



Facilities Project Review Committee Meeting

August 26, 2025

3:00 p.m., Hybrid Meeting

1300 NW Wall, 2nd Floor, Allen Room

Join Zoom Meeting:

<https://us02web.zoom.us/j/82393694246?pwd=YnNIUSsxR1VFL2hRWmZvV1ZSLzdQUT09>

Meeting ID: 823 9369 4246

Passcode: 489504

To join by phone, call 253-215-8782 and enter webinar ID # 823 9369 4246 followed by passcode 489504

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1. Introductions for staff and committee members – All
 2. Review and approve meeting minutes from April 22, 2025 – All
 3. Courthouse Expansion Project – Eric Nielsen, Wayne Powderly, Lee Randall
 4. Questions/comments – All
 5. Tour – All



Deschutes County encourages persons with disabilities to participate in all programs and activities. To request this information in an alternate format please call (541) 617-4747.

Facilities

Deschutes County Courthouse Expansion Update

Facilities Project Review Committee

August 26, 2025



Courthouse Expansion Update



- Recently completed and ongoing work
- Construction schedule
- Project budget



Completed: Roof Level Concrete Deck



Completed: Roof Level Concrete Deck



Ongoing: Roof Mechanical Curbs & Pads



Ongoing: Roof Parapet Framing



Ongoing: Exterior Framing



Ongoing: Masonry



Ongoing: Plumbing Rough-In



Ongoing: Existing Roofing Replacement



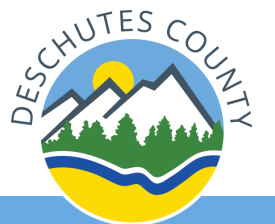
Ongoing: Expansion Connections



Ongoing: Expansion Connections



Ongoing: Lobby Construction



Upcoming Work

In the coming 4 - 6 weeks...

- **Rooftop Unit Curbs**
- **Main Roof Parapet and Penthouse Framing**
- **Exterior Wall Construction**
- **Mechanical, Electrical, and Plumbing Rough-In**
- **Interior Walls and Door Frames**
- **Main Lobby Excavation and Foundations**
- **Existing Building Renovation: offices and hearing room**



CONSTRUCTION TIMELINE

	2024	2025		2026
Demo, Grading, Site Utilities	Apr. '24–Oct. '24			
Permits Received	Apr. '24–Sept. '24			
Temporary Entrance Open	Jul. '24			
Building Structure		Sept. '24–Aug. '25		
Building Exterior			Jul. '25–Mar. '26	
Building Interior			Aug. '25–Apr. '26	
Sitework, Public Improvements			Nov. '25–Apr. '26	
Existing Building Renovations				Mar. '25–Jul. '26
Final Completion				Aug. '26

Current Progress



Questions?



Budget Update



Deschutes County
Courthouse Expansion
BUDGET STATUS REPORT
Current Through: 8/20/2025

