



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: July 24, 2024

SUBJECT: Design-Build Findings of Fact for the Courthouse Expansion Project PV Solar Technology System at the Deschutes County Fair and Expo Center

RECOMMENDED MOTION:

Move approval of Order No. 2024-028 adopting Findings of Fact to Exempt from Competitive Bidding and Authorize the Use of Design-Build Services of Contracting for the Courthouse Expansion Project PV Solar Technology System at the Deschutes County Fair and Expo Center.

BACKGROUND AND POLICY IMPLICATIONS:

Oregon state law (ORS 279C.527-528) requires that public entities spend 1.5% of the total contract price of a public improvement contract for new construction projects \$5 million or greater on green energy technology or an alternative, regardless of finding source. Green energy technology includes solar technology such as photovoltaic systems.

A photovoltaic (PV) solar technology system is proposed as part of the Courthouse Expansion project to comply with the 1.5% green energy technology requirement. Due to limitations of the Courthouse site and roof area the system is proposed to be constructed at the Deschutes County Fair and Expo Center.

This Findings of Facts establishes the basis for the use of the Design-Build method of contracting as an alternative method due to current market conditions which include labor shortages and long-lead items as well as the specialized expertise needed for this type of project. The Facilities Department is seeking to utilize Design-Build services, an alternative method of contracting, based on the attached Findings of Fact.

BUDGET IMPACTS:

No budget impact at this time. If approved, this alternative, qualifications-based method would be used to select a Design-Build Contractor that would lead the project design and manage and deliver the construction of the project. The expenditure has been budgeted for FY 2025 in Campus Improvements Fund 463 as part of the Courthouse Expansion project.

ATTENDANCE:

Lee Randall, Facilities Director

Eric Nielsen, Capital Improvement Manager

Wayne Powderly, Cumming Group