



AGENDA REQUEST & STAFF REPORT

MEETING DATE: April 15, 2026

SUBJECT: Approval of a Notice of Intent to Award Contract to Kirby Nagelhout Construction Company for the Gray Courthouse Improvements Project

RECOMMENDED MOTION:

Move approval of Document No. 2026-0280, a Notice of Intent to Award a contract to Kirby Nagelhout Construction Company for the Gray Courthouse Improvements project.

BACKGROUND AND POLICY IMPLICATIONS:

The Gray Courthouse Improvements project includes a tenant improvement for the District Attorney's Office. The tenant improvement will renovate floors 1, 2, and 3 to provide additional office spaces, meeting spaces, updates to common spaces, and improve security at public spaces. Other building-wide improvements include flooring replacement, LED lighting upgrade, limited rooftop mechanical unit replacement, seismic upgrades, roofing replacement, building envelope repairs, site drainage, and site security improvements.

Deschutes County Facilities Department prepared bid solicitation documents and an Invitation to Bid was posted on the *Deschutes County website* on March 2, 2026, advertised in the *Bend Bulletin* on March 3-6, 2026, and advertised in the *Daily Journal of Commerce* on March 2, 4, 6, 2026.

The Department reviewed the bids on April 7, 2026 and the low bid is below the construction cost estimate of \$5,175,000.

Approximately thirty-six (36) general contractors and sub-contractors attended the mandatory pre-bid meeting, and six (6) bids were submitted:

<u>BIDDER</u>	<u>TOTAL BID AMOUNT</u>
Kirby Nagelhout Construction Company	\$4,539,475
Griffin Construction LLC	\$4,648,500
2KG Contractors, Inc.	\$4,763,000
T.J. Nisbet Construction, Inc.	\$5,128,196
Sunwest One, Inc. dba Sunwest Builders	\$5,171,489
Truebeck Construction, Inc.	\$5,904,000

This action issues a Notice of Intent to Award the contract to the apparent low bidder, Kirby Nagelhout Construction Company, and allows seven days for concerned parties to protest the award. If there is no protest within the seven-day period, the contract will be awarded to the apparent low bidder.

BUDGET IMPACTS:

Project costs for construction services are budgeted for Fiscal Year 2027 in Campus Improvement Fund 463, General County Projects Fund 070, and Park Acquisition and Development Fund 130.

ATTENDANCE:

Lee Randall, Facilities Director

Eric Nielsen, Facilities Capital Improvement Manager