



Facilities Project Review Committee Meeting

April 22, 2025

3:00 p.m., Hybrid Meeting

1300 NW Wall, 2nd Floor, Allen Room

Via Zoom: <https://us02web.zoom.us/j/83945113906>

Meeting ID: 839 4511 3906 By phone: +1 253 215 8782 US (Tacoma)

1. Introductions for staff and committee members – All
2. Membership update – Whitney Hale
3. Discussion of role of chairperson and selection – All
4. Review and approve meeting minutes from January 16, 2025 – All
5. Courthouse Expansion Project – Eric Nielsen, Wayne Powderly, Lee Randall
6. Questions/comments – All
7. 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.



Deschutes County
Courthouse Expansion
BUDGET STATUS REPORT
Current Through: 4/16/2025

	Budgeted Amounts		Actual Spend	Remaining	Comments
	Original Budget	Revised Budget	to Date	Balance	
CONSTRUCTION COSTS					
Cost of Work - Construction	\$ 32,510,428	\$ 37,529,793	\$ 12,816,338	\$ 24,713,455	Pence Contract (thru OCO #3)
Contractor's Contingency	\$ 1,641,965	\$ 1,641,965	\$ 52,924	\$ 1,589,041	6.04% Contractor's Contingency Remaining
Subtotal	34,152,393	39,171,758	12,869,262	26,302,496	
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	39,344,184	13,007,444	26,336,740	
DIRECT COSTS					
Architecture / Engineering / Interiors / Low Voltage	2,800,397	2,906,643	2,583,977	322,666	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	39,197	14,200	24,997	
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	70,000	36,907	33,093	
Miscellaneous (Marketing, Postcards, Prints/reprographics)	-	-	1,661	(1,661)	
Unknown Additional Services Contingency	165,672	-	-	-	
Subtotal Direct Costs	3,479,105	3,279,880	2,748,015	531,865	
ADMINISTRATION COSTS					
Project Management / Owners Representative	401,220	589,754	391,620	198,134	Cumming Contract thru ASA #3
Subtotal Administration Costs	401,220	589,754	391,620	198,134	
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
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BUDGET STATUS REPORT
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OWNER COSTS / THIRD PARTY CONTRACTS					
FFE (incl A-V Systems / communications, fit-out)	900,000	650,000	-	650,000	Includes OJD's \$500k
External / Internal Signage	25,000	25,000	-	25,000	
Telephone / Data / Network Build	58,796	58,796	-	58,796	
Mover / Relocation / Temp Facilities/ Fairgrounds Building Rental	50,000	50,000	11,178	38,822	
Misc / Bldg & Grounds R&M / Supplies / Furn & Fixt.	-	-	51,842	(51,842)	
Travel Expenses	-	-	434	(434)	
City Services & Street Improvements & Utility Connections	215,584	165,584	25,858	139,726	
Green Energy Costs Mandated per Oregon State (1.5%)	600,000	658,457	182,250	476,207	
County Contingency	1,114,438	1,448,373	-	1,448,373	4.86%
Subtotal Owner Costs / Third Party Contracts	2,963,818	3,056,210	271,562	2,784,648	
PROJECT TOTALS	\$ 41,977,438	\$ 47,472,426	\$ 17,643,032	\$ 29,829,393	

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
Total Budget	\$	47,472,426