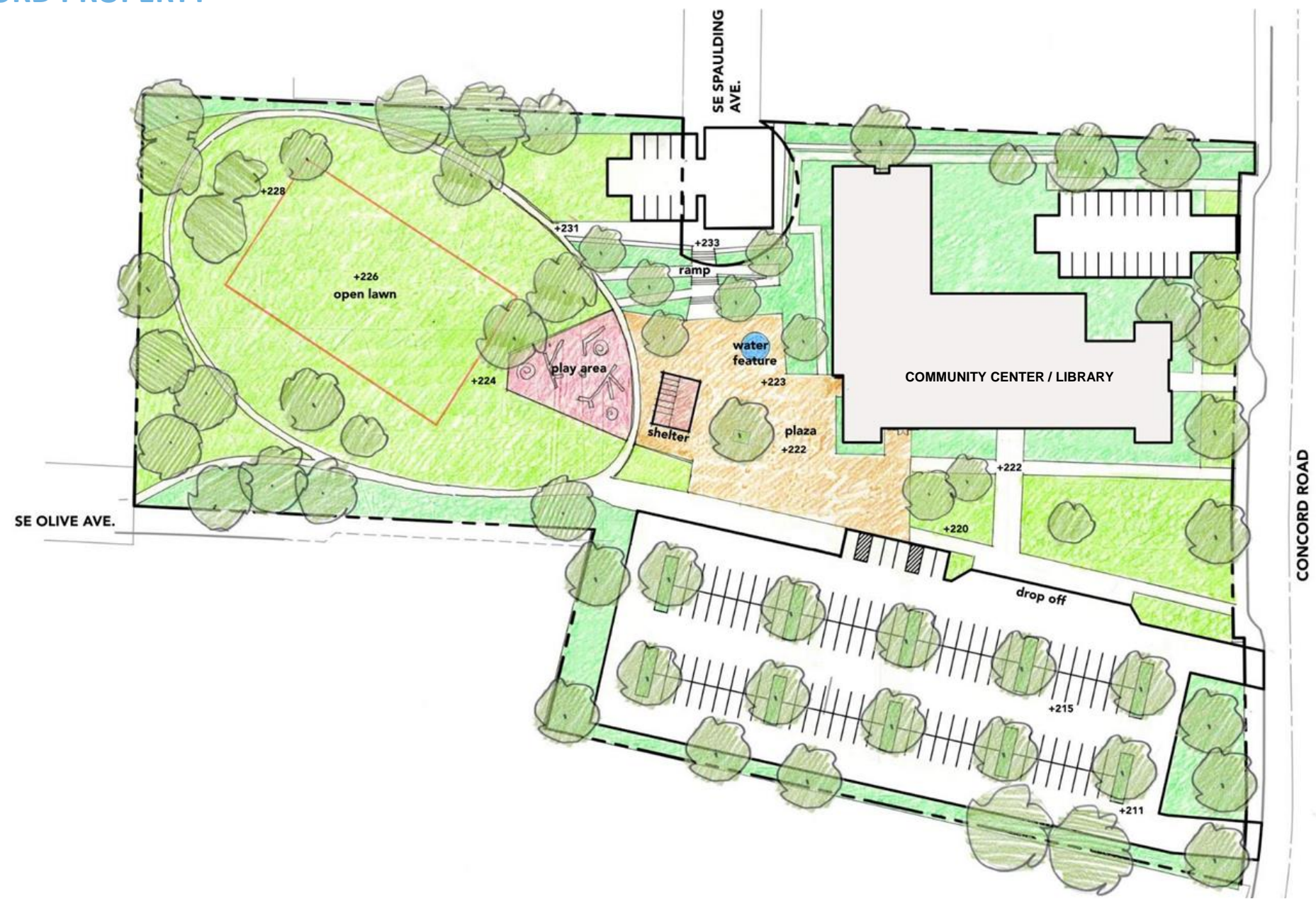
OPTION 4 - RECREATION EAST ADDITION

CONCORD PROPERTY



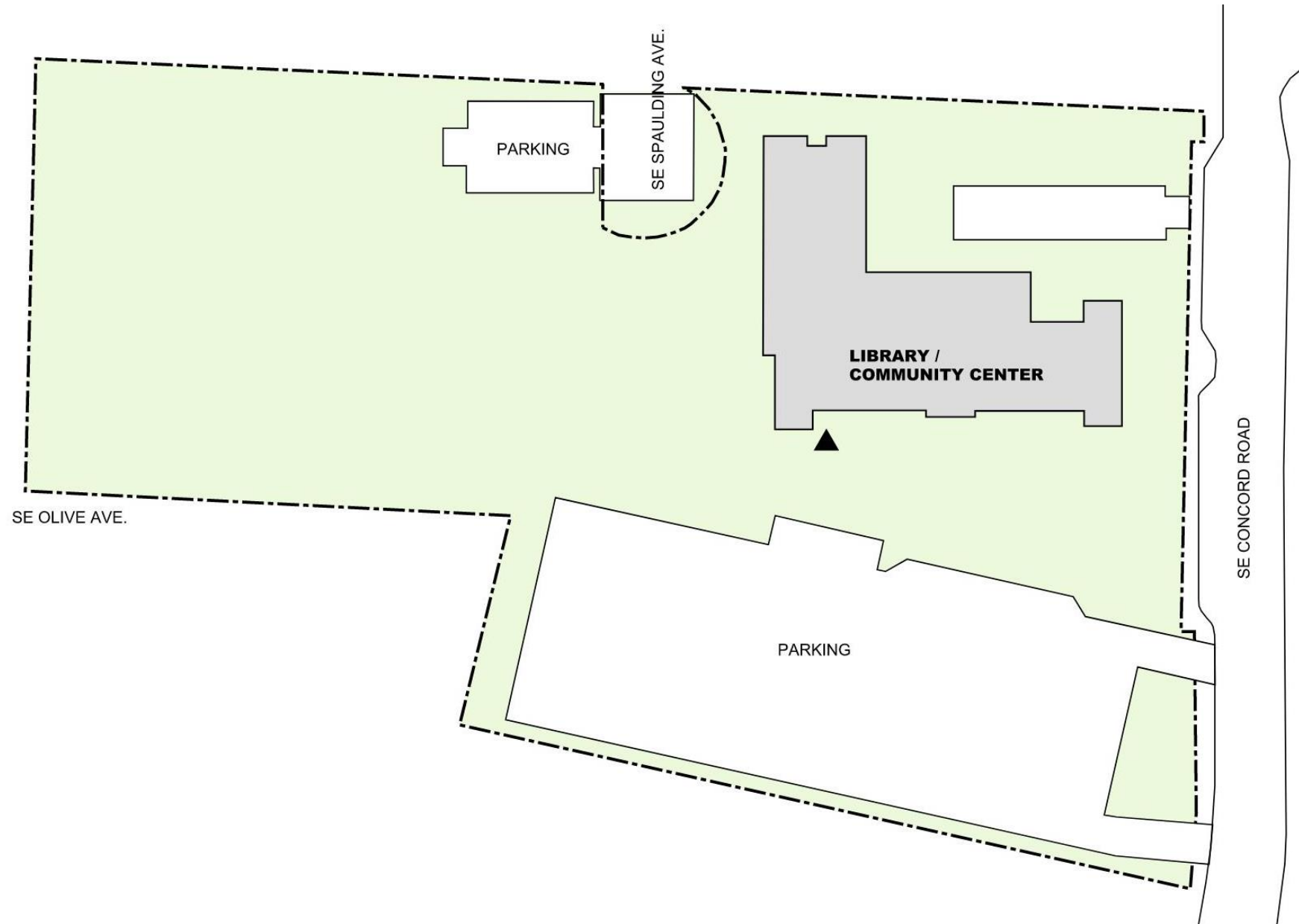
New Gymnasium – Looking South

OPTION 5A – NO ADDITION
