Facilities Project Review Committee Meeting
2:00 PM

Via Zoom: https://us02web.zoom.us/j/84621503206?pwd=bFY1ZlYwOXM0ejNnNTJENjWeDhaQT09
Meeting ID: 846 2150 3206    Passcode: 804825

I. Introductions for staff and committee members – All

II. [Time] Review and approve minutes from [prior date’s meeting] Minutes
   1. January 12, 2023 Minutes
      Action: Approve Minutes

III. [Time] [Agenda Item]
   2. Project Updates
      a. Adult Parole and Probation Expansion Project
      b. North County Campus Project
      c. Courthouse Expansion Project

IV. [Time] [Agenda Item]
   3. Other Discussion Items

V. Questions/comments - All
   4. Closing & Adjourn
1. **North County Campus, Redmond**

**Project Summary:**

- Construction Manager/General Contractor project delivery method
- CM/GC—SunWest Builders
- Architect—Pinnacle Architecture
- Status—construction is complete on 244 Kingwood Behavioral Health and Mosaic Clinic; construction is underway on 244 Kingwood IYS “Drop” space and 236 Kingwood

**Scope of work:**

- 244 Kingwood: remodel of 8,508 SF for Behavioral Health and 1,372 SF for Mosaic Medical for primary care.
  - Additional 1,882 square feet added to scope in December 2022 (former St. Charles lease space) for use by Behavioral Health Intensive Youth Services (IYS) Drop program.
- 236 Kingwood:
  - First floor remodel: Public Health Clinic
  - First floor remodel: Shared County Services Offices (County Clerk, Veterans’ Services, County IT, and drop-in space)
  - Code required upgrades (structural, mechanical, electrical + lift for ADA access) and remodel of second floor for 9-1-1 back-up dispatch center
- Parking and landscape reconfiguration:
  - Pedestrian and vehicular circulation, including emergency vehicles
  - Centralized garbage collection
  - Existing maintenance issues
  - 9-1-1 site infrastructure (equipment shed, radio tower and back-up generator)

**Construction Budget:**

- Guaranteed Maximum Price 244 NW Kingwood + site work: $2,966,855
  - Change Order No. 1 (IYS Drop Program): $498,996
  - 244 Kingwood TOTAL: $3,465,851
- 236 NW Kingwood
  - 1st Floor Shared Public Health and County Offices: $1,902,462
9-1-1 Service District—Backup Dispatch Center: $716,809
TOTAL: $2,619,271

Project Construction Schedule:

- 244 Kingwood
  - Construction Start: November 7, 2022
  - Substantial Completion: May 12, 2023
    - UPDATE: Substantial completion extended to June 9, 2023 due to HVAC equipment delivery delays
    - The “DROP” Substantial Completion date: November 3, 2023
- 236 Kingwood
  - Construction Start: December 28, 2022
  - Substantial Completion: August 3, 2023
    - Update: Substantial Completion date extended to October 27, 2023 due to electrical panel delays.

2. Adult Parole & Probation Project

Project Summary:

- Construction Manager/General Contractor project delivery method
- CM/GC—Skanska USA Builders
- Architect—BLRB Architects
- Status—Substantially Complete
  - TCO: May 15, 2023
  - DCSO Wellness: work ongoing

Scope of work:

- 2nd floor remodel—a portion of existing 7,838 square feet
- 8,440 square foot two-story addition
- Additional approved scopes of work:
  - Shell space—tenant finish of 1,038 square feet to include conference room, restroom, kitchenette, private office and open office space.
  - Sheriff's Office secure parking expansion—24 spaces to replace parking taken over by Parole and Probation expansion to include storm water retention swale, secure fencing, and site lighting, and associated landscaping
  - Sheriff's Office Wellness Area—convert (1) dorm in adjacent Work Center to Wellness Area for DCSO staff

Construction Budget:

- Guaranteed Maximum Price: $6,356,969
  - Shell Space: $191,609
3. **Deschutes County Courthouse Expansion**

- **Project Team**
  - Cumming Group (Project Manager/Owners Rep)
  - LRS Architects
  - Pence Construction (CM/GC)
  - Deschutes County Facilities Department

- **Project Overview**
  - 50,088 +/- SF. The new addition will provide space for (2) new courtrooms, 3rd floor shell space, court security screening, court administration, secure parking and in-custody transport.
  - Remodel to include new security office, hearing room and court administration offices.
  - The project has received additional funding from the State of Oregon to remodel areas in the existing courthouse and toward the cost of the expansion.

- **Project Status**
  - Design Development is complete and 50% Construction Document review is underway.
  - Final stakeholder design meeting is scheduled for August 23, 2023.

- **Design and Construction Schedule**

<table>
<thead>
<tr>
<th>Design</th>
<th>Completion</th>
<th>Milestone</th>
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<tbody>
<tr>
<td>Programming (Complete)</td>
<td>Fall 2022</td>
<td></td>
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<tr>
<td>Schematic Design (Complete)</td>
<td>Spring 2023</td>
<td></td>
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<td>Design Development (Complete)</td>
<td>Summer 2023</td>
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<tr>
<td>Construction Documents (Underway)</td>
<td>Summer/Fall 2023</td>
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- **Construction**
  - Submission for Permit                | Fall 2023        |
  - Construction Start                    | Winter/Spring 2024|
  - Construction Completion               | TBD              |

- **Budget**
  - Remodel: $1.5M
  - Expansion: $40.5M
AGENDA

• Project team
• Project scope
• Design update
• Schedule update
• Budget update
• Life size mock up
• Use of Matterport
TODAY’S PRESENTERS

- Paul Boundy, LRS Architects, Principal in Charge
- Mike Gorman, LRS Architects, Bend Office Director
- John Williamson, Pence Contractors, Project Executive
- Wayne Powderly, Cumming Management Group, Director Project Management
- Lee Randall, Deschutes County, Director of Facilities
- Eric Nielsen, Deschutes County, Capital Improvement Manager
PROJECT SCOPE

- Increase Courtroom Count
  - Short term and future growth
- Expand and Consolidate Court Administration
- Improve Security Screening
- Improve In-Custody Holding and Transport
- Three Levels plus Basement
- 53,000 SF +/- Expansion
OVERALL FLOOR PLAN - LEVEL 1

Legend:

[Legend details are not visible in the image]

Item 2.
Item 2.
ITEM 2.

**TIMELINE**

- **PROJECT KICK OFF** - **JULY 2022**
- **PROGRAMMING** - **AUG – OCT 2022**
- **SCHEMATIC DESIGN** - **NOV 2022 – MARCH 2023**
- **DESIGN DEVELOPMENT** - **MARCH – JUNE 2023**
- **CONSTRUCTION DOCUMENTS** - **JUNE 2023 – OCT 2023**
- **BID & PERMIT** - **SEPT 2023 – MARCH 2024**
- **CONSTRUCTION ADMIN** - **MARCH 2024 – SUMMER 2025**
Mockups
Matterport

Existing Facility Visibility
QUESTIONS?

Thank you.