



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
 - 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
 - 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:

- 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

- 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, 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**

Design

Programming (Complete)
 Schematic Design (Complete)
 Design Development (Complete)
 Construction Documents (Underway)

Completion

Fall 2022
 Spring 2023
 Summer 2023
 Summer/Fall 2023

Construction

Submission for Permit
 Construction Start
 Construction Completion

Milestone

Fall 2023
 Winter/Spring 2024
 TBD

- **Budget**

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