CONCORD PROPERTY

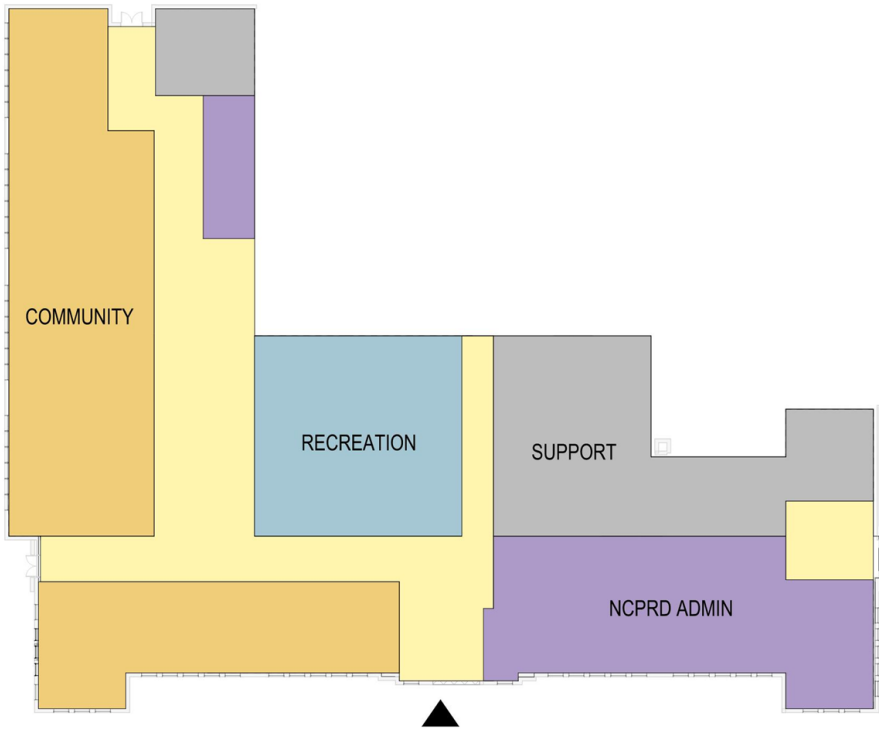


PARKING: 133 STALLS
OPEN PARK AREA: 2 ACRES

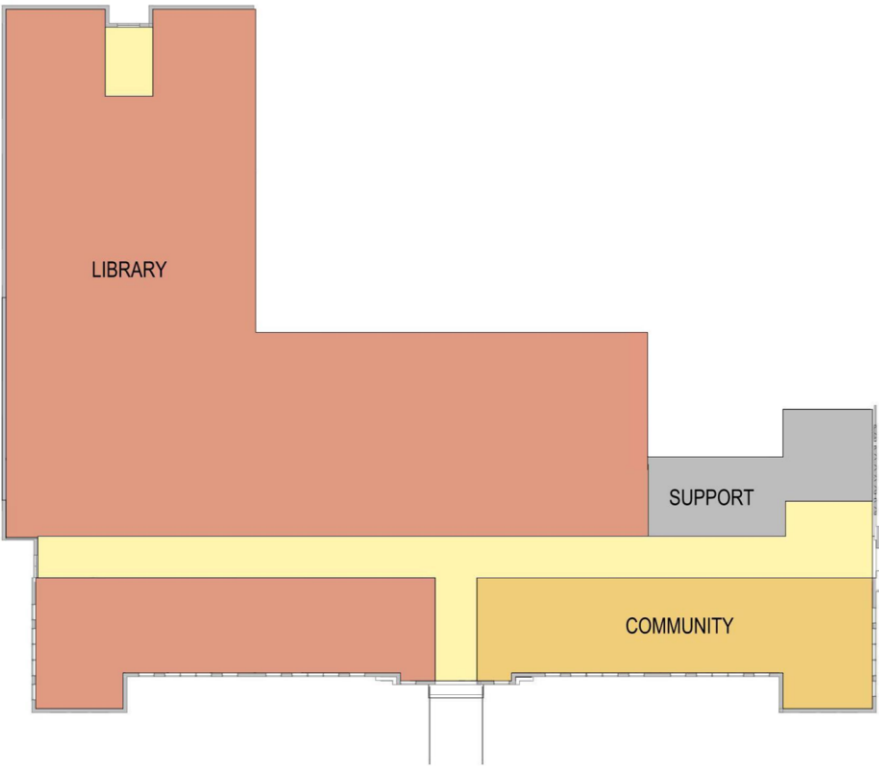
OPTION 5A – NO ADDITION
CONCORD PROPERTY



