



Deschutes County
Courthouse Expansion
BUDGET STATUS REPORT
Current Through: 11/18/2025

	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	\$ 25,186,089	\$ 12,982,115	Pence Contract (includes October Pay App #25)
Contractor's Contingency	\$ 1,641,965	\$ 1,641,965	\$ 140,774	\$ 1,501,191	10.36% Contractor's Contingency Remaining
Subtotal	34,152,393	39,810,169	25,326,863	14,483,306	
AJ Tucker - Demolition, Stone Salvage, and Storage	-	138,182	138,182	-	
Subtotal Construction Costs	34,152,393	39,948,351	25,465,045	14,483,306	
DIRECT COSTS					
Architecture / Engineering / Interiors / Low Voltage	2,800,397	2,971,693	2,849,754	121,939	LRS ASAs (added #11,12,14,15,16,19,20R1,21,22)
CM/GC Pre-Construction	62,040	62,040	62,040	-	Pence Contract
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	35,814	61,186	
Traffic Impact Analysis	35,000	6,500	6,500	-	
Hazmat Assessment / Abatement	60,000	30,000	5,430	24,570	
Construction Testing and Special Inspections	100,000	130,383	103,228	27,155	
Miscellaneous (Marketing, Postcards, Prints/reprographics)	-	-	1,661	(1,661)	
Unknown Additional Services Contingency	165,672	-	-	-	
Subtotal Direct Costs	3,479,105	3,344,930	3,096,890	248,040	
ADMINISTRATION COSTS					
Project Management / Owners Representative	401,220	589,754	448,511	141,243	Cumming Contract thru ASA #3
Subtotal Administration Costs	401,220	589,754	448,511	141,243	
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)	



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OWNER COSTS / THIRD PARTY CONTRACTS					
FFE (incl A-V Systems / communications, fit-out)	900,000	1,089,092	-	1,089,092	10/22/25 - Moved Travel expenses to this category. Allocated \$75,000 to Revised Budget from County Contingency. Actual Spend to Date includes \$2,418 for AJ Tucker plaque.
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	11,178	38,822	
Misc / Bldg & Grounds R&M / Supplies / Furn & Fixt. / Travel	-	75,000	59,359	15,641	
City Services & Street Improvements & Utility Connections	215,584	165,584	25,858	139,726	6.71% 10/22/25 - includes Pence OCO #9
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	349,682	2,967,891	
PROJECT TOTALS	\$ 41,977,438	\$ 48,403,006	\$ 30,591,093	\$ 17,811,913	

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	3,525,000
Reserves	1,652,855
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