



APPROVED

# Facilities Project Review Committee Meeting

## Minutes of Meeting

Thursday, July 21, 2022

A meeting of the Facilities Project Review Committee was held at 12:00 p.m. on Thursday, July 21, 2022 via Zoom Conference call.

### **Members Present:**

- David Quiros
- Mark Kelley
- Renee Alexander
- Al Dertinger
- Jerry Milstead – Chair

### **County Staff/ State Staff/ Elected Officials Present:**

- Patti Adair, Commissioner
- Tony DeBone, Commissioner, Liaison to Committee
- Phil Chang, Commissioner
- Lee Randall, Facilities Director
- Deevy Holcomb, Community Justice
- Tanner Wark, Community Justice
- Sara Crosswhite, Deschutes 9-1-1
- Chris Weiler, Health Services
- Whitney Hale, Deputy County Administrator

### **Others Present:**

- Chad Schlottmann
- Jacob Struck
- Jason Bieber
- Mike DiPasquale

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- Mike Gorman
  - Cory Loomis
  - Gerry Mulrooney
  - Karl Nottelmann
  - Kurt Schwabauer
  - Kevin Link
  - Adam Bowles
  - Briana Manfrass
  - Cathy Kraus
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## **1. INTRODUCTION:**

Chair Jerry Milstead called the meeting to order at 12:03 p.m. Committee members and staff members introduced themselves.

## **2. Approval of August 17, 2021 Meeting Minutes:**

Al Dertinger moved approval of minutes for August 17, 2021. Mark Kelly Seconded. The motion passed unanimously.

**3.** Whitney Hale provided an update on the vacant position for the Facility Project Review Committee and current recruitment efforts.

## **4. Update on Adult Parole and Probation Building Expansion**

Lee Randall introduced the Skanska Team and provided an overview of the project and the committee's previous involvement with the project.

The project includes a two story addition for the P&P Building. The team just finished pouring the slab and will be beginning framing soon.

The Skanska team provided an update on the project schedule. Permits were expected in March but was received in late June. Anticipated final completion for the project is late spring of 2023. Community Justice staff thanked the team for doing the work that they could during the permit delay and their work to minimize operational impacts.

Al Dertinger asked about how long this expansion will accommodate Community Justice. Lee Randall said the project is expected to provide 15 years of capacity.

Renee Alexander asked if all of the committee's recommendations (siding, backup generator, storm water) were implemented. Lee Randall said that the team experienced storm water challenges but that all other recommendations are moving forward.

Chair Milstead asked if there are any equipment delays expected. The Skanska team reported that there are not currently any delays expected.

David Quiros asked if permits were issued through the City. He expressed that the City appears to be experiencing delays with issuing permits. The committee and commissioners discussed staffing turnover and permitting impacts.

## **5. Update on Courthouse expansion project**

Project Team members introduced themselves. Angie Curtis, Trial Court Administrator, also provided an introduction. Lee Randall provided a project overview and referenced the presentation included in the meeting packet.

Mike Gorman, LRS Architects, provided an update on some of the key decisions that will be a part of the programming process. Some of the items he identified included secure elevators for judges and other security related needs.

Chair Milstead asked about the structural system for the project. Mike Gorman said the team doesn't know yet. The existing system was all steel metal deck and the original courthouse was steel metal deck. Chair Milstead said that is likely going to be the least expensive option.

LRS Architects were brought on July 1. Pence Construction has signed their contract. Topographic survey and utility locates are complete. Geotechnical reports are complete. A traffic consultant is on board to assist with land use portions of the project. The team has also have been in touch with Energy Trust.

The project is currently in the programming phase, which helps the team identify the scope of the work to be designed. This involves data gathering and stakeholder meetings.

Lee Randall shared an estimated design schedule with the committee. Schematic design and design development are estimated to occur in Winter 2022. The team also provided an estimated construction schedule, which would involve permit submission in Summer 2023 with a construction start in Winter 2023. Construction is estimated to be complete in the Spring of 2025.

