



Facilities Project Review Committee Meeting

Minutes of Meeting

Tuesday, April 22, 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, April 22, 2025.

Members Present:

- Renee Alexander
- Dan Close
- Daniel Ledesma
- Tom Pfeiffer
- Will Turner (via Zoom)

Members Absent:

- Bruce Barton
- Phil Henderson
- Mark Kneeshaw

County Staff / Elected Officials Present:

- Patti Adair, County Commissioner
- Lee Randall, Facilities Director
- Eric Nielsen, Facilities Capital Improvement Manager
- Nick Lelack, County Administrator
- Whitney Hale, Deputy County Administrator
- Erik Kropp, Deputy County Administrator
- Kim Riley, Senior Assistant Legal Counsel
- Angie Powers, BOCC Administrative Assistant

Others Present:

- Christa Neal, Deputy Trial Court Administrator

- Wayne Powderly, Project Manager Cumming Management Group & Deschutes County/Owner's Representative for the Courthouse Expansion
 - Cory Loomis, Senior Project Manager Pence Construction
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Call to Order: Lee Randall called the meeting to order at 3:00 p.m.

1. Introductions for Staff and Committee Members

2. Membership Update

Lee Randall welcomed the committee's newest members, Daniel Ledesma, Bruce Barton (absent) and Phil Henderson (absent).

Hale reported that with Jerry Milstead's resignation from the committee, the role of Committee Chair is currently vacant. Responding to Dan Close, Whitney Hale summarized the roles and responsibilities of the Chair. Renee Alexander expressed interest in serving as Committee Chair for a period of one year.

Motion: Tom Pfeiffer moved appointment of Renee Alexander as Chair for a period of one year, through the fourth quarter of FY26

Second: Will Turner

Votes: All yes. Motion passed.

Dan Close volunteered serving as Vice Chair.

Motion: Tom Pfeiffer moved appointment of Dan Close as Vice Chair

Second: Daniel Ledesma

Votes: All yes. Motion passed.

3. Review and Approve Minutes from January 16, 2025

Dan Close noted the date at the top of page one should read January 16, 2025 instead of 2024.

Motion: Alexander moved approval of the January 16, 2025 FPRC meeting minutes as amended

Second: Commissioner Adair

Votes: All yes. Motion passed.

4. Courthouse Expansion Project - Eric Nielsen, Wayne Powderly, Lee Randall

Eric Nielsen shared slides highlighting ongoing and upcoming work, construction schedule and project budget. Randall noted that this meeting will be adjourned at the conclusion of the site tour.

Nielsen provided an overview of the project. The expansion to the existing courthouse includes three levels plus a basement, totaling 50,933 square feet. Features include two new courtrooms, expanded and consolidated court administration, improved security screening and improved in-custody holding and transport.

Harriman and Bond Street views were shown. Elevator and stair cores were highlighted. Crews have been busy pouring concrete, and under-slab plumbing pipes and electrical conduit is currently being routed. The basement will include a new electrical room and Intermediate Distribution Frame (IDF) server room.

Renderings of the building mock-up were shown. The purpose of the mock-up is to construct a full-scale representation of several key exterior building components so that contractors can work through the sequencing of installation events to identify issues prior to large-scale construction. Each step is detailed and tagged with reference photos. Powderly said this process is important for warranty validation.

Nielsen summarized upcoming projects which will take place in the next four to six weeks. He shared the current construction schedule which reflects a project completion date in August 2026.

Wayne Powderly provided a brief budget update, and Randall noted the current budget includes a \$2.9 million budget increase approved by the Board of Commissioners. The revised budget for the original base scope is \$46,800,000. The total budget is \$47,472,426, which includes the AJ Tucker building demolition and Oregon Judicial Department's \$500,000 contribution. To date, \$17.6 million has been spent, or approximately 37% of the budget. Pence's contingency is 6%, and owner contingency is just under 5%.

Responding to Daniel Ledesma, \$52,000 of contingency that was spent included, among other small items, waterproofing of the existing building's basement wall.

5. Questions / Comments – All

Responding to Close, fire sprinkler permits are pending. Loomis noted two deferred submittals, including fire sprinklers and the Distributed Antenna System (DAS). Randall noted that the existing courthouse did not have a DAS system, only a repeater.

Responding to Alexander, the exact building products to be used on the new courthouse expansion were used on the mock-up.

Responding to Pfeiffer, Powderly said that aside from blast-resistant film on some of the windows, no unique building products are being utilized.

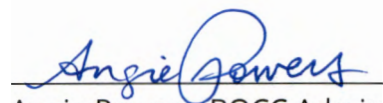
Responding to Alexander, Randall said that proposals for the gray courthouse remodel are currently under review. Additionally, proposals for the downtown campus parking project are currently out for bid.

The sit-down portion of the meeting concluded at 3:29 p.m. and the group walked to the project site for the tour.

6. Tour – All

ADJOURNMENT: At the conclusion of the site tour, the meeting was adjourned at 4:16 p.m.

Respectfully submitted,



Angie Powers, BOCC Administrative Assistant