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RECORD OF THE PROCEEDINGS

OKANOGAN COUNTY

MARCH 15, 2023

9:00 AM Special Board of Health Meeting-1234 2nd Ave S, Okanogan
1:30 PM Site Walk Through- DOH Paul Coppock at 1240 2nd Ave S, Okanogan
2:30 PM Interview – DOH Paul Coppock 123 5th Ave N, Okanogan

The Okanogan County Board of Commissioners met for a regular meeting at 123 5th Avenue North, Okanogan, Washington on March 15, 2023 with; Vice-Chairman, Commissioner Andy Hover; Member, Commissioner Jon Neal; and the Clerk of the Board, Laleña Johns, present.

AV Capture and Zoom were not working due to NCI internet being down countywide.

Chairman, Commissioner Chris Branch attended via conference call.

Special Board of Health Meeting-1234 2nd Ave S, Okanogan

Commissioner Hover and Commissioner Neal attended the special Board of Health meeting. It was a retreat to discuss public health.

Site Walk Through- DOH Paul Coppock at 1240 2nd Ave S, Okanogan

Paul Coppock, AIA Principal and Larry Gangle, Principal are with DOH Associates Architects and Planners from Wenatchee. They attended the walk through with Commissioner Hover and Commissioner Neal.

Interview – DOH Paul Coppock 123 5th Ave N, Okanogan

Commissioners were introduced. Commissioner Branch was reached by telephone.

Mr. Coppock provided background history of the firm saying there are around 8-9 employees, firm began in 1978. Both Paul Coppock and Larry Gangle joined in 1992.

Mr. Coppock provided an overview of the firm and its team experience. He explained a project regarding a security vestibule in Chelan County. Security is a big thing with single point entry and screen vestibule installations. He went over airport and other municipal projects the firm has been involved in. He has done ADA improvements for Superior courts. The firm worked with Grant county district court to fit them into a renovated space. He discussed the challenges involved with jury, judge and defendant seating arrangements. He said the judges and clerks know what arrangement works best for them with little adaptations.

Commissioner Hover asked what was it about our project that inspired the firm. In 2017 DOH renovated the daycare center located on the south side of our Justice building. His

47 firm was the architect and the project was 90% designed. They reused some of the HVAC
48 units and duct work, installed the kitchen and more restrooms.

49
50 Commissioner Hover asked about the firm's thoughts on phasing the project and
51 mechanics. Mr. Coppock said reusing the old HVAC system was not advisable. He
52 provided some ideas keeping in mind the new building codes. Mr. Gangle discussed how
53 the project might be broken up into pieces and what that might look like. The county wants
54 to make sure it doesn't get too ahead of itself knowing funding for construction is not yet
55 secured. Phasing is a good option and DOH said it was a good idea especially since it is
56 occupied in areas.

57
58 Commissioner Neal discussed engineering for load bearing roof improvements. He also
59 asked how the firm would handle/provide the as-builts structured. DOH requires the as-
60 builts document to be onsite during the construction meetings to make sure mark ups show
61 the changes.

62
63 Mr. Gangle stated all DOH associates are involved in projects, the principal is the face we
64 see and they make sure the contractor has the correct documents for construction. People
65 have come to DOH to finish other firm's work because they have expertise in that area.
66 Minimizing changes during design will reduce others from taking advantage of the project.

67
68 Commissioner Branch asked about outside professional firms and whether DOH consults
69 with other professionals like surveyors? Yes, for example, DOH knows and has worked
70 with BDK. Mr. Coppock named other surveyor businesses they know. He proposed Design
71 West for the mechanical and electrical components. DOH does have experience
72 renovating to retrofit offices into the space. Many of the projects DOH worked on involved
73 retrofitting spaces for another purpose. Mr. Coppock provided DOH project approach.
74 (attached) He said DOH first develops the schematic phase to make sure there is
75 something that works with the ultimate goal in mind within the budget. Development phase
76 then identify means of addressing structural electrical systems and layout, then the
77 documents are drawn up in preparation of going to bid for construction. DOH will help with
78 the bid documents for the construction phase. Their contract would allow DOH to be onsite
79 at least once a week. Someone else from the county would need to be involved on site as
80 well. DOH can also do construction management to ensure proper specifications are used
81 and the contractor is installing the proper materials. Construction management would
82 provide visual observations by qualified persons used to working on these types of
83 buildings. One option is using the "Carpenters" for the project oversight.

84
85 DOH being a local firm understands the environment here and how things come together.
86 They also know what is involved with federal and state grant funds. DOH has over 70
87 years just between the two principals. Most of the projects they've done are remodeling
88 projects. Repeat clients shows that DOH has maintained good working relationships with
89 the municipalities they've worked with and it shows they want their clients happy.

90
91 Paul Coppock explained his partner worked with the City of Oroville on a project there as
92 well as at the border. He suggested we contact Todd Overby at Chelan County on the

93 several projects DOH is involved in for Chelan county. The commissioners thanked DOH
94 for their presentation and time. The board will consider which firm to go with on March 21.
95
96 Commissioner Branch explained his schedule for the next few weeks. Commissioner
97 Hover explained his schedule in May.
98
99 The board adjourned at 2:05 p.m.
100