

Lessons from building a new library

April 27, 2024



LOWELL

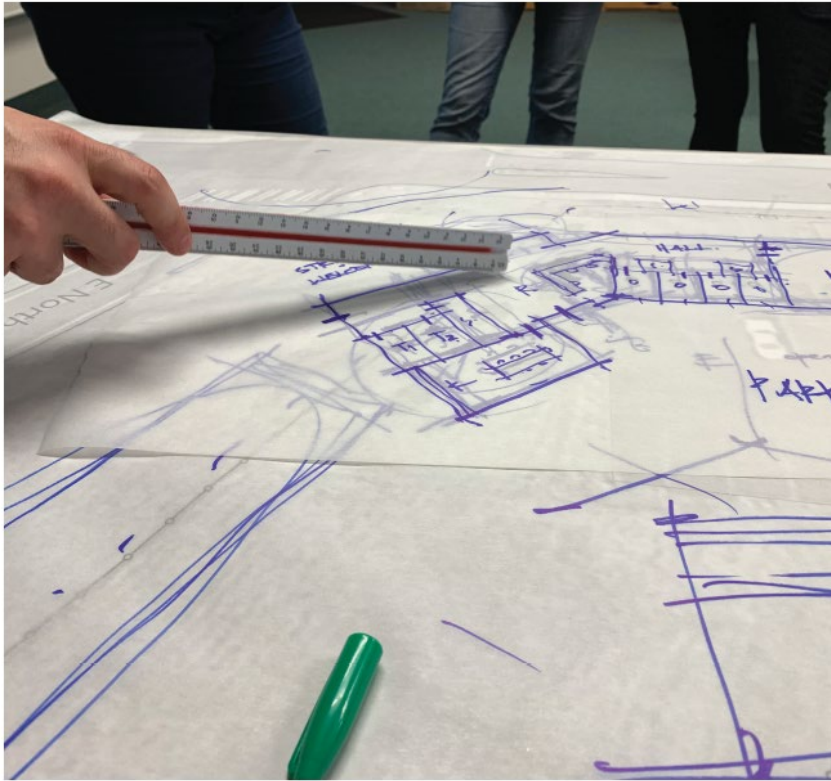
Community Facilities Study



BACKGROUND AND CONTEXT

The existing Lowell City Hall and Library building currently has a failing roof, which has caused significant structural and cosmetic damage. In addition, there are several plumbing, electrical, mechanical, and ADA deficiencies, leading the City to use a more comprehensive approach in the renovation or development of new facilities.

On Saturday April 20, 2019, the planning team led a public design workshop to discuss potential alternatives for a Library and City Hall. City Council members, business owners, and local residents attended the workshop, which began with a review of the Lowell Downtown Master Plan and Regulating Plan, including outcomes of past community engagement, to understand the context of the Library and City Hall Facilities Study development.



JANUARY 2020

Stakeholders at the design workshop





REQUEST FOR PROPOSALS

FOR

ARCHITECTURAL SERVICES FOR THE MAGGIE OSGOOD LIBRARY RENOVATION

**PROPOSALS DUE:
4:00 PM, local time
Wednesday, April 14, 2021**

Project representative:

Jeremy B. Caudle
Lowell City Administrator
Email: jcaudle@ci.lowell.or.us

1.0 Invitation to submit proposals

The City of Lowell will receive proposals from qualified architectural firms in response to this Request for Proposals (RFP) for Architectural Services for the Maggie Osgood Library Renovation until 4:00 PM, local time, Wednesday, April 14, 2021.

Proposals must be prepared in the form required in Subsection 3.0 of this RFP and delivered via email to Jeremy Caudle, City Administrator, at jcaudle@ci.lowell.or.us.

1.1 Purpose

The City of Lowell, Oregon (the "City") is requesting proposals from qualified architectural firms ("Proposers") for comprehensive Architectural Services related to the renovation of an existing building for use as the new Maggie Osgood Library by the City of Lowell.

In general, the Architectural Services will consist of planning, design, and construction administration services for the renovation of approximately 2,723 square feet of the Maggie Osgood Library building located at 70 North Pioneer Street, Lowell, OR 97452 including site improvements; building renovations and construction; installing new furnishing, fixtures, and equipment; and all necessary plumbing, electrical, and other upgrades (the "Project").

1.2 Solicitation Documents

RFP documents may be downloaded from the City's RFPs, Bids and RFQs Page at <https://www.ci.lowell.or.us/rfps>.