OPTION 5A – NO ADDITION
CONCORD PROPERTY

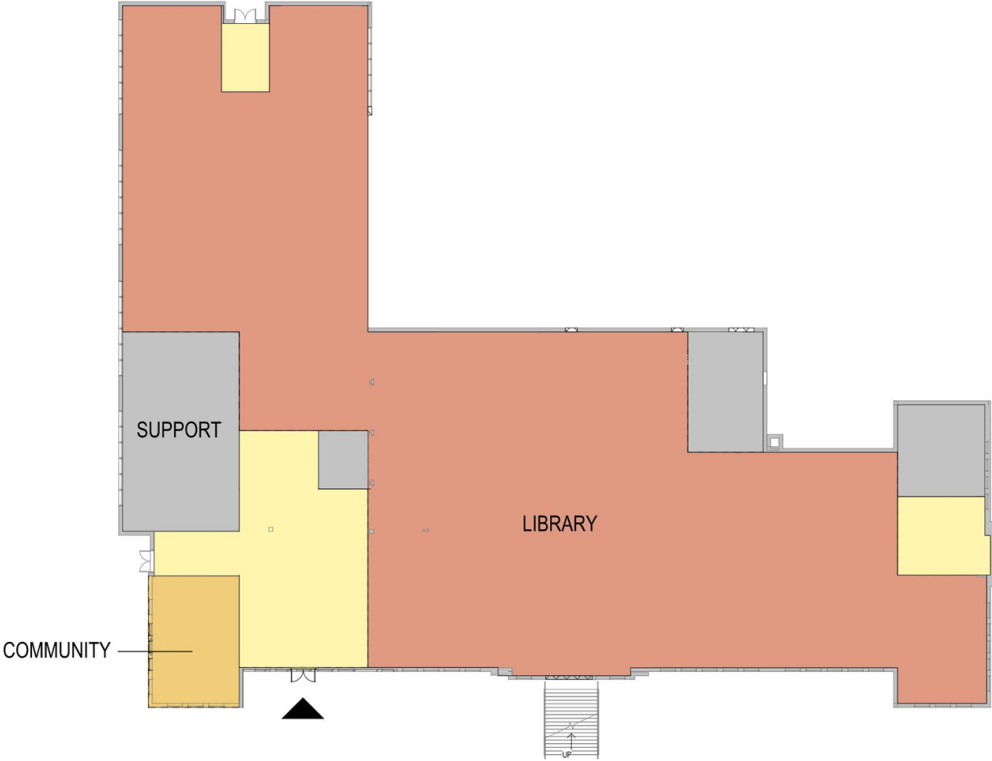


LOWER LEVEL

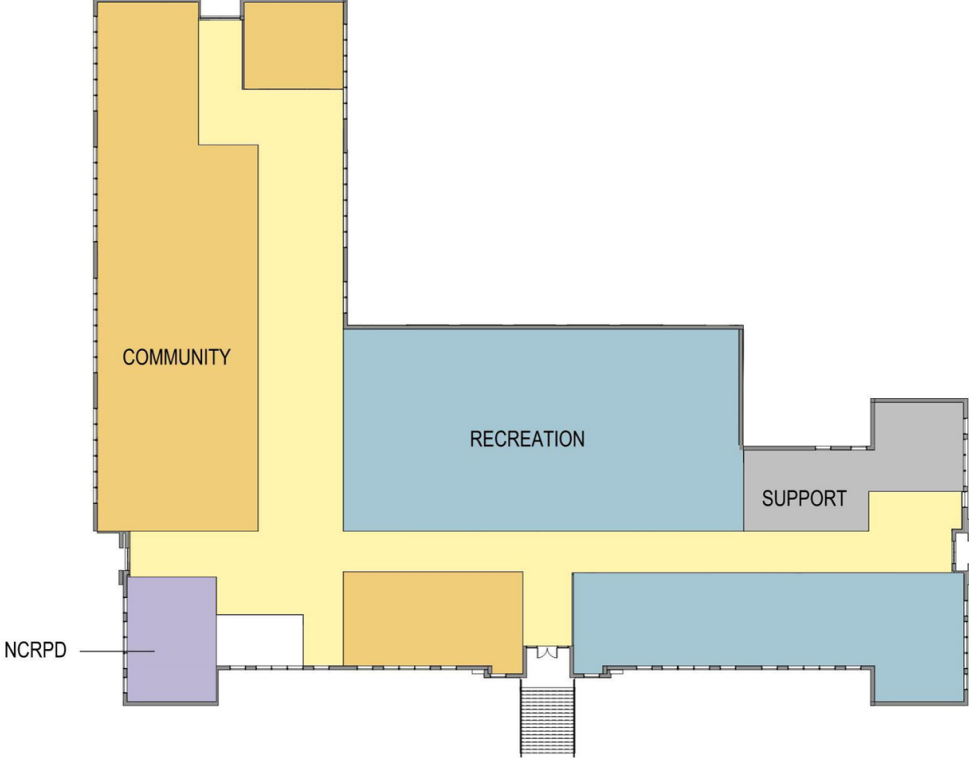


UPPER LEVEL

OPTION 5B – NO ADDITION
CONCORD PROPERTY



LOWER LEVEL



UPPER LEVEL

AREA SUMMARY

CONCORD PROPERTY

AREA SUMMARY

CONCORD PROPERTY

	OPTION 1A	OPTION 1B	OPTION 2	OPTION 3	OPTION 4	OPTION 5A	OPTION 5B
	Free Standing Library	Free Standing Library	North Addition Library	East Addition Library	East Addition Recreation	No Addition No Gym	No Addition No Offices

Library

New / Addition	17,700	17,700	11,000	9,800	-	-	-
Renovation	1,800	1,800	8,500	9,700	19,500	19,500	19,500
Library Total	19,500	19,500	19,500	19,500	19,500	19,500	19,500

Community Center

New / Addition	9,200	9,400	9,400	2,000	15,010	-	-
Renovation	39,455	40,910	33,290	33,050	23,400	21,755	26,910
Community Ctr Total	48,655	50,310	42,690	35,050	38,410	21,755	26,910

NCPRD Offices

New / Addition	-	-	-	-	-	-	-
Renovation	5,155	3,700	4,620	3,660	3,510	5,155	-
NCPRD Office Total	5,155	3,700	4,620	3,660	3,510	5,155	-

TOTAL

