



Deschutes County
Courthouse Expansion
BUDGET STATUS REPORT
Current Through: 9/24/2025

	Budgeted Amounts		Actual Spend	Remaining	Comments
	Original Budget	Revised Budget	to Date	Balance	
CONSTRUCTION COSTS					
Cost of Work - Construction	\$ 32,510,428	\$ 38,095,938	\$ 19,541,416	\$ 18,554,522	Pence Contract (thru OCO #8)
Contractor's Contingency	\$ 1,641,965	\$ 1,641,965	\$ 140,774	\$ 1,501,191	7.49% Contractor's Contingency Remaining
Subtotal	34,152,393	39,737,903	19,682,190	20,055,713	
AJ Tucker - Demolition, Stone Salvage, and Storage	-	138,182	138,182	-	9/24/25 - Moved Pence <\$34,244> credit to County Contingency
Subtotal Construction Costs	34,152,393	39,876,085	19,820,372	20,055,713	
DIRECT COSTS					
Architecture / Engineering / Interiors / Low Voltage	2,800,397	2,971,693	2,754,402	217,291	LRS ASAs (added #11,12,14,15,16,19,20R1,21,22)
CM/GC Pre-Construction	62,040	62,040	62,040	-	Pence Contract
Land Use Attorney	50,000	-	-	-	9/24/25 - moved \$30K to Construction Testing and Specical Inspections below.
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	-	8/20/25 - Moved \$21,883 to Construction Testing and Special Inspections below.
Commissioning	97,000	97,000	30,961	66,039	
Traffic Impact Analysis	35,000	6,500	6,500	-	9/24/25 - moved \$8500 to Construction Testing and Specical Inspections below.
Hazmat Assessment / Abatement	60,000	30,000	-	30,000	
Construction Testing and Special Inspections	100,000	130,383	87,633	42,750	9/24/25 - revised budget with funds from lines above
Miscellaneous (Marketing, Postcards, Prints/reprographics)	-	-	1,661	(1,661)	
Unknown Additional Services Contingency	165,672	-	-	-	
Subtotal Direct Costs	3,479,105	3,344,930	2,975,660	369,270	
ADMINISTRATION COSTS					
Project Management / Owners Representative	401,220	589,754	439,691	150,063	Cumming Contract thru ASA #3
Subtotal Administration Costs	401,220	589,754	439,691	150,063	
OTHER PROFESSIONAL FEES					
Miscellaneous / Insurance	78,394	69,889	69,889	-	
Subtotal Other Professional Fees	78,394	69,889	69,889	-	
PERMITS AND FEES					
Land Use Approval	48,996	48,996	-	48,996	Used for Plan Check and Permits
Plan Check and Permits	342,974	442,974	1,003,215	(560,241)	
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	8,890	(1,390)	Used for Plan Check and Permits
Unknown Additional Permits and Fees Contingency	117,719	147,719	147,719	-	Used for Plan Check and Permits
Subtotal Permits and Fees	902,509	1,132,509	1,159,823	(27,315)	



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OWNER COSTS / THIRD PARTY CONTRACTS

FFE (incl A-V Systems / communications, fit-out)	900,000	1,089,092	-	1,089,092	8/20/25 - Adjusted for OJD transfer of \$800K July 2025
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	11,178	38,822	
Misc / Bldg & Grounds R&M / Supplies / Furn & Fixt.	-	-	56,507	(56,507)	
Travel Expenses	-	-	434	(434)	
City Services & Street Improvements & Utility Connections	215,584	165,584	25,858	139,726	
Green Energy Costs Mandated per Oregon State (1.5%)	600,000	658,457	182,750	475,707	
					9/24/25 - moved AJ Tucker credit to County Contingency, + added \$130,580 for County Fund 070 to cover Re-Roof of existing
County Contingency	1,114,438	1,342,910	-	1,342,910	5.68% Couthouse. Less adjustment for OCO #8 and LRS' ASAs
Subtotal Owner Costs / Third Party Contracts	2,963,818	3,389,839	276,937	3,112,902	

PROJECT TOTALS	\$ 41,977,438	\$ 48,403,006	\$ 24,742,373	\$ 23,660,633	8/20/25 - Revised Budget includes additional \$800,000 in FF&E funds allocated by OJD to County.
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Original Budget	\$ 42,000,000	
Budget Adjustment	1,900,000	(2/21/2024)
Budget Adjustment	2,900,000	(1/29/2025)
Subtotal	\$ 46,800,000	

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	3,525,000	9/24/25 - increased \$100k based on current interest earnings estimate
Reserves	1,652,855	9/24/25 - reduced \$100k based on current interest earnings estimate
Total	\$ 46,800,000	

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	9/24/25 - added this new line item. Re-roof costs are being paid from Fund 070.
Total Budget	\$ 48,403,006	