



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: September 20, 2023

SUBJECT: AJ Tucker Building Removal

RECOMMENDED MOTION:

Move approval of submission of application to the City of Bend for removal of the AJ Tucker Building located at 202 Greenwood in Bend.

BACKGROUND AND POLICY IMPLICATIONS:

In preparation for the Deschutes County Courthouse Expansion Project, plans are underway to remove the AJ Tucker Building located at 202 NW Greenwood, from its existing location to a make room for the courthouse expansion. The single-story lava rock building was built in 1919 by Amos Jackson (Jack) Tucker (builder and contractor). The building was developed as his carpenter and blacksmith shop.

In accordance with the City of Bend's municipal code 10.20.080, the building was offered for sale (with intent to relocate) to the public in March of 2023. No bids were received.

Over the last several months, staff have explored options for removal of the building that could be included in the County's application to the City of Bend outlined in City code. Those options have included moving the building whole, moving the historic façade, selective demo of the façade for re-erection at an offsite location, and whole building demolition.

The following is a summary of the review of those options:

- **Whole Building Move:** Although it may be possible to move the building as a whole, a structural review by Ashley & Vance Engineering, Inc. concluded that a full seismic retrofit would be required once the building was moved in order to meet Life Safety standards. The review concluded that the cost of relocating and upgrading the structure would outweigh the value of a newly constructed building of similar size/appearance and did not recommend relocating the building for future public use.

- **Select Demolition and Relocation of the Façade:** Pence Contractors reviewed a conceptual plan to selectively deconstruct the historic façade, catalogue the stones, and reconstruct the façade only at the County's Wall Street parking lot. Conceptual cost estimate: \$450,000 not including additional permitting fees, and architectural and engineering work required for a construction. Cost to demo remainder of building: \$120,000.
- **Select Demolition and Cataloging of Stone Façade:** This would involve select demolition of the façade and cataloging of the stone for possible transfer to a private party or some future use. Cost estimate: \$35,000 to \$50,000 not including consultant fees. The remainder of the building would be demolished. Cost estimate for demolition of remainder of the building: \$120,000.
- **Whole Building Demolition:** Building would be demolished in place and materials removed from site. Cost estimate: \$120,000.

Staff seek board direction to proceed with application to the City for the removal of the building from the site.

BUDGET IMPACTS:

Funding for project-related costs is budgeted for FY 2023 in the Campus Improvements Fund 463 and included in the proposed budget for FY 2024.

ATTENDANCE:

Lee Randall, Facilities Director

Eric Nielsen, Capital Improvement Manager