

## Deschutes County Courthouse Expansion Update

Board of County Commissioners Meeting

February 25, 2026



# Courthouse Expansion Update

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



# Backup Generator



# Site Work – Harriman and Greenwood



# Site Work – Bond Street



# Site Work – Main Entrance



# Building Exterior – South & East



# Building Exterior - West



# Public Lobby



# Public Service Counters



# Open Office



# Breakroom & Restrooms



# Courtrooms



# Rooftop Mechanical Units



# Upcoming Work

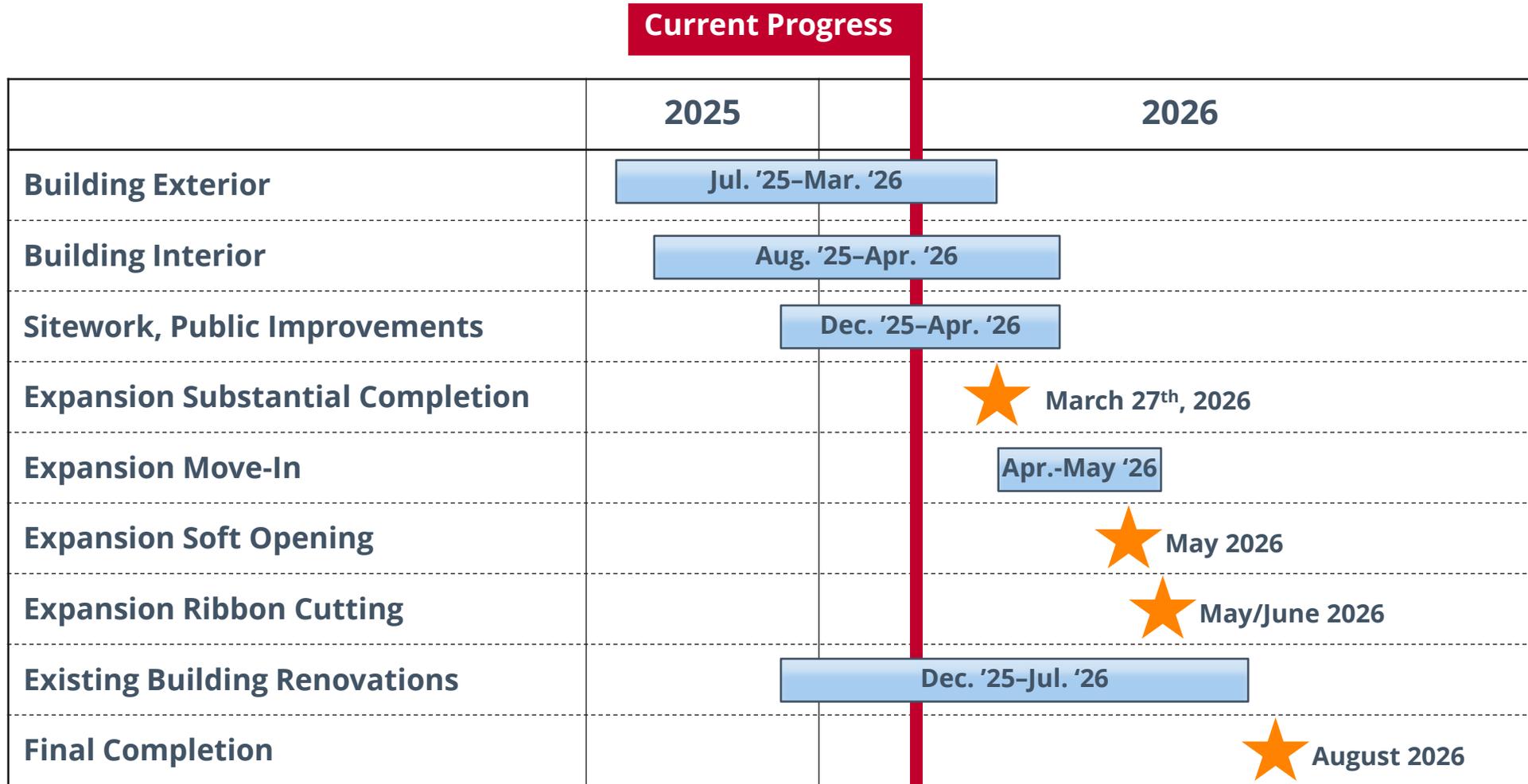
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**In the coming 4 - 6 weeks...**

- **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?

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# Budget Update

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**Deschutes County**  
**Courthouse Expansion**  
**BUDGET STATUS REPORT**  
 Current Through: 2/18/2026

	Budgeted Amounts		Actual Spend to Date	Remaining Balance	Comments
	Original Budget	Revised Budget			
<b>CONSTRUCTION COSTS</b>					
Cost of Work - Construction	\$ 32,510,428	\$ 38,707,844	\$ 28,669,428	\$ 10,038,416	Pence Contract (thru Pay App #27 & OCO 12)
Contractor's Contingency	\$ 1,641,965	\$ 1,641,965	\$ 512,096	\$ 1,129,869	10.12% Contractor's Contingency Remaining (% based on remaining balance)
Subtotal	34,152,393	40,349,809	29,181,524	11,168,285	
AJ Tucker - Demolition, Stone Salvage, and Storage	-	138,182	138,182	-	
Subtotal Construction Costs	34,152,393	40,487,991	29,319,706	11,168,285	
<b>DIRECT COSTS</b>					
Architecture / Engineering / Interiors / Low Voltage	2,800,397	3,001,378	2,907,336	94,042	LRS (added ASAs #23,24,25)
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	53,842	43,158	
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	3,374,615	3,177,958	196,657	
<b>ADMINISTRATION COSTS</b>					
Project Management / Owners Representative	401,220	589,754	478,183	111,571	Cumming Contract thru ASA #3
Subtotal Administration Costs	401,220	589,754	478,183	111,571	
<b>OTHER PROFESSIONAL FEES</b>					
Miscellaneous / Insurance	78,394	69,889	69,889	-	
Subtotal Other Professional Fees	78,394	69,889	69,889	-	
<b>PERMITS AND FEES</b>					
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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<b>OWNER COSTS / THIRD PARTY CONTRACTS</b>					
FFE (incl A-V Systems / communications, fit-out)	900,000	1,089,092	119,393	969,699	
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	60,774	14,226	
City Services & Street Improvements & Utility Connections	215,584	165,584	44,373	121,211	
Green Energy Costs Mandated per Oregon State (1.5%)	600,000	658,457	253,077	405,380	
County Contingency	1,114,438	626,319	-	626,319	4.57%
<b>Subtotal Owner Costs / Third Party Contracts</b>	<b>2,963,818</b>	<b>2,748,248</b>	<b>489,169</b>	<b>2,259,079</b>	
<b>PROJECT TOTALS</b>	<b>\$ 41,977,438</b>	<b>\$ 48,403,006</b>	<b>\$ 34,695,980</b>	<b>\$ 13,707,026</b>	<b>72% % Complete</b>

Original Budget	\$ 42,000,000
Budget Adjustment	1,900,000 (2/21/2024)
Budget Adjustment	2,900,000 (1/29/2025)
Subtotal	<u>\$ 46,800,000</u>

**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	<u>\$ 46,800,000</u>

**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	<u>\$ 48,403,006</u>