	Budgeted Amounts		Actual Spend	Remaining	Comments
	Original Budget	Revised Budget	to Date	Balance	
CONSTRUCTION COSTS					
Cost of Work - Construction	\$ 32,510,428	\$ 38,064,512	\$ 18,057,167	\$ 20,007,345	Pence Contract (thru OCO #7)
Contractor's Contingency	\$ 1,641,965	\$ 1,641,965	\$ 130,774	\$ 1,511,191	7.02% Contractor's Contingency Remaining
Subtotal	34,152,393	39,706,477	18,187,941	21,518,536	
AJ Tucker - Demolition, Stone Salvage, and Storage	-	172,426	138,182	34,244	Pence Contract (\$34,244 credited back)
Subtotal Construction Costs	34,152,393	39,878,903	18,326,123	21,552,780	
DIRECT COSTS					
Architecture / Engineering / Interiors / Low Voltage	2,800,397	2,906,643	2,708,393	198,250	LRS ASAs (thru #10)
CM/GC Pre-Construction	62,040	62,040	62,040	-	Pence Contract
Land Use Attorney	50,000	30,000	-	30,000	
Land / Building Survey / TOPO	40,000	30,000	15,150	14,850	
Arborist / Tree Surgeon	9,799	-	-	-	
Historic Conservationist/Tribal Survey	20,000	-	-	-	
Geotechnical Reports and Inspections	39,197	17,314	17,314	-	8/20/2025 - Moved \$21,883 to Construction Testing and Special Inspections below.
Commissioning	97,000	97,000	27,580	69,420	
Traffic Impact Analysis	35,000	15,000	6,500	8,500	
Hazmat Assessment / Abatement	60,000	30,000	-	30,000	
Construction Testing and Special Inspections	100,000	91,883	87,633	4,250	8/20/2025 - Total balance of \$21,883 from Geotechnical Reports and Inspections above.
Miscellaneous (Marketing, Postcards, Prints/reprographics)	-	-	1,661	(1,661)	
Unknown Additional Services Contingency	165,672	-	-	-	
Subtotal Direct Costs	3,479,105	3,279,880	2,926,271	353,609	
ADMINISTRATION COSTS					
Project Management / Owners Representative	401,220	589,754	416,964	172,790	Cumming Contract thru ASA #3
Subtotal Administration Costs	401,220	589,754	416,964	172,790	
OTHER PROFESSIONAL FEES					
Miscellaneous / Insurance	78,394	69,889	69,889	-	
Subtotal Other Professional Fees	78,394	69,889	69,889	-	
PERMITS AND FEES					
Land Use Approval	48,996	48,996	-	48,996	Used for Plan Check and Permits
Plan Check and Permits	342,974	442,974	997,894	(554,920)	
System Development Charges (SDC's) and Engineering Review	385,320	485,320	-	485,320	Used for Plan Check and Permits
BOLI Fee	7,500	7,500	8,890	(1,390)	Used for Plan Check and Permits
Unknown Additional Permits and Fees Contingency	117,719	147,719	147,719	-	Used for Plan Check and Permits
Subtotal Permits and Fees	902,509	1,132,509	1,154,502	(21,994)	



Deschutes County
Courthouse Expansion
BUDGET STATUS REPORT
Current Through: 8/20/2025

Budgeted Amounts		Actual Spend to Date	Remaining Balance	Comments
Original Budget	Revised Budget			
900,000	1,089,092	-	1,089,092	8/20/2025 - Adjusted for OJD transfer of \$800K July 2025
25,000	25,000	-	25,000	
58,796	58,796	-	58,796	
50,000	50,000	11,178	38,822	
-	-	56,507	(56,507)	
-	-	434	(434)	
215,584	165,584	25,858	139,726	
600,000	658,457	182,750	475,707	
1,114,438	1,274,562	-	1,274,562	5.08% adjusted for OCOs thru # 7 approved in July
2,963,818	3,321,491	276,727	3,044,764	
				8/20/2025 - Revised Budget includes additional \$800,000 in FF&E funds allocated by OJD to County.
\$ 41,977,438	\$ 48,272,426	\$ 23,170,476	\$ 25,101,949	

Original Budget	\$	42,000,000
Budget Adjustment		1,900,000 (2/21/2024)
Budget Adjustment		2,900,000 (1/29/2025)
Subtotal	\$	46,800,000

Courthouse Expansion Funding Sources

Bond Proceeds	\$	20,500,000	Revised to show net proceeds less bond issuance costs
State of Oregon Expansion		15,000,000	
State of Oregon Remodel		1,500,000	Initial transfer from State of Oregon was previously included in the Reserves line item
LATCF		4,622,145	
Interest		3,425,000	
Reserves		1,752,855	Reduced to reflect State of Oregon Remodel contribution listed separately as shown above
Total	\$	46,800,000	

Worked tracked by County with funds from other sources

AJ Tucker	\$	172,426
OJD FF&E	\$	500,000
OJD FF&E	\$	800,000
Total Budget	\$	48,272,426