



## AGENDA REQUEST & STAFF REPORT

**MEETING DATE:** July 19, 2021

**SUBJECT:** Courthouse Expansion Discussion

**RECOMMENDED MOTION:**

Move approval of the Courthouse Expansion conceptual design as presented and direct staff to proceed with project development and design to include the following:

1. Development of a Request for Proposals (RFP) for professional services for project management/owner's representation for the Courthouse Expansion
2. Development of a Findings of Fact for use of the Construction Manager/General Contractor (CM/GC) procurement method for construction services
3. Development of a Request for Proposals for architectural and engineering services for the Courthouse Expansion
4. Presentation of the project to the Facilities Project Review Committee for review of the following items:
  - a. Conceptual Rough-Order-of-Magnitude budget estimate
  - b. Conceptual basis of design for structural and architectural features
  - c. Procurement method recommendation:
    - i. Design/Bid/Build
    - ii. Construction Manager/General Contractor
    - iii. Design/Build

**BACKGROUND AND POLICY IMPLICATIONS:**

The expansion of the Deschutes County Courthouse to the south of its existing footprint was first envisioned in 2003 during design of a 9,300 square foot expansion that was completed in 2005. The expansion added two courtrooms, lobby, and mechanical space. At the time, future needs were envisioned to be met by an additional expansion to the south. Over time, that concept matured to its present form encompassing the following:

- +/- 30,000 finished square feet
- Basement/street level secure parking
- (3) courtrooms with potential for (1) additional
- Staff and program space

With Board direction, staff will proceed with 1) selection of an owner's representation firm, 2) development of a finding of fact documents for the use of the Construction Manager/General Contractor procurement method, 3) selection of an architecture and engineering design team, and 4) gathering input on the project from the Facility Project Review Committee related to the conceptual budget estimate, basis of design, and procurement methods.

**BUDGET IMPACTS:**

None at this time.

**ATTENDANCE:**

Lee Randall, Facilities Director

Kristie Bollinger, Property Manager

Erik Kropp, Deputy County Administrator