



Facilities Project Review Committee Meeting

Minutes of Meeting

Thursday, August 15, 2024

A hybrid meeting of the Facilities Project Review Committee was held in the DeArmond room of the DSB and via Zoom virtual meeting platform at 11:30 a.m. on Thursday, August 15, 2024.

Members Present:

- Jerry Milstead – Chair *(via Zoom)*
- Mark Kneeshaw *(via Zoom)*
- Renee Alexander *(via Zoom)*
- Will Turner *(via Phone or Zoom)*
- Dan Close

Members Absent:

- Kent VanderKamp
- Tom Pfeiffer

County Staff / Elected Officials Present:

- Lee Randall, Facilities Director
- Eric Nielsen, Capital Improvement Manager

Others Present:

- Wayne Powderly, Project Manager Cumming Management Group & Deschutes County/Owner's Representative for the Courthouse Expansion

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

1. Introductions for Staff and Committee Members

2. Approval of May 9, 2024 Meeting Minutes

Dan Close moved approval of the May 9, 2024 minutes.

Mark Kneeshaw seconded the motion.

Votes: All yes. The motion passed unanimously.

3. Courthouse Expansion Project

Lee Randall provided an update on the Courthouse Expansion Project. Responding to Chair Milstead, Randall reported that the building permit payment is currently processing so the building permit has not yet been received. Chair Milstead shared with the new community members that 100% of the construction documents for this project were submitted to the City of Bend in September 2023.

Randall provided updates in three areas: current work, current challenges and expected milestones. He summarized a broad overview of the project scope and shared photographs of the project area.

Randall highlighted new crosswalks and duracurbs at the intersection of Greenwood and Harriman, and a new crosswalk at Greenwood and Bond. Photos of the new temporary entrance were shown. The entrance is operating well, and Deschutes County deputies are pleased with it.

Photos of demolition work underway were shared. Randall highlighted one of the challenges encountered. As two existing drywells, which were installed in 2004, have been decommissioned, it was discovered that they encroached on the support for the existing building's footings. Engineering consultants are working to address the issue, and the current proposal is a need to install micropiles to support the 1977 building prior to continuing excavation. The cost for the additional micropiles is estimated at \$200K.

Randall highlighted some of the interior work that has been done as part of the remodel. He noted sound-dampening walls and fire doors which have been installed. Photos of temporary emergency egress areas were shared.

Randall spoke to the project's current status. The temporary entrance is complete, 30% of the demo is complete, and the new egress hallways and separation walls are complete. To-date received permits include everything except for the engineering (INFR) permit and the building permit. Both are expected shortly. The Public Facilities Infrastructure Agreement with the City of Bend for the Right-of-Way is currently pending. Payment (\$877K) for the

building permit and System Development Charges (SDCs) will be processed over the next several days.

Randall shared some of the project's current challenges. The remaining permits and the existing drywells and building footings were already covered. Another challenge is the Bond Street waterline. The issue is that the current curblin encroaches on the current waterline. The planned hardscape improvements along Bond Street would also encroach on the current waterline. There are two options, either change the planned improvements or replace the waterline on Bond Street. The second option would be costly at an estimated \$600K.

Some upcoming milestones include the building permit, the Issued for Construction (IFC) plan set, the review of the IFC plan set by Pence and contractors, and an updated timeline/schedule.

Randall noted that LRS Architects has been working on changes and updates throughout the process.

Chair Milstead believes that some of the challenges encountered which require changes or modifications should fall within the GMP. An example is the minipiles due to the drywells. Powderly noted there is no additional cost for decommissioning the drywells. He also believes that some pushback against the City of Bend is warranted.

4. Other Items

Responding to Close, Randall and Nielsen shared that the next FPRC meeting will take place in November, and Randall will provide a packet including budget impacts of any challenges and issues encountered during the demo.

Responding to Chair Milstead's concerns about the budget, Randall noted that the SDCs and permit fees came in higher than budgeted. Additional budgetary challenges include the micropiles and Bond waterline issue. These unforeseen items would be difficult to account for in the contingencies which total \$3.3 million. They are currently looking into their options and will be bringing forth the final numbers to the Committee and the Board of Commissioners so that some decision points can be addressed.

Randall thanked the Committee members for their participation. He noted that the committee will meet quarterly, aiming for the next two to take place in November and February, and said to watch for the meeting calendar invites shortly. Additionally, he will update the committee members on their County email account setup shortly.

ADJOURNMENT: The meeting was adjourned at 12:15 p.m.

Respectfully submitted,



Angie Powers, BOCC Administrative Assistant