



Facilities Project Review Committee Meeting

Minutes of Meeting

Tuesday, August 15, 2023

A meeting of the Facilities Project Review Committee was held via Zoom virtual meeting platform at 2:00 p.m. on Tuesday, August 15, 2023.

Members Present:

- Jerry Milstead – Chair
- Renee Alexander
- Mark Kelley
- Kent VanderKamp
- Mark Kneeshaw
- Jim Starnes

Members Absent:

- David Quiros

County Staff / Elected Officials Present:

- Tony DeBone, Commissioner, Liaison to Committee
- Patti Adair, Commissioner
- Phil Chang, Commissioner
- Lee Randall, Facilities Director
- Eric Nielsen, Capital Improvement Manager
- Nick Lelack, County Administrator
- Whitney Hale, Deputy County Administrator
- Angie Powers, BOCC Administrative Assistant

Others Present:

- Wayne Powderly, Cumming Management Group and Owner's Rep for Deschutes County for the Courthouse Expansion
- Mike Gorman, LRS Architects
- John Williamson, Pence Contractors

Chair Milstead called the meeting to order at 2:03 p.m.

1. Introductions for staff and committee members

a) Some highlights included:

- Jim Starnes introduced himself as the newest committee member and is serving the remainder of Al Dertinger’s term. He shared that he recently retired after 42 years with Portland General Electric, where he most recently worked in the Project Management office doing generation and transmission distribution projects.
- Eric Nielsen introduced himself, sharing that he started working for Deschutes County in April as the new Capital Improvement Manager for Facilities.

2. Approval of January 12, 2023 Meeting Minutes:

Mark Kelley moved approval of the January 12, 2023 minutes. Renee Alexander seconded. The motion passed unanimously.

3. Project Updates

a) Adult Parole and Probation Expansion Project

- Lee summarized the project. The Certificate of Occupancy was issued on May 15th. Increases to the scope of work included: shell space, Sheriff’s Office secure parking and wellness areas.
- BLRB Architects designed this project and are no longer doing business in Bend. Some discussion ensued regarding what this means for potential future issues related to their Professional Liability Insurance. Lee confirmed that the contract language does require tail coverage for claims made within two years after project completion. It was reported that Seth Anderson signed the documents, and although he is no longer with BLRB Architects, he is local and working with a different firm.
- Lee shared photos of the project, showing the remodeled portion of the existing building as well as the addition.

b) North County Campus Project

- Lee provided an update on this project. The project is trending under-budget. The two buildings (244 and 236) share a common site.
 1. 244 Kingwood will house the Behavioral Health Department, Intensive Youth Services’ Drop Program and

the Mosaic Medical Primary Health Clinic. Substantial completion was in June 2023 and grand opening in July.

2. 236 Kingwood's first floor will house a Public Health Clinic with other shared County services, and 9-1-1's backup dispatch center on the second floor. The 9-1-1 Dispatch Center and tower infrastructure is being funded by the 9-1-1 Service District. Substantial completion is slated for October 2023.
- Photos of the project were shared. Lee highlighted a special law enforcement entrance at 244 Kingwood, for transporting those in behavioral health crisis. This building was previously a surgery center, so additional windows were added for increased natural light.
 - Responding to Mark Kelley, Lee shared that 236 Kingwood's completion was pushed back three months, due to electrical panel upgrades necessary for operations of the 9-1-1 dispatch center and its backup generator.

c) Courthouse Expansion Project

- The Project team was introduced, consisting of:
 1. Wayne Powderly, Project Manager Cumming Management Group
 2. Mike Gorman, Senior Project Architect LRS Architects
 3. John Williamson, Executive Director Pence Contractors
- Wayne summarized the project scope and provided updates on design, schedule, and budget. The total expansion area was trimmed down to 50,088 square feet, from 53,000.
- Mike Gorman went over the floor plan, showing illustrations for all three levels. He highlighted the three main circulation paths, with best practice for these paths not to cross.
 1. The basement level includes secure parking for judges, a sally port which can handle larger vehicles and an adjacent holding area with an in-custody elevator. Two new public elevators will be added. A jury assembly area was also shown.
 2. The main level includes four courtrooms. Courtrooms are in sets of two with holding cells in-between. Mike highlighted that the lobby was brought down to grade at street level. An old clerk area will be repurposed to a hearings room with meeting spaces. The old sally port will be the new IT area.
 3. The third floor is a shell which will mirror the second floor if/when built out.

4. The new building is a non-combustible concrete structure. Coupled with the existing building's concrete construction, a firewall between the two will not be required, and will save \$150,000 in associated costs.
 5. The design team has taken Homeland Security's recommendations into consideration. Vehicle parking in front of the courthouse along Bond Street will be eliminated. A plaza will be created to provide a separation between cars and the building. Concrete seating walls act as vehicle deterrents, and a bus stop along Greenwood will be relocated.
 6. Courtroom illustrations were shared. Due to constraints with the building footprint and ADA compliance, courtroom width was cut down.
 7. Photos of a life-size courtroom mock-up were shared. This mock-up was presented at the Fair.
 8. John shared that a Matterport provides a 3-D virtual reality experience and can be a valuable design tool.
- With regards to timeline, Wayne shared that Construction Documents are currently being issued, and a 90% set will be issued by September. These will then go to the City of Bend for permit review. Bid and permit will take place September 2023 through March 2024, while construction administration will take place March 2024 through the summer of 2025.
 - Responding to Renee, Wayne said that estimates came in over-budget. Value engineering brought it back within budget. The total cost estimate is \$40.5 million for the new extension and \$1.5 million towards the remodel of the existing areas. \$34.5 million in hard construction costs.
 - Some discussion about trade partners took place as electrical, IT, mechanical and plumbing have long lead times.
 - In response to Renee's question about energy code requirements, Mike reported that the building is in compliance. Lee added that the project is enrolled in the Energy Trust of Oregon's new buildings program and the current energy model shows us between 30 and 32% better than the code minimum.
 - A final Stakeholder Design Meeting will take place on August 23, 2023, with judges, courthouse staff and law enforcement representatives. Lee anticipates no changes in direction, only minor tweaks.
 - Chair Milstead spoke about recent changes in the regulation of natural gas appliances. He spoke about the efficiency of natural gas as an energy source. Lee responded that gas-fired boilers and gas hot water heaters are part of the project's design. An early

analysis showed that an all-electric design was not economically viable.

4. Other Discussion Items

a) None noted.

5. Questions & Comments in Closing

a) None noted.

ADJOURNMENT: The meeting was adjourned at 3:00 p.m.

Respectfully submitted,



Angie Powers, BOCC Administrative Assistant