



Facilities Project Review Committee Meeting

Minutes of Meeting

Tuesday, August 26, 2025

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 3:00 p.m. on Tuesday, August 26, 2025.

Members Present:

- Renee Alexander, Chair
- Dan Close, Vice Chair
- Tom Pfeiffer
- Will Turner
- Bruce Barton
- Phil Henderson
- Daniel Ledesma (*via Zoom*)
- Mark Kneeshaw (*via Zoom*)

Members Absent:

- None

County Staff / Elected Officials Present:

- Patti Adair, County Commissioner
- Lee Randall, Facilities Director
- Eric Nielsen, Facilities Capital Improvement Manager
- Nick Lelack, County Administrator
- Elizabeth Page, County Internal Auditor
- 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

Call to Order: Lee Randall called the meeting to order at 3:00 p.m.

1. Introductions for Staff and Committee Members

2. Review and Approve Minutes from April 22, 2025

Motion: Dan Close moved approval of the April 22, 2025 FPRC meeting minutes

Second: Tom Pfeiffer

Votes: All yes. Motion passed.

3. Courthouse Expansion Project - Eric Nielsen, Lee Randall, Wayne Powderly, Cory Loomis

Eric Nielsen shared slides highlighting the project's progress, including completed, ongoing and upcoming work.

Nielsen reported that significant progress has been made since the committee last met in April. The basement slab has been poured, as well as the post-tension concrete slabs for levels 1, 2, 3 and the rooftop. Construction of rooftop mechanical curbs has commenced.

Nielsen shared photos taken from Harriman and Bond Streets illustrating the new structure tying in with the 1977 structure. Photos of the rooftop deck showed rebar and form work for the air handler and mechanical equipment. Nielsen described the reinforced concrete with post-tension cables on which the large air handler will sit. Parapet framing on the roof was also highlighted.

Exterior wall framing has commenced. Tubular steel structures are infilled with metal stud framing. Slides illustrated window openings and exterior sheeting. Masonry work at the basement level is ongoing. Plumbing rough-in has begun, beginning at the basement level and working upwards.

Progress has been made on replacing the roof on the existing structure, which was original to the 2004 expansion. The decision was made to replace this existing roof so that it ties in with the new structure's roof. The warranty will extend to cover both areas. Randall explained that leaks often occur at expansion joints. The warranty will cover the solid envelope across the entire roof, which is favorable from a maintenance perspective.

Ongoing work has focused on extensions between the expansion and existing buildings.

Lobby construction has commenced. The new, single-story lobby will feature a cross-laminated timber structure, in contrast to the post-tension concrete structure of the rest of the expansion.

Cory Loomis spoke about upcoming work. Efforts will continue to dry-in the structure in advance of fall and winter weather. Work on exterior wall construction and framing continues. Mechanical, plumbing and electrical rough-in work will also continue. A phased-in approach will be taken for the remodel of the existing structure.

Nielsen shared that the tower crane removal process will take place September 12 through 16, noting that a section of Bond Street will be closed September 12-14 to allow this to take place. Loomis described the process in detail.

Loomis discussed the construction timeline, indicating that current progress is focused on the building structure and exterior. The framing and dry-in will progress quickly, and flashing work will take some time.

The crew is coordinating with Pacific Power on an overhead powerline in the project area.

Responding to Phil Henderson, Randall estimated that *substantial completion* of the expansion, including the new courtrooms, is slated for March 2027. It will take 4-6 weeks for furniture assembly, audio-visual (A/V) equipment and information technology operations prior to occupation. They are working closely with the Oregon Judicial Department (OJD) staff on estimated timelines.

Responding to Tom Pfeiffer, Loomis reported there are not many temperature-sensitive items to worry about. Their target for dry-in and the building envelope is early November. Also responding to Pfeiffer, Nielsen did not report any leaks in the roof joints following last week's heavy rain event.

Regarding the Bond Street closure, Powderly reported they are closely coordinating with the City of Bend. Pence completed a traffic control plan, and Randall said that a reader board will be placed near Franklin Avenue northbound on Bond, alerting motorists of the closure and traffic will be detoured to Wall Street at Greenwood. Additionally, they are working closely with OJD and there are little to no in-person trials or arraignments during the road closure. The bulk of the crane removal work will take place on the weekend.

Some modifications to the original design include a requirement for a basement egress pathway and one additional jury restroom in the existing structure.

Wayne Powderly provided a budget update. There was a \$800,000 transfer from OJD to Deschutes County to cover additional scopes of work for A/V upgrades and systems furniture. Randall added that the MOU with OJD states that funding for A/V equipment and furniture comes from OJD. \$23 million has been spent to date, with \$25 remaining and the project is 48% complete overall.

Responding to Pfeiffer, Randall said that his goal is to return any remaining owner contingency funds to the County's capital reserve.

Randall noted a couple of items anticipated to increase risks related to contingency, but he is confident the contingency is sufficient:

- The team is awaiting the final and approved drawings from the City of Bend relating to the Bond Street right-of-way work. These changes are in lieu of replacing a water line.
- As remodel work continues to the existing 1977 building, the team anticipates some unforeseen conditions which will add to the scope and cost.

Responding to Henderson, the Powderly elaborated on the purpose of the contractor's contingency. To date, they have touched very little of the construction contingency. Loomis noted they will be onboarding several subcontractors who have been waiting on the sidelines.

Responding to Henderson, Powderly explained why the project is roughly halfway completed yet 75% of the budget for administrative costs has been spent. Administration is a much longer timeline than the construction piece, noting that Cumming Group has been on the project since 2022 and has completed most of their scope. Nielsen expressed confidence in that there are enough remaining funds to meet the remaining administrative costs.

Henderson highlighted the increased project costs associated with City of Bend permit delays. Randall provided examples of improving relationships with the city, citing the Bond Street closure as one example. He noted that many of the permit fees are set, and it is difficult to accurately budget within each individual line item.

Randall reported that Finance recently completed a recalculation of interest fees, resulting in an additional \$100,000 in interest. The next budget detail will show a reduction in the amount from reserves, coupled with an increase in the amount from interest.

Randall will reach out to those unable to attend today's tour for additional tour opportunities.

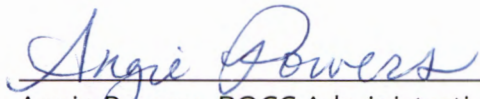
4. Questions / Comments – All

5. Tour – All

At 3:40 p.m., the meeting attendees transitioned to a tour of the courthouse expansion site.

ADJOURNMENT: At the conclusion of the site tour, the meeting was adjourned at 4:45 p.m.

Respectfully submitted,



Angie Powers, BOCC Administrative Assistant