

Deschutes County Courthouse Expansion Update

Board of County Commissioners Meeting

January 26, 2026



Courthouse Expansion Update



- Fairgrounds Solar Project
- Construction Progress
- Upcoming Work
- Construction Timeline
- Project budget



Fairgrounds Solar Project



Existing Renovation - Phase 1



Existing Renovation - Phase 2



Building Exterior – South & East



Building Exterior - West



Elevators



Parking Garage



Public Lobby



Public Service Counters



Open Office



Breakroom & Restrooms



Level 2 Lobby



Courtrooms



Rooftop Installations



Rooftop Boilers



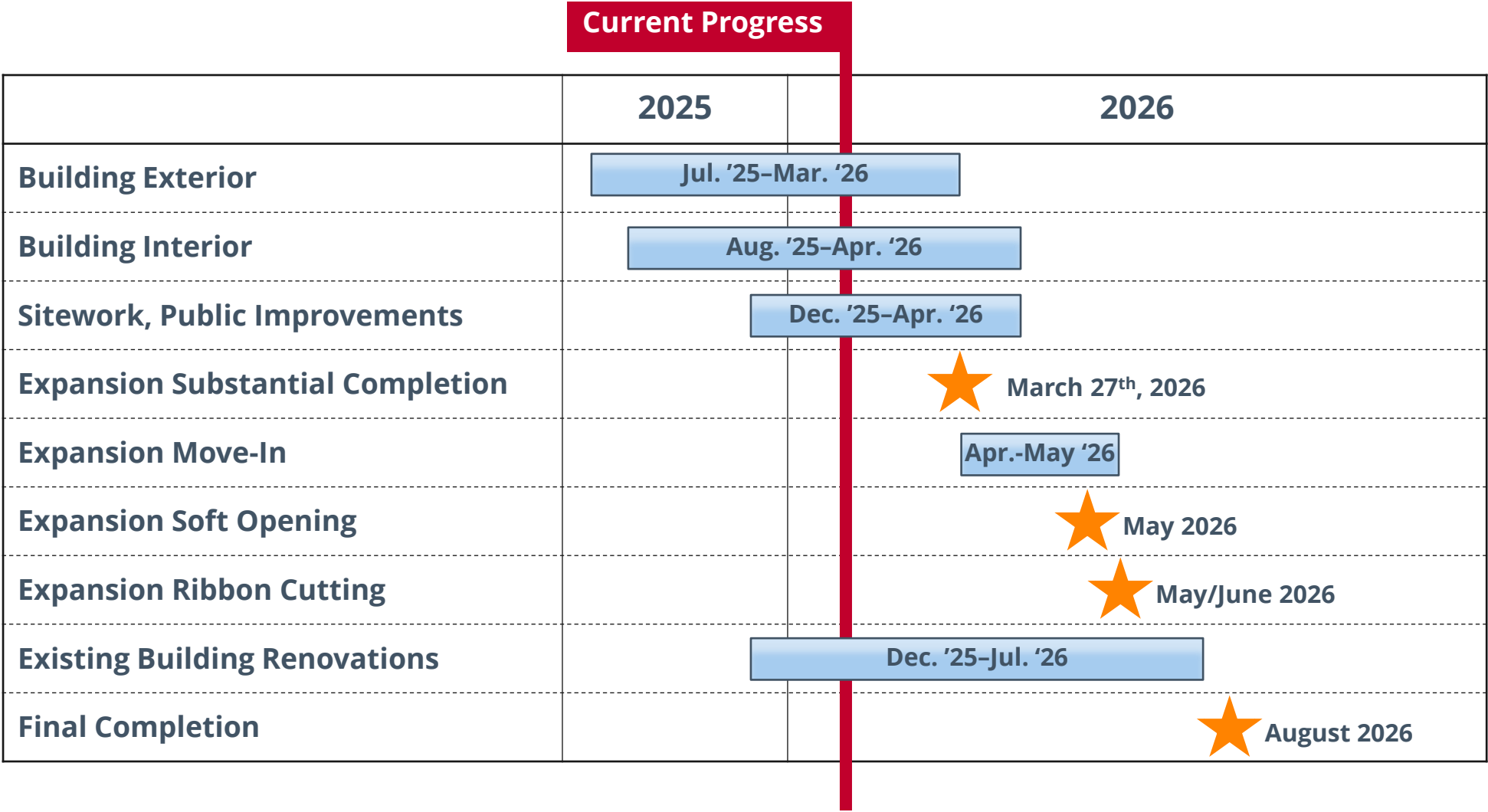
Upcoming Work

In the coming 4 - 6 weeks...

- **Site Improvements: Bond St., Harriman St. and Greenwood Ave.**
- **Exterior Masonry and Cladding Installation**
- **Elevator 1, 2, and 3 Installation**
- **Plumbing Fixture Installation**
- **Low Voltage and Technology Installation**
- **Commissioning: Mechanical, Electrical, Plumbing Systems**
- **Interior Finishes and Trim: Paint, Ceilings, Wall Panels, Flooring**



CONSTRUCTION TIMELINE



Questions?



Budget Update



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

	Budgeted Amounts		Actual Spend	Remaining	
	Original Budget	Revised Budget	to Date	Balance	Comments
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
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OWNER COSTS / THIRD PARTY CONTRACTS					
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	7.51%
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
Reserves	1,607,855
Total	\$ 46,800,000

1/21/2026 - Updated estimate, increased \$45,000
1/21/2026 - Updated estimate, decreased (\$45,000)

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

