

49 Mr. Cortner discussed the slides of his presentation. He wants to be completely transparent
50 with those involved and relay all project aspects for consideration for a full-service team and
51 players expected on the job. He doesn't want any surprises. Mr. Beaman said he knows the
52 majority of the players, when those questions come he can help and introduce to all the
53 players. He can be like a project manager.

54
55 Mr. Cortner provides value added services within the budget. His firm is totally set up to
56 address many different approaches such as value engineering, cost estimations, quality
57 assurance observations etc....The firm does a lot of public building projects. He explained
58 the firm's capacity and what projects are on board. Normally looking at 30 projects per year,
59 they are ready to go. He showed projects managed and a comparison with state average
60 compared to his company. Clear concise complete and consistent and conserving
61 contingency that will better us.

62
63 Project management was discussed scope, time and budget. Determine budget
64 appropriateness and costs right to determine if those need to be adjusted. Be efficient with
65 the dollars. They want to do things right the first time by working with the stakeholders and
66 spaces to have buy in.

67
68 Mr. Beaman provided where we are at right now in the project. There would be full
69 programming to meet with county staff to basically go through the full process and go back to
70 skipped areas during the feasibility study. He has a full understanding and will be easy for
71 him to understand the variables to quickly get to the heart of the matter to discuss with the
72 commissioners.

73
74 Commissioner Hover discussed different pieces and timelines. He reiterated the county
75 doesn't have the funds right now for construction.

76
77 Mr. Cortner stated his firm is flexible and he knows things change and decisions get made
78 and his firm is flexible to overcome those. Make sure not to take his eyes off the big picture
79 in order to make it all work together and his firm is geared for that. Commissioner Hover
80 discussed permitting as there are many needed for the different phases. Mr. Cortner said his
81 firm takes care of all that. Designing under a new energy code and it will bring interesting
82 pieces.

83
84 Ms. Johnson said those changes to energy code will come into play. She described the
85 electrification of heating to get rid of fossil fuels and makes it harder to use gas as primary
86 heating sources and water heating. Whatever system we come up with will be slightly affected
87 by this since we don't use gas much here. The new code requires us to make provisions for
88 solar and provide that in the design for future buildout.

89
90 Commissioner Hover asked if Cortner was set to take on this project knowing all the pieces
91 and knowing the various concerns.

92
93 Commissioner Neal asked whether the as builts will be created and how accurate will they
94 be. Mr. Cortner stated those are usually marked up while in the field. He can take those and
95 record them in an electronic record that is useful later on. He tries to be cost effective, durable,
96 and it works for the agency. At a minimum they give full sets to those who can confirm/ensure
97 the mark ups are accurate and include photos and tracers. Commissioner Hover mentioned

98 the lack of as-builts for our fairgrounds and how difficult it is to pass on where everything is
99 located underground.

100

101 Commissioner Hover stated Cortner responded for the Site Utilities work and it will be part of
102 the design piece. He wants to ensure city utilities and our utilities are looked at from the full
103 build out standpoint to ensure sizing of pipes and conduit are being designed for what we
104 want to do in the future to avoid redoing later on.

105

106 Mr. Cortner said he would bring in a locator for all the elements including the Public Works
107 piece on the adjacent parcel. Going to need onsite stormwater storage, so he is going to look
108 into all that, plus will need to work out through the process for any augmentation to the other
109 parcel.

110

111 Commissioner Hover asked about costs of the utility portion. Cortner understands the county
112 has \$1 to 1.5 million. There are questions about where to tie in and can all this work be done
113 within the budget, but he feels everything needs to be on the table to give us the most flexibility
114 long term. He is really trying to come up with the best team for the county. He is very grateful
115 for the opportunity to work with Okanogan County. Commissioner Hover discussed being
116 prudent because public money is involved. It is difficult for the commissioners to recommend
117 certain people. They have no problem stating when a firm has done a great job at something.

118

119 Commissioners intend to have a decision the week of March 20th.

120

121 **Justice Building Walk Through- MJ Neal Associates architects PLLC**

122 Mark J Neal Principal, Luis Rodriguez, architect; Justin Borst, Architect and Korrine Moushon,
123 project designer

124

125 **Interview MJ Neal Associates architects PLLC**

126 Introductions were made by Justin Borst.

127

128 Mr. Neal gave his firm background under him for 36 years. He spoke about his team. His
129 primary role is to set up projects for success. He spoke about phasing projects when it makes
130 sense. He discussed projects that his firm has completed.

131

132 Luis Rodriguez provided his background. He introduced some of the projects and showed
133 Eastmont Plaza with various uses it was a reuse repurpose the school for public agencies.
134 They did a core and shell for each of those. He showed slides of the Douglas County Law &
135 Justice building they worked on. It was a puzzle to put together and involved department
136 heads and officials in the process. They work with specialty consultants who can design

137

138 Mr. Neal discussed the building code and compliance thereof when public funds or grants are
139 involved in projects. Commissioner Hover explained that is certainly something to harmonize.
140 The utilities work is for properly sizing for the intended renovations and additions to the
141 building site for future build out. Mr. Neal said that is why electrical engineers and mechanical
142 engineers need to be consulted.

143

144 Commissioner Hover stated the timeline was put into play to see how much over time the
145 project would cost. The pre-design showed that. Things have changed and the county isn't
146 going to be able to go out to Bond again for a couple years. Once a firm is selected the county

147 and the firm will need to go through the designs again. The firm understands that stakeholder
148 ideas can require changes to be made to pre-designs. Who would be Okanogan County point
149 of contact, Luis Rodriguez, would be the main point with Mark providing project oversight and
150 involved heavily through the design portion, with Korrine as the Annex design lead and Justin
151 being the Courthouse design lead day to day. Mr. Neal went down their list of consultants.
152 (attached)

153
154 Commissioners intend to have a decision the week of March 20th.

155
156 Mark Neal stated there is no family ties between Commissioner Jon Neal and the architect
157 interviewed.

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160 The board adjourned at 3:25 p.m.

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