New / Addition	26,900	27,100	20,400	11,800	15,010	-	-
Renovation	46,410	46,410	46,410	46,410	46,410	46,410	46,410
Grand Total	73,310	73,510	66,810	58,210	61,420	46,410	46,410

Assumed Parking	219 stalls	221 stalls	198 stalls	172 stalls	182 stalls	133 stalls	137 stalls
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*Updates previous Area Summery dated May 21, 2020

May 28, 2020

COST REVIEW

CONCORD PROPERTY

DIRECT CONSTRUCTION COSTS

Expenses directly related to construction

Direct (“Hard”) Construction Costs include:

- Materials / Labor
- Demolition
- Earthwork
- Site Improvements
- Landscaping
- Site Utilities
- Right-of way upgrades
- General Contractor Markups:
 - Contingencies (Estimating / Design / Construction)
 - Index to construction start
 - General Conditions / Insurance / Bond
 - General Contractor Overhead & Profit
 - Corporate Activity Tax

Direct costs typically represent 70% of total development cost

INDIRECT CONSTRUCTION COSTS

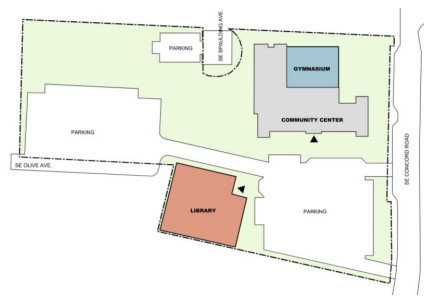
Expenses not directly related to labor and physical building materials