Printed copies of the RFP documents may be obtained by contacting City Administrator Jeremy Caudle via email at jcaudle@ci.lowell.or.us or by phone at 541-359-8768.

1.3 Addenda

The City may issue addenda to modify or add to the terms of the RFP or change the time or date for submission of proposals. Any such addenda will be issued by the City in writing not less than 72 hours prior to the deadline for receipt of proposals and be delivered by email to eligible Proposers. The terms, conditions, requirements, clarifications, information, and instructions contained in any addenda issued by the City must be acknowledged, agreed to, and accepted in the proposals received and will become part of any resulting contract.

2.0 Project description

Prior to 2019, the City housed its library in the current City Hall building located at 107 E 3rd Street. Due to structural deficiencies in the current City Hall, the City closed the library portion of City Hall. The City purchased a former church building at 70 North Pioneer Street to house the new library. The City has a collection of approximately 15,000 books, DVDs, and other materials that it will locate to the new library once construction is completed.





**Lowell City Council
Work Session
Thursday, July 1, 6:00 pm to 8: 00 pm
Maggie Osgood Library, 70 N. Pioneer Street**

Call to Order/Roll Call

Councilors: Mayor Bennett ___ Harris ___ Stratis ___ Dragt ___ Myers ___

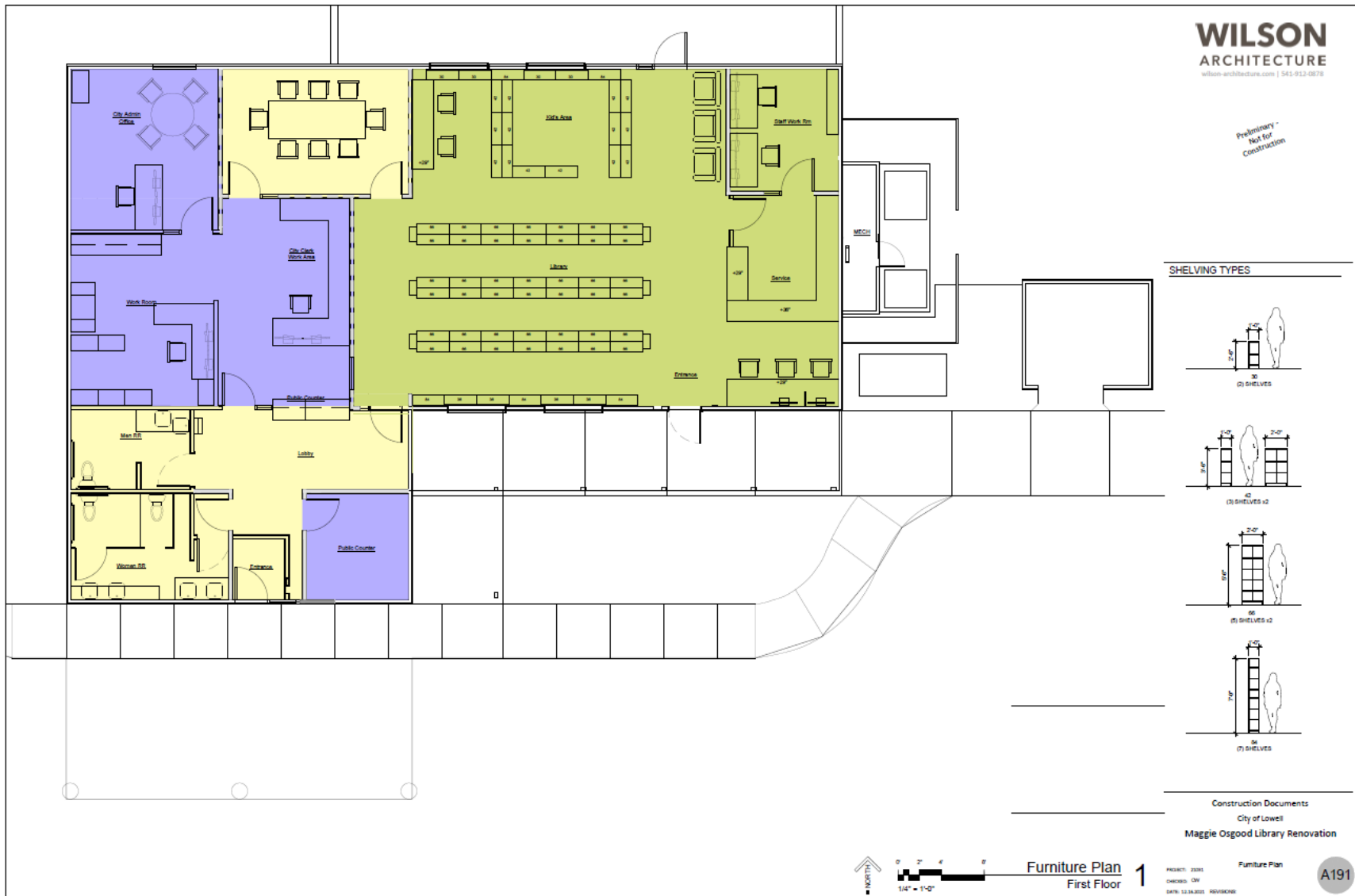
Work Session

The work session is being held for the City Council to receive background information on City business and to give Council members an opportunity to ask questions and express their individual views. No decisions are made, and no votes are taken on any agenda item. The public is invited to attend, however, there is no public comment period.

1. Follow up from the June 5 visioning workshop and presentation of design options.
Facilitator: Curt Wilson, Wilson Architecture.

Adjourn the Work Session.







Pictured: Maggie Osgood,
founder of the City of Lowell library

Lowell's need for a new library has never been greater.

Before the snow-damaged roof forced closing the Maggie Osgood Library in March 2019, it provided books for all ages, reading programs for the youth, and internet access for the greater community. For the last two years, the City has been dedicated to creating an enduring legacy to Maggie—founder of the City's library—that will enrich and benefit children and entire community for generations to come. The new library will include seating for reading, new shelving, a children's play area, new computer workstations, internet access, natural lighting, an advanced technology conference room for public use, and a peaceful place for contemplation. We plan to open in late 2022.

Last year we reached out to the community for donations to begin this project, and you were very generous. Your donations demonstrated Lowell's initial strong support for the City's grant request from The Ford Family Foundation.

