



Facilities Project Review Committee Meeting

Minutes of Meeting

Thursday, November 7, 2024

A hybrid meeting of the Facilities Project Review Committee was held in the Allen room of the Deschutes Services Building and via Zoom virtual meeting platform at 11:30 a.m. on Thursday, November 7, 2024.

Members Present:

- Jerry Milstead, Chair
- Will Turner
- Renee Alexander (via Zoom)
- Dan Close (via Zoom)
- Tom Pfeiffer (via Zoom)
- Kent VanderKamp (via Zoom)

Members Absent:

- Mark Kneeshaw

County Staff / Elected Officials Present:

- Patti Adair, County Commissioner
- Lee Randall, Facilities Director
- Eric Nielsen, Facilities Capital Improvement Manager
- Aaron Kay, Performance Auditor (via Zoom)
- Whitney Hale, Deputy County Administrator
- Angie Powers, BOCC Administrative Assistant

Others Present:

- Wayne Powderly, Project Manager Cumming Management Group & Deschutes County/Owner's Representative for the Courthouse Expansion
- Cory Loomis, Senior Project Manager Pence Construction
- Kurt Schwabauer, Senior Superintendent Pence Construction

Call to Order: Chair Milstead called the meeting to order at 11:30 a.m.

1. Introductions for Staff and Committee Members

2. Approval of August 15, 2024 Meeting Minutes

Renee Alexander moved approval of the August 15, 2024 minutes.

Dan Close seconded the motion.

Votes: All yes. The motion passed unanimously.

3. Courthouse Expansion Project – Eric Nielsen, Wayne Powderly, Cory Loomis, Kurt Schwabauer

Lee Randall shared his plans to continue providing a Budget Status Report to the committee a couple weeks ahead of each quarterly meeting.

Eric Nielsen shared a broad overview of the 50,933 square foot courthouse expansion project, which includes three levels plus a basement, two new courtrooms, expanded/consolidated court administration space, improved security screening and improved in-custody holding and transport facilities.

Cory Loomis provided a project update, highlighting work completed to date. The challenge is keeping current courthouse operations underway during the disruptions of construction. Loomis highlighted photographs of the following features: the temporary main entrance with ADA access, site barricades and signage, interior sound walls and a basement egress hallway (emergency exit), exterior sound insulation, building demolition, and foundation pilings.

Kurt Schwabauer spoke about the current project status and upcoming work, including tower crane preparation which will require a massive mobilization of equipment and components. This will take place on November 16-17 over a weekend to minimize disruptions to courthouse operations. Schwabauer spoke about main utilities and temporary power, as well as site utilities. Mass excavation involves a lot of hammering due to solid rock and requires coordination with courthouse staff to minimize disruption. Two new stairwells and three new elevator cores will go from the basement level all the way up.

Nielsen spoke about the project timeline. The project is slated for completion in summer 2026. Powderly spoke about a 6.25-month delay waiting for permits from the City of Bend, stating that all permits have now been received.

Responding to Chair Milstead, Powderly said that one surprise was the underpinning of the existing foundation due to two existing drywells from 2004.

Additionally, Schwabauer said another surprise was that existing roof storm drains were not operating as anticipated.

Responding to Commissioner Adair, Powderly stated the expansion completion date is March 27th, and the remodel completion date is June 27th.

Responding to Chair Milstead and Commissioner Adair, Powderly estimated the 6.25-month permit delay resulted in an additional \$1.2 million in costs incurred, but these costs are still being analyzed.

Randall will provide the Board of Commissioners with an update on additional costs in December or January. These costs will be discussed with the committee at the February meeting.

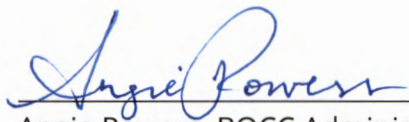
Powderly added that another consequence of the permit delay is that ground excavation work has been pushed into the winter months, which will come with an increased cost due to frozen ground and moving snow.

4. Questions/Comments

There were no additional questions or comments.

ADJOURNMENT: The meeting was adjourned at 11:59 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Angie Powers". The signature is written in a cursive style and is positioned above a horizontal line.

Angie Powers, BOCC Administrative Assistant