Indirect (“Soft”) Costs typically include:

- Reports and Surveys
- Owner’s Construction Contingency
- Architecture & Engineering Fees
- Building Permit Fees
- Furniture, Fixtures & Equipment (FF&E)
- Testing and Inspections
- Insurance, Accounting, Legal fees
- Construction Management
- Commissioning

Indirect costs typically represent 30%+ of total development cost

DIRECT CONSTRUCTION COST
CONCORD PROPERTY



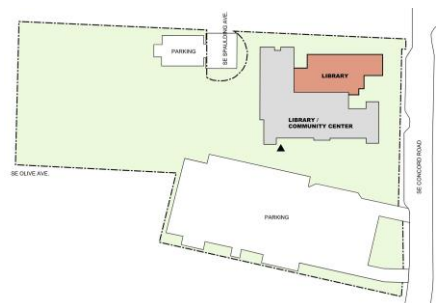
OPTION 1A
NW FREE-STANDING
\$32.06 M



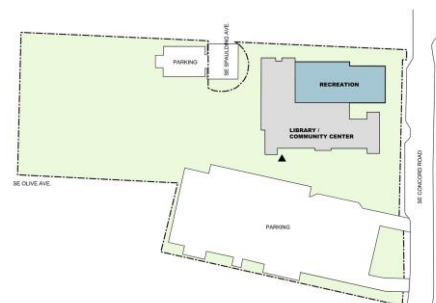
OPTION 1B
SOUTH FREE-STANDING
\$32.04 M



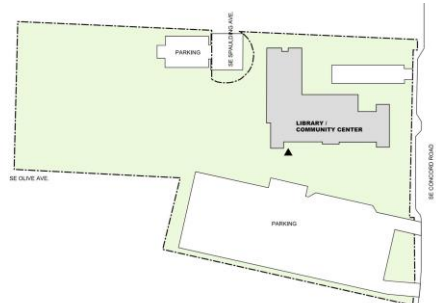
OPTION 2
NORTH LIBRARY / EAST GYM
\$27.5 M



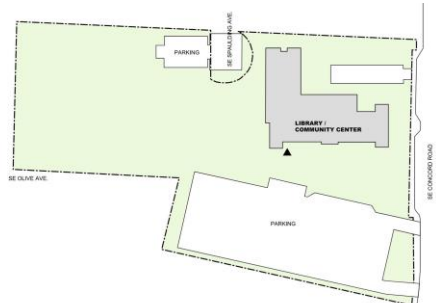
OPTION 3
EAST LIBRARY
\$23.9 M



OPTION 4
EAST RECREATION
\$23.2 M



OPTION 5A
NO ADDITION / NO GYM
\$15.6 M



OPTION 5B
NO ADDITION / NO OFFICES
\$15.8 M

PROJECT CHARACTERISTICS

CONCORD PROPERTY

PROJECT CHARACTERISTICS

CONCORD PROPERTY

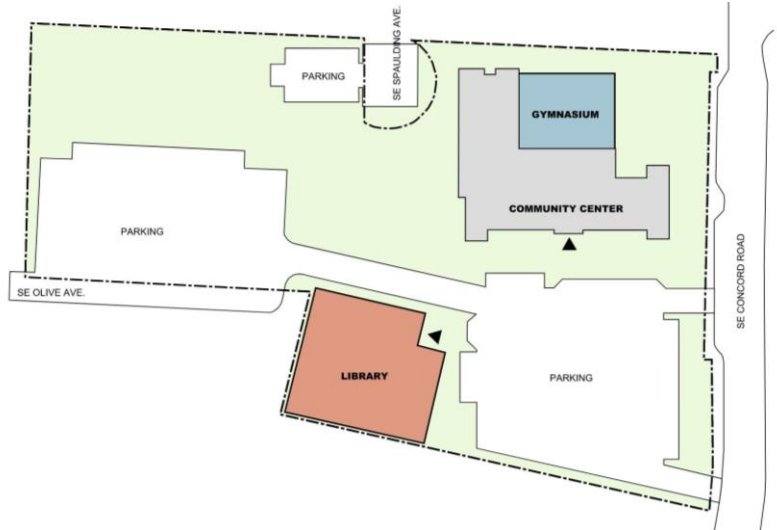
OPTION 1A – NW FREE-STANDING

OPPORTUNITIES:

- Distinct Library and Recreation identities
- Operationally-efficient Library layout
- Preserves views of Concord School
- Provides new Gym
- Gym addition clearly differentiated from Concord School
- Large-sized Community Center
- Generous Stadium seating area

CHALLENGES:

- Separate Facility entries
- Lacks shared-use opportunities
- Remote Meeting Room
- Active-use space located above Community Rooms
- Historic impact (removes main exterior stair)
- Requires Olive Ave. access
- Split Parking layout
- Safety concern with crossing driveway to access facilities
- Limited Park open space
- No Loop Trail
- Inadequate space for U9 Soccer field
- High construction cost



