



**SHERMAN COUNTY COURT  
SPECIAL SESSION MINUTES  
OFFICE OF THE SHERMAN COUNTY COURT**

April 7, 2016 – 1:03 p.m.

**Present:** Judge Gary Thompson, Commissioner Mike Smith, Commissioner Tom McCoy, Administrative Assistant Lauren Hernandez, Wenaha Group Project Manager Heath Gardner

A quorum was present. No news media was present.

**Additions to Agenda**

**1.0 Appointment Schedule:**

**1.1 Wasco Annex**

Brian Melton, Di Loreto Architecture, joined the session via phone. Commissioner McCoy explained the purpose of the session was to explore how Heath Gardner, Wenaha Group, can help Di Loreto Architecture refine the cost estimate given for the Wasco Annex so the Court can make a decision about whether or not to move forward with the project. Brian stated the estimate given needs to be evaluated by a contractor to make sure it is correct. Contractor cost estimates fluctuate, and a contractor consult is needed to get an accurate estimate. Heath replied Wenaha Group can help with refinement of numbers and provide another check of the square foot numbers, though the estimate is still conceptual.

The Court emphasized the ending operating cost amount takes importance over capital costs to complete the project if the project is approved. Heath explained the cost estimate Di Loreto Architecture put together may not be able to get much more refined until the design has been completed, including mechanical systems. Once this has been completed, an energy model can be put together and accurate operating cost estimates can be determined. Heath offered to get a second opinion of the numbers with the consultant doing energy modeling for the courthouse facility project.

The more money invested up front on the remodel, the lower the operating cost of the building will be. The Court would like an idea of how possibly putting an extra \$100,000 into the project would impact the operating cost. Brian explained things like lighting, mechanical systems, insulation, and windows will greatly impact the operating cost, but a more thorough understanding of the mechanical system, electrical system, and insulation of the building is needed before getting an accurate operating cost estimate. Di Loreto Architecture feels if the Court invests in areas like insulation and photovoltaics, the operation cost of the building will come down, but steps have to be taken to explore all options. Heath suggested exploring if Energy Trust of Oregon would offer incentives for the project.

Heath explained if the goal of the project is simply to move all current functions into the proposed renovated building, current kitchen fixtures, current mechanical systems, and current lighting may be able to be reused. However, if the goal is to create a facility that is the most inexpensive as possible to run long term, he suggests

the county spend money up front on lighting and mechanical systems. Heath's understanding is the goal of this project is to consolidate and serve the purposes currently being served but to serve them in the smaller building as efficiently as possible. Commissioner McCoy explained the Wasco Annex costs the county \$80-100,000 annually to operate, which is not sustainable. Instead of abandoning the school, the hope is to consolidate in a facility with operating costs low enough that the county or City of Wasco could afford it. If operating costs are low enough, the City of Wasco may even be willing to take ownership of the facility.

Heath suggested looking at the operating costs again and possibly assuming all lighting and mechanical systems will be upgraded to maximum efficiency. It is currently unknown how much the newer gym building alone costs to operate, but Heath can find out. Considering maximizing energy efficiency is a priority, the construction cost estimate is mostly likely low. The current total project building cost projection including soft costs is \$492,242. Heath suggested assuming an extensive electrical and mechanical upgrade as a part of the cost.

The current operation cost of the newer gym building needs to be determined. Heath and Brian agreed it is likely most of the cost is due to the older building. Having an energy consultant analyze the energy bills will give an idea of the cost of each building. The goal is to detach the newer building from the older building in terms of energy, mechanical, and heating systems.

The Court asked what it would cost in fees from Wenaha Group and Di Loreto Architecture to get enough information to make a decision about whether or not to move forward with the project. Heath and Brian won't need to be billed for many hours, as this is a small project, but both agree it is important to get an energy consultant to solidify operation cost estimates and a contractor to verify construction costs. Heath may also need to contact with Di Loreto Architecture for conceptual consolation.

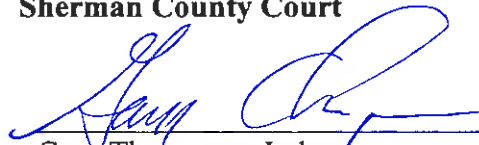
Once accurate cost estimates are given, the Court will take the project to the City of Wasco. Brief discussion was held about the possibility of turning the older school building to the citizens who want to preserve it.

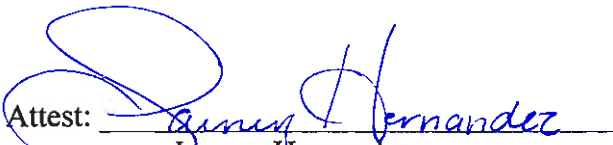
The use of the newer gym building was discussed. A small conference room could be added onto the library with doors that lead to a patio area outside. The goal is to make the building something the city will be proud of. Discussion was held about employee costs and the cost of maintaining the building.

The Court is not in a hurry to make decisions about this project. Accurate information is needed in order to make the best possible decision. Heath will gather accurate cost estimate numbers and report back to the Court.


Being no further business before the Court, the meeting was adjourned at 1:37 p.m.

**Sherman County Court**

  
\_\_\_\_\_  
Gary Thompson, Judge

Attest:   
\_\_\_\_\_  
Lauren Hernandez  
Administrative Assistant

  
\_\_\_\_\_  
Mike Smith, Commissioner

  
\_\_\_\_\_  
Tom McCoy, Commissioner