



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: February 21, 2024

SUBJECT: Amendment to the contract with Pence Contractors for the Deschutes County Courthouse Expansion Project

RECOMMENDED MOTION:

Move approval of Document No. 2024-138, Amendment No. 2 to Deschutes County Contract No. 2022-452 and further amending Document No. 2023-839, Amendment No. 1 with Pence Contractors for the Courthouse Expansion Project.

BACKGROUND AND POLICY IMPLICATIONS:

Pence Contractors was contracted by Deschutes County in May of 2022 to perform Construction Manager/General Contractor services for the Deschutes County Courthouse Expansion project. The initial contract for pre-construction services was \$62,040, which includes but is not limited to: cost estimates, constructability reviews, project management, logistics planning, and development of the Guaranteed Maximum Price (GMP).

In September of 2023, the Board of County Commissioners approved Amendment No. 1 for \$4,513,562 to authorize Early Work construction services prior to establishing the GMP. The scope of Early Work includes but is not limited to: early procurement of equipment, courtroom mock-up, site logistics, site utilities, demolition, and earthwork.

In November of 2023, Pence Contractors publicly advertised the project and went through a competitive subcontractor bidding process to establish the GMP. The total proposed GMP provided by Pence Contractors is \$36,722,789 for preconstruction fees and hard construction costs. The GMP includes costs for salvage and demolition of the AJ Tucker building, which is budgeted separately from the Courthouse Expansion budget.

Permit documents are currently in for review with the City of Bend. Early site work and logistics are anticipated to begin by the end of March, with building demolition and construction to begin by early May.

BUDGET IMPACTS:

The CM/GC contract with Pence will be increased by \$32,147,187.00 for a total contract amount of \$36,722,789. This project is budgeted in Fund 463 for FY2024.

ATTENDANCE: Lee Randall, Facilities Director
Eric Nielsen, Facilities Capital Improvement Manager
Wayne Powderly, Cumming Group
John Williamson, Pence Contractors