The project team provided an update on project budget and cost escalation. The project is now forecasted to cost \$40 million. Cory Loomis discussed cost escalation and how estimates are compiled. Gerry Mulrooney said escalation on materials and labor are expected to continue. Schematic design is estimated to be complete this winter and design development is estimated to be completed in spring of 2023. During summer of 2023, the team expects to establish the guaranteed maximum price for the project.

Mark Kelley indicated that there are going to be compromises that need to be made and asked about the process for the committee and for commissioners to weigh in on those decisions. Gerry Mulrooney said there is a key stakeholder team that is providing input on schematic design. If there are teams that want to review the design, the Cumming Group can allow for input before the package is issued. Lee Randall said the team can provide a schedule of design development schedule to the Board and seek their input and direction on future check ins.

Al Dertinger asked about what commitments the County has with the State. Lee Randall said that the State has contributed \$1.5 million to the County for a portion of the internal remodel.

Commissioner Adair asked about excavation for parking. Mike Gorman said the lower level is intended to provide secure parking for judges and also facilitate transport of individuals who are in custody.

Renee Alexander asked if there is a separate budget for offsite parking and ADA upgrades. Lee Randall said the County is working with a separate firm on parking options and will be returning to the Board with additional options to consider. The current budget includes estimated ADA upgrades.

## 6. North County Campus Project

Lee Randall introduced the project team, including Otak CPM, SunWest Builders and Pinnacle Architecture. Lee Randall provided a project overview. The North County campus will allow residents to access County services without driving to Bend. 236 Kingwood will include the Medical Examiner, IT, Clerk's Office, Veterans' Services, 9-1-1 and Public Health. 244 Kingwood will include space for Behavioral Health and Mosaic Medical. Work includes remodel of the buildings and significant upgrades to the parking lot. All site work is incorporated in the 244 Kingwood permits and budget.

The project team provided an overview of the site plan for 236 and 244 Kingwood. Chris Weiler added that 244 provides an opportunity for additional Health Services capacity (an additional 1800 sq ft) when St. Charles is no longer leasing space.

Al Dertinger asked about the 9-1-1 backup center. Sara Crosswhite provided an overview of how the backup center will function in coordination with the Deschutes 9-1-1 Offices in Bend.

Commissioner Adair asked if Bend Surgery Center will continue to use space in 244 Kingwood. Staff clarified that remodel costs do not include space that is currently being leased by St. Charles.

SunWest provided an update on budget and cost estimates. Bids are due for 244 Kingwood in early August. The team is experiencing cost escalation due to fuel costs, HVAC equipment (25% increases due to energy code changes) and other factors.

Chair Milstead asked about coverage for site development. SunWest said the project has coverage.

The team provided an overview of budget and cost estimates. The team anticipates having final numbers by the end of August.

Commissioner Adair asked about the square footage of buildings. For 236 Kingwood the team is remodeling 9,446 square feet. For 244 Kingwood, the team is remodeling 10,103 square feet.

Lee Randall talked about revised estimates for 244 Kingwood and cost escalation due to site work, HVAC, electrical and the addition of square footage for Mosaic Medical that wasn't included in schematic design.

Hard construction costs for 244 Kingwood are now estimated at \$3.3 million. Design for 244 Kingwood is complete. Chair Milstead said in this environment \$410 a square foot for a remodel is not unusual. He said he is concerned that a GMP won't be established until August. The project team responded that the GMP will be based on construction documents.

Al Dertinger said he appreciates the County found an existing building and remodeling it as opposed to building new construction.

## **7. Other Comments:**

Commissioners thanked the committee for their time and work in reviewing projects.

**ADJOURNMENT:** The meeting was adjourned at 1:45 p.m.

Respectfully submitted,



Whitney Hale, Deputy County Administrator