Total Area:	73,310 sf
Park Open Space	.95 acre
Direct Construction Cost	\$32.06 M

PROJECT CHARACTERISTICS

CONCORD PROPERTY

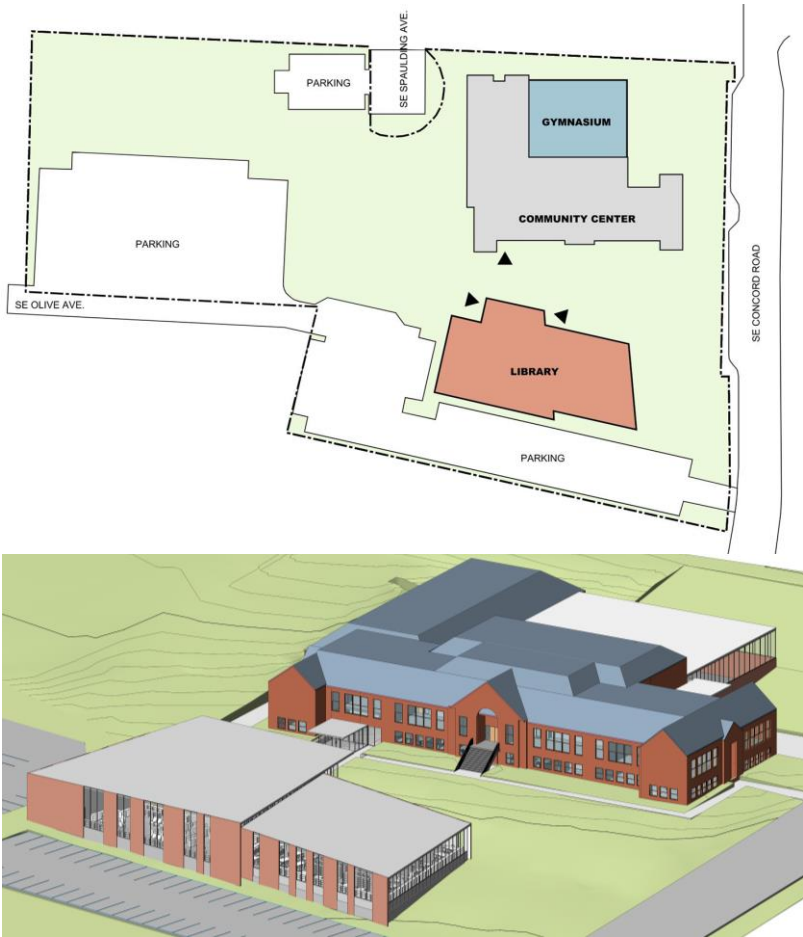
OPTION 1B – SOUTH FREE-STANDING

OPPORTUNITIES:

- Distinct Library and Recreation identities
- Efficient Library shape for capacity of materials
- Operationally-efficient Library layout
- Preserves views of Concord School
- Provides new Gym
- Gym addition clearly differentiated from Concord School
- Large-sized Community Center

CHALLENGES:

- Separate Facility entries
- Lacks Shared uses
- Remote Meeting Room
- Active-use space located above Community rooms
- Historic impact (compromises views of Concord School)
- Dispersed Parking layout with inconvenient access
- Requires Olive Ave. access
- Limited Park Open Space
- No Loop Trail
- Inadequate space for U9 Soccer field
- High construction cost



Total Area:	73,510 sf
Park Open Space	.77 acres
Direct Construction Cost	\$32.04 M

PROJECT CHARACTERISTICS

CONCORD PROPERTY

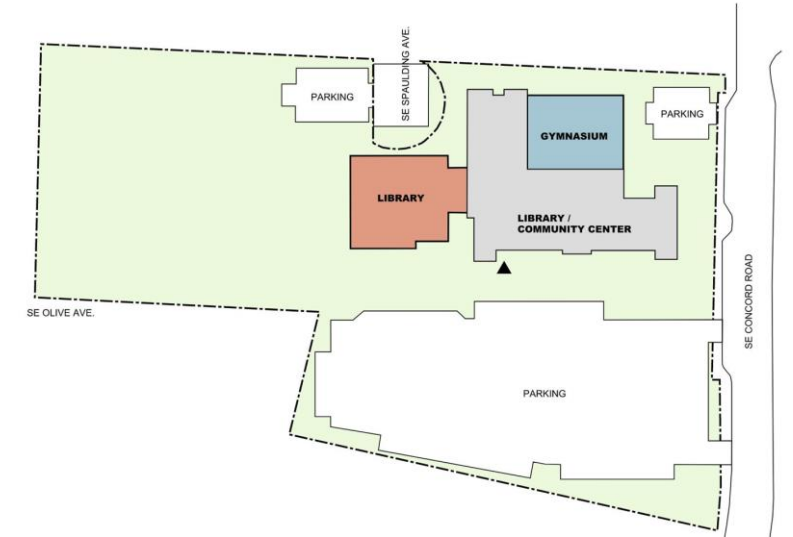
OPTION 2 – NORTH LIBRARY / EAST GYM ADDITIONS