We will be making our final presentation for grant funding in February. The Ford Foundation needs to see evidence that the community's support remains strong. We are again asking for donations.

The total number of people making donations will make a powerful impact on the Ford Foundation. When you donate, please list other individuals on the returned paperwork who support your donation. Our goal by year's end is to have hundreds of names and to receive \$3,000. Every dollar and every donor matters.

Please include a gift to the library this holiday season. A gift in honor of someone is a great holiday gift idea. A gift form with additional information about the project is enclosed for your convenience.

Warmest regards,

Don Bennett,
Mayor

Gail Harris,
Council President

Tim Stratis,
City Councilor

John Myers,
City Councilor

Maureen Weathers,
City Councilor

End of Year Fundraiser for the Maggie Osgood Library

The City is making an end of year push to raise \$3,000 to support the Maggie Osgood Library project. We are applying for approximately \$170,000 in grant funding to pay for the library project. This end-of-year fundraiser will increase our chances of getting the grant by demonstrating continued support from the community.

Whether its \$1, \$10, or \$100, every little bit helps.

Donations are tax deductible. For instructions on how to donate, stop by City Hall or visit our website at: <https://www.ci.lowell.or.us/library/page/library-capital-campaign>. You can also call City Hall to donate over the phone by credit card. Our phone number is: (541) 937-2157.





LOCAL

Lowell's library, dedicated to community pillar Maggie Osgood, opens Saturday



Megan Banta
Register-Guard

Published 6:00 a.m. PT Feb. 24, 2023



People have consistently had one question when Peggy O’Kane introduced herself at grocery stores and elsewhere while out and about in Lowell: When will the new library open?

Lowell residents are “aware that this is happening and are really proud of the fact that this little town has the newest public library in Oregon,” O’Kane, the city’s first paid library director, said.

The new Maggie Osgood Library has “sort of” been open at times when O’Kane works, she said, but will officially open at 11 a.m. Saturday in its space attached to city hall at 70 N. Pioneer St.

Winter storm in 2019 damaged former library

Lowell has been without a library since a winter storm in February 2019 damaged the former City Hall and left the library section of that building unusable.

The city purchased a former church on Pioneer Street to house the new library and City Hall offices.



Library Director Peggy O’Kane prepares on Wednesday for the opening of the new Maggie Osgood Library in Lowell. Ben Lonergan/The Register-Guard

Questions?

**Want copies of documents
or more info?**

You can reach me here:

jcaudle@ci.lowell.or.us

541-937-2157