



**Deschutes County
Courthouse Expansion
BUDGET STATUS REPORT
Current Through: 1/21/2026**

| | Budgeted Amounts | | Actual Spend | Remaining | Comments |
|--|-------------------------|-----------------------|---------------------|-------------------|---|
| | Original Budget | Revised Budget | to Date | Balance | |
| CONSTRUCTION COSTS | | | | | |
| Cost of Work - Construction | \$ 32,510,428 | \$ 38,168,204 | \$ 26,748,581 | \$ 11,419,623 | Pence Contract (includes November Pay App #26) |
| Contractor's Contingency | \$ 1,641,965 | \$ 1,641,965 | \$ 400,531 | \$ 1,241,434 | 9.81% Contractor's Contingency Remaining (% based on remaining balance) |
| Subtotal | 34,152,393 | 39,810,169 | 27,149,112 | 12,661,057 | |
| AJ Tucker - Demolition, Stone Salvage, and Storage | - | 138,182 | 138,182 | - | |
| Subtotal Construction Costs | 34,152,393 | 39,948,351 | 27,287,294 | 12,661,057 | |
| DIRECT COSTS | | | | | |
| Architecture / Engineering / Interiors / Low Voltage | 2,800,397 | 2,971,693 | 2,865,535 | 106,158 | LRS ASAs (added #11,12,14,15,16,19,20R1,21,22) |
| CM/GC Pre-Construction | 62,040 | 62,040 | 62,040 | - | |
| Land Use Attorney | 50,000 | - | - | - | |
| 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 | - | |
| Commissioning | 97,000 | 97,000 | 50,447 | 46,553 | |
| Traffic Impact Analysis | 35,000 | 6,500 | 6,500 | - | |
| Hazmat Assessment / Abatement | 60,000 | 30,000 | 5,780 | 24,220 | |
| Construction Testing and Special Inspections | 100,000 | 130,383 | 108,335 | 22,048 | |
| Miscellaneous (Marketing, Postcards, Prints/reprographics) | - | - | 1,661 | (1,661) | |
| Unknown Additional Services Contingency | 165,672 | - | - | - | |
| Subtotal Direct Costs | 3,479,105 | 3,344,930 | 3,132,762 | 212,168 | |
| ADMINISTRATION COSTS | | | | | |
| Project Management / Owners Representative | 401,220 | 589,754 | 467,964 | 121,790 | Cumming Contract thru ASA #3 |
| Subtotal Administration Costs | 401,220 | 589,754 | 467,964 | 121,790 | |
| 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 | 1,003,254 | (560,280) | |
| 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 | 9,655 | (2,155) | Used for Plan Check and Permits |
| Unknown Additional Permits and Fees Contingency | 117,719 | 147,719 | 148,166 | (448) | Used for Plan Check and Permits |
| Subtotal Permits and Fees | 902,509 | 1,132,509 | 1,161,075 | (28,567) | |



Deschutes County
Courthouse Expansion
BUDGET STATUS REPORT
Current Through: 1/21/2026

OWNER COSTS / THIRD PARTY CONTRACTS

| | Budgeted Amounts | Actual Spend | Remaining | |
|---|------------------|----------------|-----------|-----------|
| | Original Budget | Revised Budget | to Date | Balance |
| FFE (incl A-V Systems / communications, fit-out) | 900,000 | 1,089,092 | 9,275 | 1,079,817 |
| External / Internal Signage | 25,000 | 25,000 | 210 | 24,790 |
| Telephone / Data / Network Build | 58,796 | 58,796 | - | 58,796 |
| Mover / Relocation / Temp Facilities/ Fairgrounds Building Rental | 50,000 | 50,000 | 11,342 | 38,658 |
| Misc / Bldg & Grounds R&M / Supplies / Furn & Fixt. / Travel | - | 75,000 | 59,449 | 15,551 |
| City Services & Street Improvements & Utility Connections | 215,584 | 165,584 | 33,466 | 132,118 |
| Green Energy Costs Mandated per Oregon State (1.5%) | 600,000 | 658,457 | 253,077 | 405,380 |
| County Contingency | 1,114,438 | 1,195,644 | - | 1,195,644 |
| Subtotal Owner Costs / Third Party Contracts | 2,963,818 | 3,317,573 | 366,819 | 2,950,754 |

PROJECT TOTALS

| | | | |
|---------------|---------------|---------------|---------------|
| \$ 41,977,438 | \$ 48,403,006 | \$ 32,485,803 | \$ 15,917,203 |
|---------------|---------------|---------------|---------------|

67% % Complete

| | |
|-------------------|-----------------------|
| 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 | |
| State of Oregon Expansion | 15,000,000 | |
| State of Oregon Remodel | 1,500,000 | |
| LATCF | 4,622,145 | |
| Interest | 3,570,000 | 1/21/2026 - Updated estimate, increased \$45,000 |
| Reserves | 1,607,855 | 1/21/2026 - Updated estimate, decreased (\$45,000) |
| 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 |
| Existing Courthouse Re-Roof (Fund 070) | \$ 130,580 |
| Total Budget | \$ 48,403,006 |