



## BOARD OF COMMISSIONERS

# AGENDA REQUEST & STAFF REPORT

**MEETING DATE:** April 26, 2023

**SUBJECT:** Courthouse Progress Update

**RECOMMENDED MOTION:**

Move approval of the schematic design as presented.

If the schematic design is approved, the project team will proceed with design development and construction documents and submit for building permits while providing regular updates to the Board of County Commissioners.

**BACKGROUND AND POLICY IMPLICATIONS:**

Beginning in the fall of 2021, Deschutes County began assembling a project team to expand the Deschutes County Courthouse based on concepts that were first developed in 2004. Those concepts have been refined over the past several years in expectation of additional judges being assigned to Deschutes County. In the 2021 legislative session, two additional judges were allocated to the County and began work in early 2022. With input from the County's Facilities Project Review Committee, publicly advertised RFP processes were conducted in early 2022 to assemble a team comprised of Cumming Group, LRS Architects, and Pence Construction.

In June of 2022, the Programming phase began with stakeholder engagement tours, multiple programming meetings, and design charrettes. The project team developed guiding principles and priorities to be carried throughout the project informing the design process and project outcomes. Those principles include: Security, User Experience, Functionality, Maintenance, Design, Wellness, and Additional Area.

In January of 2023, with the conclusion of programming and conceptual design, the Board directed staff to move forward with a 3-story concept. It included basement secure parking and in-custody transport; 1<sup>st</sup> floor lobby, security checkpoint and administrative offices; a "set" of two courtrooms with judges' chambers and support staff offices on the 2<sup>nd</sup> floor and a 3<sup>rd</sup> floor shell space.

Most recently, Schematic Design concluded in March and documents were issued for pricing. Two independent firms provided cost estimates. Over the past six weeks the team

has further refined the design and engaged in value engineering. With the conclusion of this process the target project costs remain as follows;

- New expansion:
  - 52,000 SF: secure parking, new entrance and lobby, court administration offices, two new courtrooms, 3<sup>rd</sup> floor shell
  - \$40.5 million
- Remodel of existing spaces:
  - Jury Assembly Room Restrooms, DCSO Security Office, new Hearing Room
  - \$1.5 million

With direction to proceed, the team expects to move through the design development and construction document stages in the late summer and early fall of 2023.

**BUDGET IMPACTS:**

Funding for project design is budgeted for FY 2023 in the Campus Improvements Fund 463 and included in the proposed budget for FY 2024.

**ATTENDANCE:**

Lee Randall, Facilities Director  
Wayne Powderly, Cumming Management Group  
Mike Gorman, LRS Architects  
John Williamson, Pence Contractors