

Deschutes County Courthouse Expansion Update

Board of County Commissioners Meeting

March 30, 2026



Courthouse Expansion Update



- **Construction Timeline**
- **Construction Progress**
- **Upcoming Work**
- **Project budget**



CONSTRUCTION TIMELINE



Site Work – Harriman and Greenwood



Site Work – Bond Street



Building Exterior – South & East



Building Exterior - West



Building Exterior - North



Public Lobby



Public Service Counters



Open Office



Breakroom & Restrooms



Courtrooms



Upcoming Work: Next 4-6 Weeks

- **Low Voltage and Technology Completion and Training**
- **Commissioning Completion: Mechanical, Electrical, Plumbing**
- **Completion of Site Improvements for Temporary Certificate of Occupancy (TCO): Bond St., Harriman St. and Greenwood Ave.**
 - **Landscape and Irrigation begin after TCO**
- **Final City Inspections for TCO of new expansion**
- **Final Punch Walks, Corrections, and Cleaning**
- **Staff Move-In**
- **Continue with remodel construction**



Questions?



Budget Update



Deschutes County
Courthouse Expansion
BUDGET STATUS REPORT
Current Through: 3/16/2026

	Budgeted Amounts		Actual Spend to Date	Remaining Balance	Comments
	Original Budget	Revised Budget			
CONSTRUCTION COSTS					
Cost of Work - Construction	\$ 32,510,428	\$ 38,707,844	\$ 30,760,305	\$ 7,947,539	Pence Contract (thru Pay App #28 & OCO 12)
Contractor's Contingency	\$ 1,641,965	\$ 1,641,965	\$ 587,148	\$ 1,054,817	11.72% Contractor's Contingency Remaining (% based on remaining balance)
Subtotal	34,152,393	40,349,809	31,347,453	9,002,356	
AJ Tucker - Demolition, Stone Salvage, and Storage	-	138,182	138,182	-	
Subtotal Construction Costs	34,152,393	40,487,991	31,485,635	9,002,356	
DIRECT COSTS					
Architecture / Engineering / Interiors / Low Voltage	2,800,397	3,001,378	2,922,337	79,041	LRS (thru ASA #25)
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	57,147	39,853	
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	109,844	20,539	
Miscellaneous (Marketing, Postcards, Prints/reprographics)	-	-	1,661	(1,661)	
Unknown Additional Services Contingency	165,672	-	-	-	
Subtotal Direct Costs	3,479,105	3,374,615	3,197,773	176,842	
ADMINISTRATION COSTS					
Project Management / Owners Representative	401,220	589,754	498,814	90,940	Cumming Contract thru ASA #3
Subtotal Administration Costs	401,220	589,754	498,814	90,940	
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	149,335	(1,617)	Used for Plan Check and Permits
Subtotal Permits and Fees	902,509	1,132,509	1,162,244	(29,736)	





Deschutes County
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OWNER COSTS / THIRD PARTY CONTRACTS					
FFE (incl A-V Systems / communications, fit-out)	900,000	1,089,092	125,112	963,980	
External / Internal Signage	25,000	25,000	210	24,790	
Telephone / Data / Network Build	58,796	58,796	5,528	53,268	
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	60,774	14,226	
City Services & Street Improvements & Utility Connections	215,584	165,584	52,119	113,465	
Green Energy Costs Mandated per Oregon State (1.5%)	600,000	658,457	385,595	272,862	
County Contingency	1,114,438	626,319	-	626,319	5.52%
Subtotal Owner Costs / Third Party Contracts	2,963,818	2,748,248	640,680	2,107,568	
PROJECT TOTALS	\$ 41,977,438	\$ 48,403,006	\$ 37,055,035	\$ 11,347,971	77% % 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

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

