



## Facilities Project Review Committee Meeting

2:00 PM

Via Zoom: <https://us02web.zoom.us/j/84621503206?pwd=bFY1ZlYwOXM0ejNnNTJlENjIWeDhaQT09>

Meeting ID: 846 2150 3206      Passcode: 804825

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- 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



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Deschutes County encourages persons with disabilities to participate in all programs and activities. To request this information in an alternate format please call (541) 617-4747.

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## FACILITIES

### Facilities Project Review Committee

August 15, 2023

#### 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
  - 1<sup>st</sup> 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
    - Grand Opening occurred on July 10, 2023.
    - 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:**

- 2<sup>nd</sup> 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

- Sheriff's Office Secure Parking: \$300,243
- DCSO Wellness Area: \$717,762

**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, 3<sup>rd</sup> 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**

**Design**

**Completion**

Programming (Complete)	Fall 2022
Schematic Design (Complete)	Spring 2023
Design Development (Complete)	Summer 2023
Construction Documents (Underway)	Summer/Fall 2023

**Construction**

**Milestone**

Submission for Permit	Fall 2023
Construction Start	Winter/Spring 2024
Construction Completion	TBD

- **Budget**

- Remodel: \$1.5M
- Expansion: \$40.5M

# DESCHUTES COUNTY COURTHOUSE EXPANSION

Facility Project Review Committee

AUGUST 15, 2023



## 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

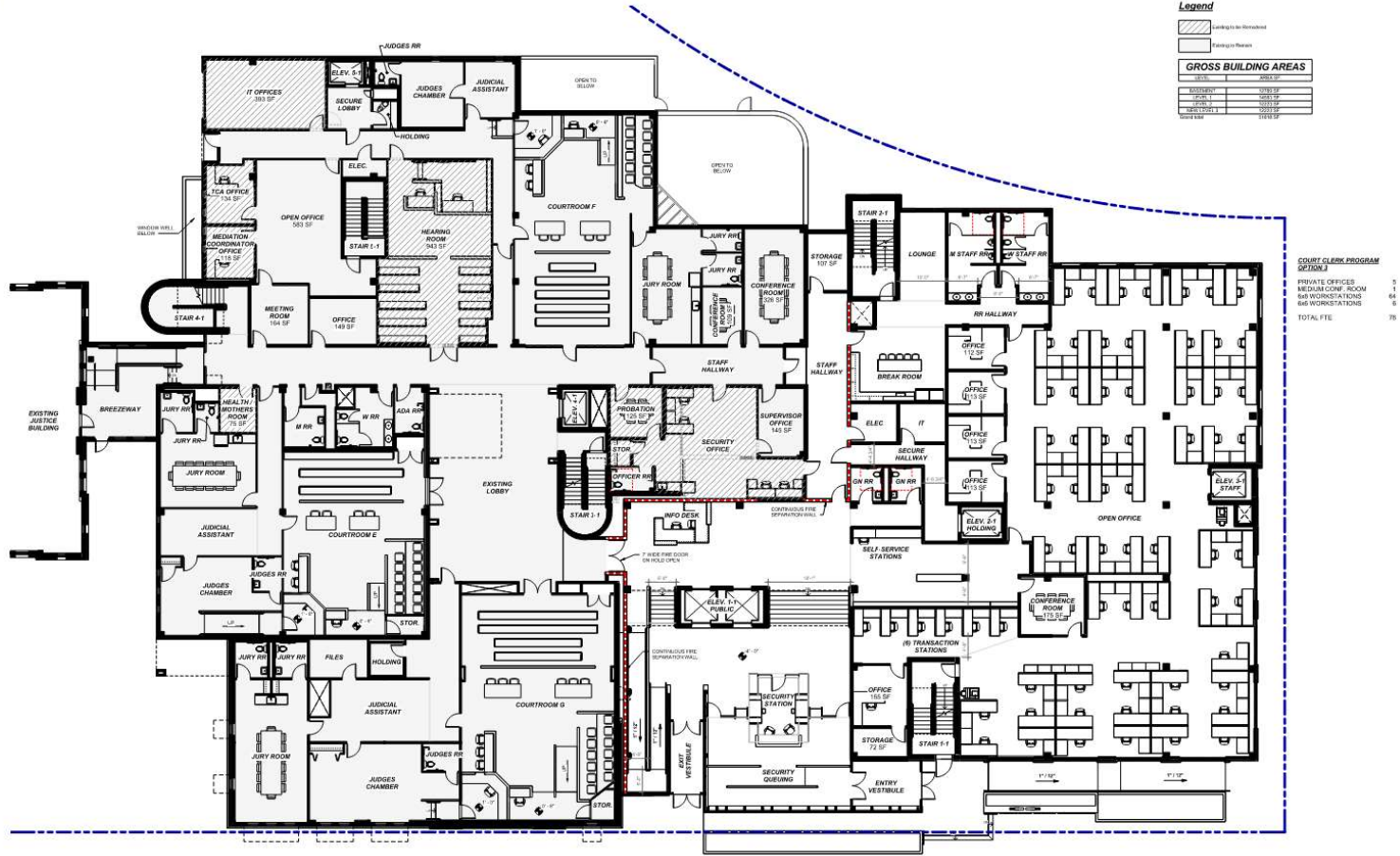






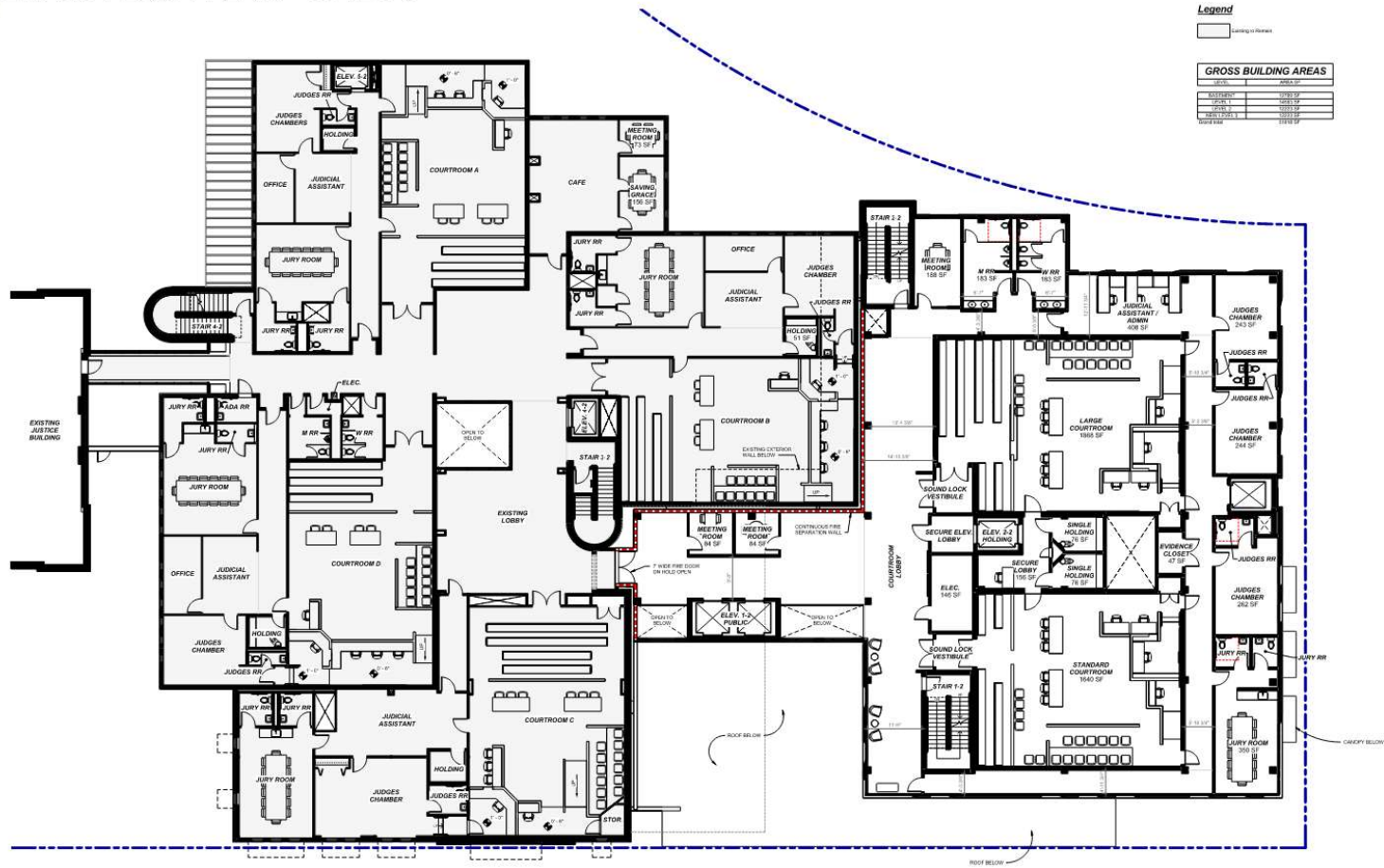
OVERALL FLOOR PLAN - LEVEL 1

PR201



# OVERALL FLOOR PLAN - LEVEL 2

PR202





*Pence*  
CONTRACTORS

CUMMING  
Building Value Through Expertise

LRS  
ARCHITECTS











# TIMELINE



# Mockups



# Matterport

Existing Facility Visibility



QUESTIONS?

Thank you.