OPPORTUNITIES:

- Distinct Library and Recreation identities
- Operationally-efficient Library layout
- Maximizes Shared uses
- Provides single shared Entry
- Historic nature of front façade is retained
- Library and Gym additions clearly differentiated from Concord School
- Interior views to Concord School
- Library connection to Plaza and Park open space
- Provides new Gym
- Upper-level Community Rooms
- Medium-sized Community Center
- Moderate Park open space
- Adequate space for U9 soccer field
- Efficient and convenient Parking layout; does not require Olive access

CHALLENGES:

- Library addition obscures a portion of the 1948 addition
- Library addition blocks view and limits access to the rear parking area
- Library interior is less spatially differentiated
- Addition occupies a portion of contiguous park space



Total Area:	66,810 sf
Park Open Space	1.77 acres
Direct Construction Cost	\$27.5 M

PROJECT CHARACTERISTICS

CONCORD PROPERTY

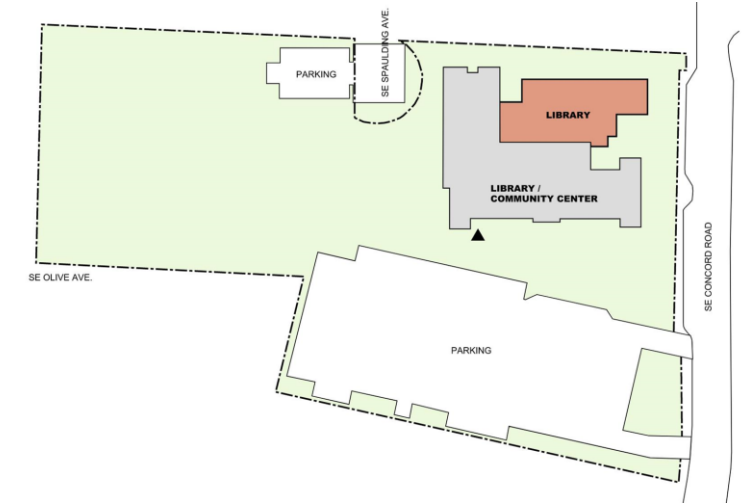
OPTION 3 – EAST LIBRARY ADDITION

OPPORTUNITIES:

- Library identity on Concord Rd
- Historic nature of front façade retained
- Library addition clearly differentiated from Concord School
- Operationally-efficient Library layout
- Interior views and relationship to Concord School
- Library connection to intimate landscape environment
- Library interior is spatially differentiated
- Maximizes Shared-use opportunities
- Single entry
- Large Park open space
- Adequate space for U9 soccer field
- Efficient and convenient Parking layout; does not require Olive access

CHALLENGES:

- Long distance from primary service point to south end of Library
- Greater acoustical attention between Library and Gym
- No distinct Recreation identity
- No new Gym
- Small-sized Community Center



Total Area:	58,210 sf
Park Open Space	1.97 acres
Direct Construction Cost	\$23.9 M

PROJECT CHARACTERISTICS

CONCORD PROPERTY

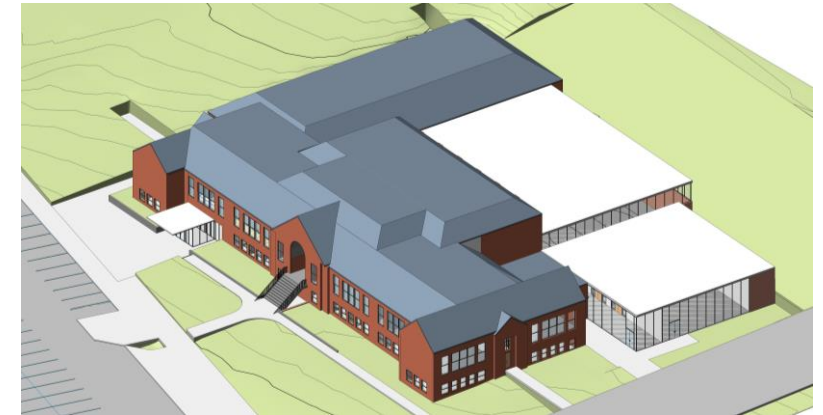
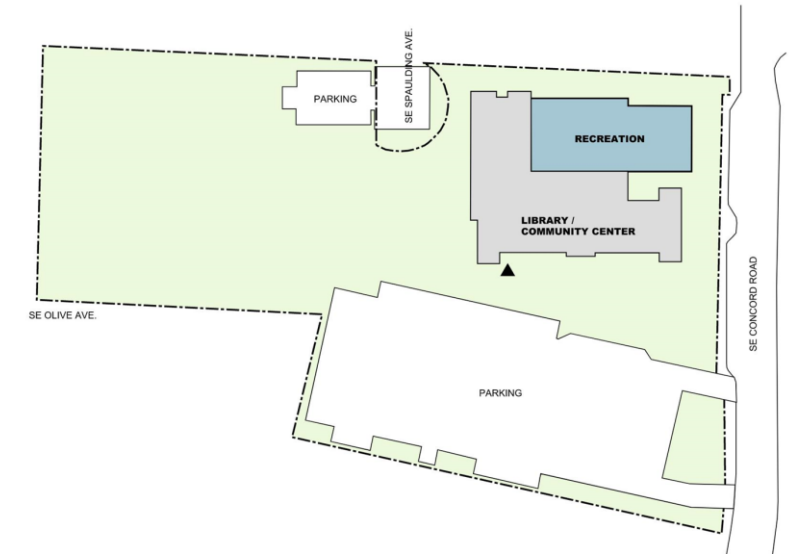
OPTION 4 – EAST RECREATION ADDITION

