



AGENDA REQUEST & STAFF REPORT

MEETING DATE: December 7, 2022

SUBJECT: Courthouse Progress Update and Schematic Design Options

RECOMMENDED MOTION:

Move approval of Programming Option 1 or Programming Option 2. If approved, staff will work with the design team to proceed to Schematic Design for the selected option.

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, the team began the Programming phase with stakeholder engagement tours, multiple programming meetings, and design charrettes. Questionnaires were completed by core user groups and the team integrated that feedback into the programming process.

Due diligence performed by the team included review of adjacent street design, a coordination meeting with City of Bend staff, and the development of 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.

With the guiding principles in place, two programming concepts are being presented for Board consideration. The concepts share a common layout that includes basement secure parking and in-custody transport; 1st floor lobby, security checkpoint and administrative offices; and a "set" of two courtrooms with judges' chambers and support staff offices on the second floor with potential to expand to multiple floors above. Option No. 1 includes a

3rd floor shell space. Option No. 2 expands upon the priority of providing space for future growth by including a 3rd and 4th floor shell space. Each floor would consist of approximately +/- 13,000 square feet to accommodate a “set” of two future courtrooms, judges’ chambers and support staff offices. Each floor could also be finished to accommodate open office space.

Construction of additional shell space is a cost effective way of “future proofing” the Courthouse by allowing for lower cost expansion in the future and takes full advantage of remaining buildable space adjacent to the existing Courthouse. The cost for Option No. 1 is estimated at \$40M and the cost for Option No. 2 with a 4th floor for future growth is estimated at \$44.5M.

If approval to proceed is received, the team expects to complete Schematic Design in the spring of 2023. A construction cost estimate will be prepared based on those documents. At that time, the team will present the schematic design floorplans to the Board of Commissioners along with the construction cost estimate and seek approval to proceed to the Design Development phase of the project.

BUDGET IMPACTS:

Funding for project design is budgeted for FY 2023 in the Campus Improvements Fund 463.

ATTENDANCE:

Lee Randall, Facilities Director

Wayne Powderly, Cumming Management Group

Mike Gorman, LRS Architects

John Williamson, Pence Contractors