OPPORTUNITIES:

- Recreation identity on Concord Rd
- Adds new Gym and Group Exercise rooms
- Historic Gym repurposed as Reading Room
- Maximizes Shared-use opportunities
- Single Entry
- Historic nature of front façade is retained
- Large Park open space
- Adequate space for U9 soccer field
- Efficient and convenient Parking layout; does not require Olive access

CHALLENGES:

- No distinct Library identity
- Operationally compromised library layout with spatial constraints, visual barriers, ramps, and less accessible upper level location
- Library compromised access with control and supervision issues
- Loss of the existing gym and stage
- Historic impact on interior features (main corridor, gym, and stage)



Total Area:	61,420 sf
Park Open Space	1.77 acres
Direct Construction Cost	\$23.2 M

PROJECT CHARACTERISTICS

CONCORD PROPERTY

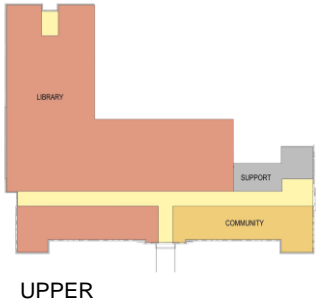
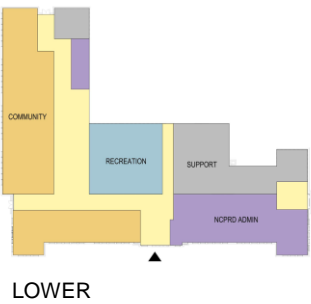
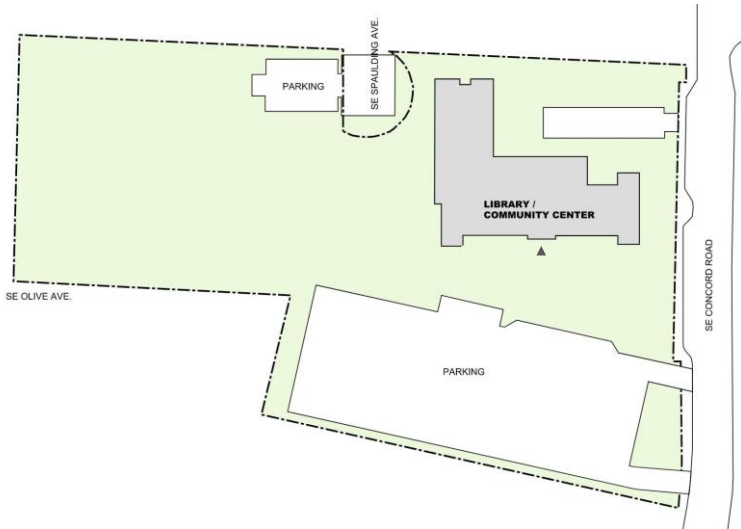
OPTION 5A – NO ADDITON / NO GYM

OPPORTUNITIES:

- Maximizes use of existing building
- Maximizes Park open space
- Adequate space for U9 soccer field
- Efficient and convenient Parking layout; does not require Olive access
- Low construction cost

CHALLENGES:

- No NCPRD offices
- No gym space at all
- Inadequate Community Center
- No distinct Library or Recreation identity
- Operationally-poor library layout with spatial constraints, visual barriers, ramps, and less accessible upper level location
- Library compromised access with control and supervision issues
- Removes existing use of gym and stage
- Historic impact on interior features (main corridor, gym, and stage)
- Inefficient layout



Total Area:	46,410 sf
Park Open Space	2 acres
Direct Construction Cost	\$15.6 M

PROJECT CHARACTERISTICS

CONCORD PROPERTY

OPTION 5B – NO ADDITION / NO OFFICES

OPPORTUNITIES:

- Maximizes use of existing building
- Existing gym and stage are retained
- Recreation is all on one level
- Large Park open space
- Adequate space for U9 soccer field
- Efficient and convenient Parking layout; does not require Olive access
- Low construction cost

CHALLENGES:

- No NCPRD Offices
- No new gym
- Small Community Center
- No distinct Library or Recreation identity
- Structure and height limitations are impediments to open library reading room
- Severely-compromised operational library layout
- Nearly impossible acoustical isolation issues with community center above
- Inefficient layout



Total Area:	46,410 sf
Park Open Space	2 acres
Direct Construction Cost	\$15.8 M

OAK LODGE & GLADSTONE COMMUNITY PROJECT

CONCORD TASK FORCE PRESENTATION
MAY 28, 2020



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT

