

Jefferson County Courthouse Project

Requesting \$2,500,000 - Total Project \$14,900,000 - Project Completion August 2016

Chief Justice Thomas Balmer's FY 15-17 budget request includes \$2.5 million for the completion of the Jefferson County Courthouse Project. Jefferson County received \$4.0 million during the 2014 Legislation Session. Construction is scheduled to begin in April 2015 and will be completed in August 2016. The \$2.5 million is needed to offset the shortfall funding (requested \$5.5 million) and cover an unforeseen spike in construction costs in Central Oregon.

The project is 30,800 square feet that includes three courtrooms. It is a modern courthouse with three separate security zones (public, in-custody defendants, and court staff/juries). The design includes the capacity for the expansion to a fourth courtroom when needed (estimate 15-20 years).



"We appreciate the work and expense that the county has invested to create plans for a suitable and sufficient courthouse in Jefferson County, one that includes best practices for the efficient organization and layout of courthouse functions, attention to security needs, and includes future expansion capabilities in the design." Oregon Judicial Department letter of Chief Justice Balmer's approval of the project [Nov. 24, 2014]

State Funding	\$6,500,000 (includes the \$2.5 million request)
County Funding	\$8,400,000
TOTAL	\$14,900,000

The existing Courthouse was built in 1961. It is located in the Willow Creek floodway. The courthouse has undergone two shoring/remodels (1984 and 2002) in attempts to fix structural deficiencies. In 2008, Walker Structural Engineering, LLC identified "severely insufficient" structural conditions of the building to withstand a seismic event. Particularly, the bracing of the concrete walls to the roof trusses are inadequately spaced and are "minimally connected at the top and bottom."

MARCH 2015 UPDATE:

Sold bonds in January 2015 (\$8.9 million).

Other Data:

Jefferson County Circuit Court all Fines/Fees (CY 2013): \$883,135

County Population: 22,205

Jefferson County Property Tax Rate: \$3.56/\$1,000 (10th highest in Oregon)

Assessed Valuation per capita (12-13): \$64,929 (6th lowest in Oregon)

PROGRAMS – ADMINISTRATION AND CENTRAL SUPPORT

Policy Option Package–304: Oregon Courthouse Capital Construction and Improvement Fund (OCCCIF) Program

Companion Package: No

Purpose

This package will provide the limitation necessary for funds to be distributed to counties for the state match portion for courthouse replacement projects paid for out the OCCCIF. Package only provides limitation for bond fund distribution, does not include limitation for county matching fund deposits into the OCCCIF that are returned to the counties.

How Achieved

During the 2013 Legislative Session, the OCCCIF was created to provide State funding for part of the cost of replacing dangerous county courthouses. Counties will be provided up to 50% state matching funds (based upon co-location requirements) from bond sales for approved and appropriate project expenses. The following are the planned courthouse replacements and associated Article XI-Q bonding:

- Multnomah County - \$24.6 million
- Jefferson County - \$2.5 million
- Crook/Hood River/Lane/Tillamook Counties Requested - \$7.8 million

Package #304 requests limitation associated with bond fund distribution, and does not include any request of limitation for county matching funds that may be required to be deposited in the OCCCIF for bond fund disbursements (limitation required to return the deposited county money from the OCCCIF).

Staffing Impact

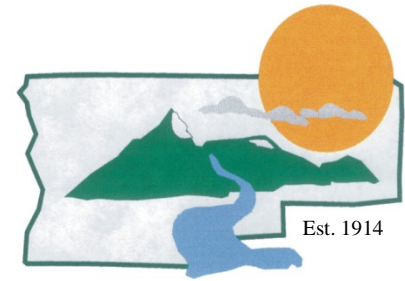
None

Revenue Source

\$34,900,000 – Other Funds

JEFFERSON COUNTY

66 S.E. "D" St., Suite A • Madras, Oregon 97741 • Ph: (541) 475-2449 • FAX: (541) 475-4454



October 8, 2014

The Honorable Thomas A. Balmer
Chief Justice
Oregon Supreme Court
1163 State Street
Salem, OR 97301-2563

Dear Chief Justice Balmer:

Enclosed is an amended Jefferson County application for the Oregon Courthouse Capital Construction Improvement Fund (OCCCIF). Thank you for your support of our original funding request of \$5,526,500. Without your support we would not have been successful in the legislative allocation of \$4,065,000 earlier this year. We are also very thankful for your prioritization of the \$1,461,500 original shortfall in your FY 2015-17 budget request.

We are requesting your support in increasing the total (net) grant from the OCCCIF to \$6,500,000. As you know, the State Treasurer's office deducts expenses (1.6%) from the legislative amounts, therefore we are asking for a legislative request amount of \$2,540,650 in order to get to the \$6,500,000 total.

We look forward to being the first courthouse constructed with assistance from the OCCCIF. We have designed and envision our new courthouse to be a model for state/county partnership going forward. Without the additional funding, we are in danger of needing to make addition reductions to the project. These reductions put the project at risk of becoming a project that is used as an example of "what not to do," as opposed to the example of a fully functional modern courthouse design that is scalable to the needs of small to medium sized counties in partnership with the OJD and the State of Oregon.

When Jefferson County completed its early estimation of costs in the third quarter of 2013, the construction market in Central Oregon was very weak and costs where depressed. A full year later a construction boom is hitting Central Oregon, swiftly escalating construction costs have rendered the local projects previously used as cost estimates obsolete (See Exhibit #1 of the amended application for a background of the Central Oregon construction market).

In reaction to these escalating forces, we have modified our original building concept from a three-story four courtroom building to a two-story three courtroom building. The building size is approximately 31,000 square feet (down from 35,000 square feet). The current layout (Attachment "D" of the amended application) fully incorporates design and layout features that will functionally accept the addition of the fourth courtroom with the required three separate security zones (public, court staff, and in-custody defendants/witnesses) remaining intact.

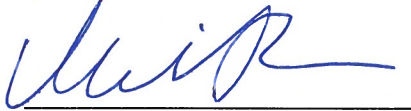
Jefferson County has taken significant steps forward on the project including hiring a Project Manager, Architectural firm, and Construction Manager/General Contractor, and finalizing an agreement to purchase

an additional 1.1 acres of land. The design team has just completed the schematic design (SD) phase and is on track to complete the final design documents by the end of December. The bid packages will be released in March 2015 with construction beginning in June 2015 (See Exhibit #2 of the amended application for detailed project timeline).

As you may recall our current courthouse has significant structural defects that are outlined in the application that present actual threats to human health and safety. Attempting to repair these defects and remodel this building to add the safety, security, and ADA facilities of a modern courthouse is not cost effective. The current courthouse is located in the middle of the Willow Creek FEMA designated floodway. This floodway designation all but prohibits expansion of the footprint of the building. The new building's layout still includes space for the co-location of another state public office.

Jefferson County is rapidly moving forward on the project. We are committed to the amended timeline included in the application and look forward to working with your office and the Department of Administrative Services on this important project.

Sincerely,



Mike Ahern, Chairman
Jefferson County



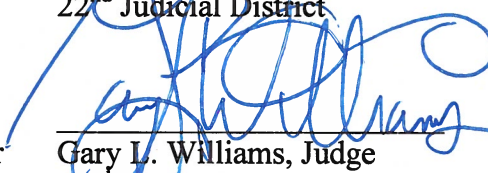
Daniel J. Ahern, Presiding Judge
22nd Judicial District



Steven LeRiche, District Attorney
Jefferson County



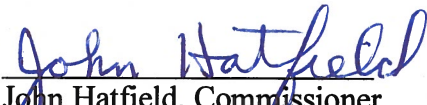
Wayne Fording, Commissioner
Jefferson County



Gary L. Williams, Judge
22nd Judicial District



Jim Adkins, Sheriff
Jefferson County



John Hatfield, Commissioner
Jefferson County



Annette Hillman, Judge
22nd Judicial District



Amy Bonkosky, Trial Court
Administrator
22nd Judicial District

CC: Governor John Kitzhaber MD
Senator Ted Ferrioli
Representative John Huffman
David Moon, Oregon Judicial Department
Mike McArthur, AOC

AMENDED - Jefferson County Replacement Courthouse

October 2014

Courthouse Capital Construction & Improvement Fund

OJD Application



Jefferson County Replacement Courthouse
Courthouse Capital Construction & Improvement Fund
OJD Application
Amended October 2014

OCTOBER 2014 Amendment Summary:

In 2013, Jefferson County requested \$5,526,500. In 2014, the Legislature allocated \$4,000,000.

We are requesting an increase of the total (net) grant from the OCCCIF to \$6,500,000. As you know, the State Treasurer's office deducts expenses (1.6%) from the legislative amounts, therefore we are asking for a legislative request amount of \$2,540,650 in order to get to the \$6,500,000 total.

We look forward to being the first courthouse constructed with assistance from the OCCCIF. We have designed and envision our new courthouse to be model for state/county partnership going forward. Without the additional funding, we are in danger of needing to make addition reductions to the project. These reductions put the project at risk of becoming a project that is used as an example of "what not to do," as opposed to the example of a new modern courthouse design that is scalable to the needs of small to medium sized counties in fully partnership with the OJD and the State of Oregon.

When Jefferson County completed its early estimation of costs in the third quarter of 2013, the construction market in Central Oregon was very weak and costs where depressed. A full year later a construction boom is hitting Central Oregon, swiftly escalating construction costs have rendered the local projects previously used as cost estimates obsolete (See Exhibit #1 for a background of the Central Oregon construction market).

In reaction to these escalating forces, we have modified our original building concept from a three-story four courtroom building to a two-story three courtroom building. The building size is approximately 31,000 square feet (down from 35,000 square feet). The current layout (Attachment "D") fully incorporates design and layout features that will functionally accept the addition of the fourth courtroom with the required three separate security zones (public, court staff, and in-custody defendants/witnesses) remaining intact.

Jefferson County has taken significant steps forward on the project including hiring a Project Manager, Architectural firm, and Construction Manager/General Contractor, and finalizing an agreement to purchase an additional 1.1 acres of land. The design team has just completed the schematic design (SD) phase and is on track to complete the final design documents by the end of December. The bid packages will be released in March 2015 with construction beginning in June 2015 (See Exhibit #2 for detailed project timeline).

Section I: Executive Summary

This section should summarize the main points of each section of the application. It should concisely state the following information:

- **The problem with the current courthouse facility.** *The current courthouse was built in 1961 (approximately 20,000 square feet) with three floors (including a basement)(see Attachment “A” for pictures of current courthouse). The state court currently uses space on two of the floors, utilizing approximately 8,400 square feet. The current layout of the state court space includes two courtrooms, but only one of the courtrooms is sized sufficiently for a jury trial. The courthouse has undergone two shoring/remodels (1984 and 2002) in attempts to fix structural deficiencies. In 2008, Walker Structural Engineering, LLC identified “severely insufficient” structural conditions of the building to withstand a seismic event (Attachment “B”). Particularly, the bracing of the concrete walls to the roof trusses are inadequately spaced and are “minimally connected at the top and bottom.” The current courthouse is located entirely inside the Willow Creek floodway (Attachment “C”), which would prohibit expansion of the building footprint. The building layout, particularly the location of the elevator, ADA ramp, and main staircase make it cost prohibitive to remodel the current courthouse to add/remodel: 1) a weapons screening area, 2) expansion of the second courtroom to allow for jury trials (including a second jury deliberation room), 3) separate hallways to prohibit the public from coming into contact with in-custody defendants/witnesses and court staff, 4) separate elevator for in-custody inmates, and 5) separate (non-public) court employee/judicial restrooms. Attempting to retrofit the structural deficiencies AND remodel the floor layout for potentially a 5-10 year timeframe would be a poor investment of tax dollars. Floodway regulations forbid adding additional space for the next expansion/need (10-30 year timeframe).*
- **How the proposed project meets the determinations the Chief must make.** *Jefferson County is proposing a new 31,000 square foot building (Attachment “D”) as a replacement structure on property currently owned by the county. This property is not located in a floodway or floodplain (see Attachment “E”). The current courthouse has structural defects that present actual threats to health and safety. Any attempts to shore-up these defects would require extensive remodeling (temporary courtrooms would be necessary) and the end result would be an inadequately sized and poorly functioning (layout) in the middle of a floodway. Attempting to retrofit the structural deficiencies AND remodel the floor layout for potentially a 5-10 year timeframe would be a poor investment of tax dollars. Floodway regulations forbid adding additional space for the next expansion/need (10-30 year timeframe). The new courthouse allocates space for a state public office.*

- **Timing and readiness of the project.** *Jefferson County has hired a project manager, architect, construction management/general contractor and completed the schematic design (SD) phase for the new courthouse. The county finalized an agreement to purchase an additional 1.1 acres of the adjacent property. The County financially participated with the City of Madras to jointly construct an entrance (driveway) and storm water facilities for the new courthouse when the city built a new City Hall in 2012. Attached (Attachment “D”) is the floor layout of the new courthouse. By the end of FY 14-15 the county will have \$2.7 million in cash available for its share of the building and is prepared to issue Full Faith and Credit Obligation Bonds for the remaining amount. The use of Full Faith and Credit Obligation Bonds does not require voter approval. The County has engaged Wedbush to handle the bond issuance in January 2015. (See Exhibit #2 for detailed project timeline)*
- **Explanation of the funding available and the status of the funding (e.g., the county is planning a bond levy for the next election or the county has money in a capital fund earmarked for the courthouse).** – *To meet the funding obligations Jefferson County will use a mixture of cash (up to \$2.7 million from the Capital Improvement Fund) and issue Full Faith and Credit Obligation Bonds. This will not require a public vote, since the County will be obligating existing revenue to make the bond payments. The expected bond payment is within the range the County has been annually setting aside for the project (See Attachment “H”). The County currently owns the building site.*

Section II: Current System Profile

This section should have a detailed explanation of the current courthouse. Below are some examples of the detailed information that is needed in this section:

- **Number of courtrooms** - *The current facility has two courtrooms. Only one of those courtrooms is a jury courtroom with a jury deliberation room attached. The other courtroom is a small non-jury courtroom.*
- **Number of judges** - *Three*
- **Number of staff** – *The Jefferson County Circuit Court currently employs fourteen staff including the court administrator. As funds and space become available additional temporary workers are hired to scan hard copies of pre-Odyssey court records into the Odyssey electronic court case management system. Additionally, we have seven volunteers that mediate small claims and landlord tenant cases. Our mediation program has been in place since February 1997 and is very successful.*
- **Technologies currently available (e.g. video conferencing) and eCourt go-live date.**

Video Conferencing

Both courtrooms have an IP based video system. We use the video systems for all in-custody arraignments, some pleas, and juvenile detention matters. Also when necessary, the judges hear matters in Crook County, which is part of the same judicial district. One example of this would be a judge in Jefferson County might appear via video to Crook County to hear a last-minute conflict emergency matter. Another example would be one judge covering both counties due to an unplanned absence of a judge (e.g., illness, a family emergency, etc.). We use the video system to allow witnesses to appear before the court and juries, for post-conviction hearings with the Judge appearing in Salem and the petitioner appearing from a prison facility. The video tools have, on occasion, eliminated the need to set trials over to another day and saved expert witness fees.

Oregon eCourt

Jefferson County Circuit Court is fully on board with all components of the Oregon eCourt which are currently available to the Oregon Judicial Department. This includes the Odyssey case management system, File & Serve, ePay, and eCitations. Uniform criminal judgments are produced in the courtroom on felonies and misdemeanors. Violations judgments are routed to the judge's queues and signed electronically. Additionally, all judges are trained to access and research West Law via the internet.

- **Information regarding other offices housed in the courthouse, including number of staff.** *In addition to the state court staff, the current facility houses: District Attorney's Office (includes Victims Assistance) with 12.0 FTEs, Jefferson County Juvenile Community Justice Department with 6.4 FTEs, Jefferson County Adult Community Corrections Department with 6.6 FTEs, Oregon Youth Authority with 1.0 FTE, and Jefferson County Human Resources with 1.0 FTE. The new Courthouse would only include the District Attorney's Office with approximately 4,000 square feet of office space. In November 2013, the county purchased a 9,000 square foot office building ("Goodson" building) that is adjacent to the property the county will be building the new courthouse (see Attachment "E" for a map). The Goodson building will be the location for the Adult and Juvenile probation offices. The Human Resources' functions will move into the Administration Annex building.*

Section III: Current Courthouse Facility Assessment

This section must contain a detailed analysis of the physical condition of the current courthouse. Below are some examples of the information that is needed in this section:

- **Year built – 1961**
- **What the building was originally designed for and briefly summarize the date and nature of major re-models, renovations, repairs.** - *The County’s population in 1960 (US Census) was 7,130. The 1961 courthouse originally held all county offices (except Public Works), including the County Assessor, County Clerk, Commissioners (County Court), Community Development Department, County Public Health, County Sheriff (including the jail), County Treasurer, and Circuit Court. In 1984, the elevator shaft was added and an attempt to shore up sagging floors was completed. In 2002, the basement was remodeled to add office space in conjunction with some additional bracing for sagging floors.*
- **Court facility occupancy listed by floor (e.g. Basement: District Attorney Office and Jury Assembly Room)**

Floor	Department	Sq. Ft.
2nd	State Court	6,025
2nd	State Court Archive	528
1st	District Attorney	2,632
1st	Human Resources	221
1st	Community Justice - Juvenile	1,602
1st	District Attorney - Archive	558
Basement	Community Justice - Adult	2,970
Basement	County Admin Archive	880
Basement	State Court / In-Custody holding cells	594
All Floors	Common Area	3,422

- **Functionality assessment (building’s suitability to function as a courthouse).** *The current courthouse has “severely insufficient” structural integrity that poses an actual threat to human health and safety (see Attachment “B”) that would require expensive retrofitting. This type of retrofitting would require a lengthy remodel that would require the use of temporary courtrooms. Without changing the building layout of the 2nd floor the current courthouse is not suitable to function as a modern courthouse. The county currently needs at least three jury courtrooms that would include functional jury deliberation rooms. The current courthouse footprint/layout prohibits a weapons screening area to the existing footprint (see above regarding floodway prohibition against expanding building footprint) without cost prohibitive remodeling that would either require relocation of the elevator shaft or relocation of the main stairwell to make room for a weapons screening area adjacent to a reconfigured main entrance. Attempting to retrofit the structural deficiencies AND remodel the floor layout for a 5-10*

year timeframe would be a bad investment of tax dollars. Floodway regulations forbid adding additional space for the next expansion/need (10-30 year timeframe).

- **Discussion of structural defects, including seismic defects, that present actual or potential threats to human health and safety.** See Attachment “B” – Letter from Walker Structural Engineering, LLC (2008).
- **Building image and space adequacy.** In addition to the security and ADA deficiencies, which are outlined below, 1) There are no attorney/client conference rooms. 2) There are no areas for self-represented litigants or drug court participants to meet privately with court staff that manage their cases and assist them. They must meet in the hall to discuss their confidential and personal matters. 3) Space for mediation of landlord/tenant and small claims is limited; hence if a jury trial is in session we are unable to conduct more than one mediation at a time, even if we have an additional mediator available. Instead the litigants must wait in the hall until the previous mediation is concluded, which may take an hour or two. 4) The court’s phone system is currently stored in a janitors’ closet. In 2013, water leaked all over our phone system which caused extensive damage to the new \$30,000 system. This incident could have also burned the building down as wires were sparking all over the place due to water pouring into the system from the ceiling above it (also a janitors’ closet). 5) Court staff routinely wear their coats while working and have space heaters under their desks in order to keep warm due to the antiquated heating/cooling system and drafty single-paned windows. 6) The court’s computer rack is currently in an area where staff are working instead of being stored in a climate controlled room. It is loud and the AC must be on high at all times to keep the computer servers from overheating. This results in court staff in this area having to work in frigid temperatures and to not use space heaters. 7) The current courthouse does not have a jury assembly room. Jurors must assemble in the courtrooms prior to trial. As a result, the judges can’t have anything else scheduled on their docket like a sentencing, PV hearing, or motion hearing prior to trial. Additionally, assembling in the courtroom is not in the best interest of the jurors. Obviously we do not have restrooms in the courtroom for the jurors, dedicated workstations to connect to the internet to conduct work while waiting, etc. 8) Since the building is in a floodway the basement has flooded several times. As a result, the court can’t store anything on the bottom two shelves in the basement archives, or it will be ruined during the next flood.
- **Accessibility for disabled individuals.** The 1961 Courthouse has one ADA accessible entrance. The first floor entrance is approximately 5 feet above grade and has a ramp. The ADA accessible restrooms are located in the public areas on the second floor and basement. Neither courtroom has ADA accessible witness stands, jury boxes, or public seating (space for wheelchairs). The sole jury deliberation room does not have an ADA

accessible restroom. If a juror needs to use an ADA accessible restroom, they must use the one in the public hallway.

- **Security and whether or not the Chief Justice’s standards for courthouse security are currently met.** Court security and transport of prisoners is a serious concern. Specifically, there are 1) multiple entrances, 2) co-mingled circulation paths of the public, prisoners, and employees/judges, 3) judges sharing restrooms with defendants, witnesses, jurors, the public, etc., and 4) witnesses and victims sharing waiting areas (the hallway) with defendants or family members of defendants. These issues are a direct result of inadequate space and poor design. They compromise the safety of the public, victims, witnesses, litigants, staff, corrections officers, jurors, criminal defendants, and judges.

The 1961 Courthouse has two public entrances and one entrance through an open-air sally port for in-custody defendants/witnesses. Neither public entrance has adequate space to install a security checkpoint. Only one entrance is ADA accessible. The ADA accessible entrance is immediately adjacent to the building’s only elevator. This entrance continues past the elevator to a stairway to the second floor in an eight foot wide hallway that leads into the mid-point of the main hallway of the Courthouse.

In high profile cases, the County Sheriff’s office will conduct weapons screening, but only at the entrance to the large courtroom. In-custody defendants/witnesses are brought into the building through an open-air sally port and must be walked down a staircase to enter the basement level. In-custody defendants/witnesses must then be brought up to the 2nd floor through a public elevator and escorted through the public hallway to the large courtroom.

If a jury is using the sole jury deliberation room, court staff and judges must enter the public hallway and use the public restrooms co-mingling with the litigants, victims, family members of victims, witness, and defendants, etc. The District Attorney’s office does not have staff restrooms and must enter the public hallway to use the public restrooms. In-custody defendants/witnesses that must use a restroom must be escorted through the public hallway to the public elevator to the basement to a more secure restroom.

Section IV: Court System Growth Analysis

This section of the application should present growth projections in terms of population and court caseloads. Below are some examples of the information that should be presented:

- **Historical and projected population data for the county.** *The current population of Jefferson County is 22,040 (PSU 2013). Over the past 33 years (since 1980), Jefferson County has grown 88.5%. As a percentage, Jefferson County was the 3rd fastest growing county in this time period. Over the next 37 years, the Oregon Office of Economic Analysis (DAS) forecasts (2013) that in 2050 Jefferson County's population will increase by 43.4%. (Attachment "F")*
- **Historical and projected caseload data & Overview of filing for major case types.** *Attached (Attachment "G") is a summary report of the cases filed to date in 2013 (as of December 1, 2013) for Jefferson County. The summary includes a comparison of the filings for the same period of time in 2012. The report reflects that the number of cases filed in civil and criminal cases has increased minimally, .8% and .1% respectively, probate/mental health filings have decreased 24.7%, and family law cases have increased by 33.2%. However, since Jefferson County Circuit court is now on the Odyssey case management system, which categorizes cases differently than OJIN, the best gauge of filings is the **total** number of cases filed. (e.g., Odyssey includes juvenile dependency cases in the family category and juvenile delinquency cases in the criminal category.) Given that information, total case filings in Jefferson County for the past six years are: **2013**-5,078, **2012**-4,933¹; **2011** -5,590; **2010**-5,663; **2009**-6,470; and **2008**-7,519. ² It should be noted that although filings seem to be flat or decreasing, they tend to fluctuate depending on several factors such as the economy. When the economy is on the upswing, which it currently is, there are more law enforcement officers employed and hence more offenses filed from violations to felonies. Additionally, most case types are becoming increasingly complex due to new and revised State and Federal laws. Complex cases require more time to process for both judges and staff.*
- **Staffing projections.** *During the great recession the 22nd judicial district lost over 20% of its' staff due to budget reductions. This included the loss of positions and services that are critical to the citizens of Jefferson County. The court is now closed to the public from 4:00-5:00 p.m. each day so that remaining staff can use that time to devote to desk work, (i.e., data entry, filling copy requests, responding to e-mail requests for information, scheduling cases, preparing juror pools for trial, etc.). State court offices are also closed from 12:00-1:00 p.m. each day because the court does not have enough staff to cover the courtrooms, phones, and counters from 11:00 a.m. – 2:00 p.m. to allow for rotating lunch hours. The court no longer has staff that can dedicate time to assisting self-represented litigants one-on-one. Nor do they have staff to verify indigence of criminal defendants. Additionally, copy requests may take up to 20 days to*

¹ 2012 & 2013 Statistics - Odyssey Case Manager Reporting Center, Case Filing Statistics Report

² 2008-2011 Statistics - Office of the State Court Administrator, http://cms-courts.oregon.egov.com/OJD/docs/osca/2011_stats_table_1.pdf

process due to the backlog. The court needs to regain these positions in order to best serve the public and provide them the access to court services that they need. Temporary workers are also needed to scan back files into the Odyssey system. As such, the court plans to prioritize their deficiencies and to submit policy option packages to restore court services. Currently the economy is on the upswing, if that trend continues, filings will increase and the need for more staff to process the additional cases will also increase. To plan for this the court has projected court staffing needs and space needs for 20 years. We anticipate that by that time the district will need a fourth judge and the staff to support the judge. We do not anticipate that the court would need the fourth judge for another 10 years, unless Deer Ridge Correctional Facility opens its' medium risk facility, which is currently mothballed, sooner than anticipated.

Section V: Facility Requirements

This section of the report should provide a summary of the projected departmental space requirements for each office to be included in the proposed new court facility.

- Space planning considerations
 - **Details of the proposed building occupants by area of the building.** *The proposed Courthouse is preliminarily sized at 31,000 square feet. The District Attorney's Office will utilize 4,000 square feet. The remaining 27,000 square feet will be under the control of the Circuit Court (office space, judicial offices, conference/mediation space, IT network, building maintenance, security screening, in-custody holding cells, and document storage)(see attachment "D" for schematic design).*
 - **Where will state and county programs be housed?** *The building will be designed for expansion to the south. For immediate needs, the Circuit Court space will be on both floors. The court records office, accounting, and technical support will be on the first floor. All three courtrooms will be located on the second. The District Attorney space is located on the first floor. Once a fifth judge is added to the district (this is not anticipated to occur for at least 20 years), the proposed courthouse design anticipates expansion to the south. The fourth courtroom, judges' area, and jury assembly area, will be added when a fifth judge is added to the district. During this expansion the county could add additional space and move the adult probation and juvenile justice staff from the "Goodson" building (see Section II, 5th bullet) into the new expansion if needed.*
 - **What collocation arrangements are proposed?** *Jefferson County has entered into discussions on the specific requirements for collocation agreements.*

Jefferson County currently rents space to two state agencies: Department of Motor Vehicles, and Oregon State University (two different locations).

- **Charts that show the measurements for each office (space requirement estimates)** – *See Attachment “D”.*
- **Exception(s) to the determinations the Chief Justice must make (description of the determination and justification for not meeting it).** *Jefferson County has not identified any exceptions needed.*

Section VI: E Master Plan Implementation Analysis

This section should explain the court facility planning concepts and goals as well as the site options and cost estimates to be considered. Below are some examples.

- **The goals that the new court facility will address and how it will meet the goal (e.g. maintain flexibility to address both short term and long term space needs, equip all rooms with advanced technology in order to provide expedient and efficient services).** *The new courthouse design addresses the health, safety, ADA, security, and public access issues that are outlined previously in this document. It will provide a safe and secure environment for access to justice. There is sufficient secure space for litigants, staff, judges, jurors, attorneys, interpreters, mediators, law enforcement, and the public. OJD’s technological standards will be incorporated in the facility which will ensure that 1) an accurate audio record is made when needed, 2) that video hearings can be facilitated throughout the building for court hearings and OJD meetings, and 3) that our servers, phone systems, and other technological equipment can be housed in climate controlled secure locations. Space will be available for jurors and judges so that court calendars can be scheduled as needed versus being constrained by space availability.*
- **Site options and summary of implementation feasibility.** *The county currently owns the property and financially participated with the City of Madras to jointly construct an entrance (driveway) and storm water facilities for the new courthouse when the city built a new City Hall in 2012. It is properly zoned for the courthouse. Jefferson County is currently in the process of seeking a building height variance from the City of Madras. The City has recently given a variance for a performing arts building (school district) of a similar size. The County has completed the schematic design (SD) plan phase with DLR architects (see Attachment “D”).*
- **Cost estimates, including revenue streams (funding source and current status, how much will be raised, cash or in-kind).** *The project estimate for the 31,000 square foot courthouse is \$14,900,000 (see attachment “H”). The revenue stream is proposed to be \$6,500,000 (43.6%) from the State of Oregon and \$8,400,000(56.4%) from Jefferson County. The County’s current plan is to use \$2,000,000 in cash and bond the remaining*

\$6,400,000 using Full Faith and Credit Obligation Bonds. The County's payment obligation for the bonds (30 years @ 4.33% interest) would be approximately \$392,000 per year and would use existing county revenue streams to make the bond payments (see Attachment "H" for funding worksheet).

- o During the 2014 Legislative Session the project was allocated \$4,065,000 (SB 5703-A). After the State Treasurer's office deducts expenses (1.6%) the project will receive a net amount of \$4,000,000.*
 - o Jefferson County is requesting a legislative allocation of \$2,540,650 during the 2015 legislative session. After the State Treasurer's office deducts expenses (1.6%) the project would receive an additional net amount of \$2,500,000*
- **Fund matching method (75% or 50%) and co-location plans, including status of formal or informal agreements with state and/or other agencies who will occupy the new courthouse** – Jefferson County is proposing a 50% match for all space to be occupied by the court or space that directly benefits the court. The proposed Courthouse has space that is available for a state public office on the first floor. The state public office that would be housed in this space is unidentified, but we hope that the local Oregon Youth Authority employee that is currently renting space from a private entity will be the tenant.*
- **Timeline goals.***
 - o Legislative Funding approval for \$4.0 million - March 2014 (SB 5703-A).*
 - o County completes schematic design plan design phase – October 8, 2014.*
 - o Lease/IGA with DAS and Jefferson County - November 2014.*
 - o County proceeds with Full Faith and Credit Obligation Bonds process - January 2015.*
 - o County sells Full Faith and Credit Obligation Bonds - February 2015.*
 - o County transfers Full Faith and Credit Obligation Bonds proceeds (match funds) to the State - February/March 2015.*
 - o State sells bonds (\$4.0 million) – March 2015.*
 - o Bidding/Contracting - March 2015.*
 - o Construction begins - June 2015.*
 - o State Legislature approves shortfall/supplement amount of \$2.5 million – July 2015*
 - o State sells bonds (\$2.5 million) – October 2015*
 - o Occupancy - June 2016.*

Exhibit & Attachment List

Exhibit #1	Project and Economic Conditions (Compass Project Solutions & Skanska Construction, Sept. 2014)
Exhibit #2	Design & Construction Project Timeline
Attachment A	1961 Courthouse Pictures
Attachment B	Walker Structural Engineering Letter (2008)
Attachment C	FEMA Floodway/Floodplain Map
Attachment D	New Courthouse Schematic Design Plans (9/28)
Attachment E	Map of 1961 Courthouse & NEW Courthouse
Attachment F	Oregon Office of Economic Analysis population forecast (2013)
Attachment G	Court Case Summary
Attachment H	Project Budget & Funding Summary

September 23, 2014

Attn: Jeff Rasmussen
Jefferson County
66 SE D Street Suite A
Madras, OR 97741

**Re: State Match Funding
New Jefferson County Courthouse**

As you are aware the construction market has changed rapidly in Central Oregon since the 4th quarter 2013 request for state matching funds. Central Oregon's quantity of construction projects is on a steep climb leading to financial recovery among the many general contractor and subcontractor firms who call Central Oregon home. Many of these firms have been surviving off of reserves for the past several years in an attempt to keep their operations afloat and keep their core staff employed. While many long time key staff members have remained employed, many other tradesman and tradeswomen have retired, moved out of the area to find work or have retooled and changed professions. Statistically the construction segment lost well over 25% of the jobs in this segment alone form 2007-2011.

With the sudden recovery, contracting firms are able to bid projects at a healthy margin once again, are able to be more selective and carry contingencies to shelter some of the risk of construction. None of these items are favorable to the factors assumed at the time of generating the Jefferson County Courthouse budget.

Additionally with the rapid recovery, Central Oregon in particular is having a difficult time producing enough skilled labor workforce to staff the many different projects that are concurrently rising up and out of the ground. This leads to an imported workforce from out of the area which raises the labor cost of construction due to wage premiums for out of the area work and worker subsistence. Again, these labor factors have had an adverse effect on the Jefferson County Courthouse budget.

Lastly, it appears that the original cost per SF budgeted in the State Grant application was underestimated based on the best data that was available to the County at the time. Not having any recently built New Courthouse's to draw cost data from in Central Oregon, it appears that projects such as the New Madras City Hall Building which had recently been completed at \$274 per SF **construction cost** and the Madras Performing Arts Center at \$297 per SF **construction cost** may have played a role in this under valuation of the **total project cost per SF of \$350 per SF**. A total project cost of \$350 per SF would work out roughly to be \$265-\$285 per SF of construction costs. In actuality you can see that the

Jefferson County Courthouse total construction cost is coming in at over \$360 per SF plus the project soft costs of approximately 30% making the total project cost per SF more like \$480 per SF.

The current anticipated total project budget of \$14.9 Million for approximately 31,000 SF includes space for the DA of about 4,000 SF. This DA space is quickly valued at \$1.9 Million leaving the court space and other state agency space at a value of \$13.0 Million. 50/50 split calculates to a total State match of approximately \$6.5 Million.

I have also attached a document from our CMGC contractor, SKANSKA, titled September 2014 Market Analysis which delves deeper into the statistical data behind the recovery in Central Oregon and Oregon as a whole.

Respectfully,



Ricardo Becerril
Jefferson County Project Manager



Construction Market – Industry Trends

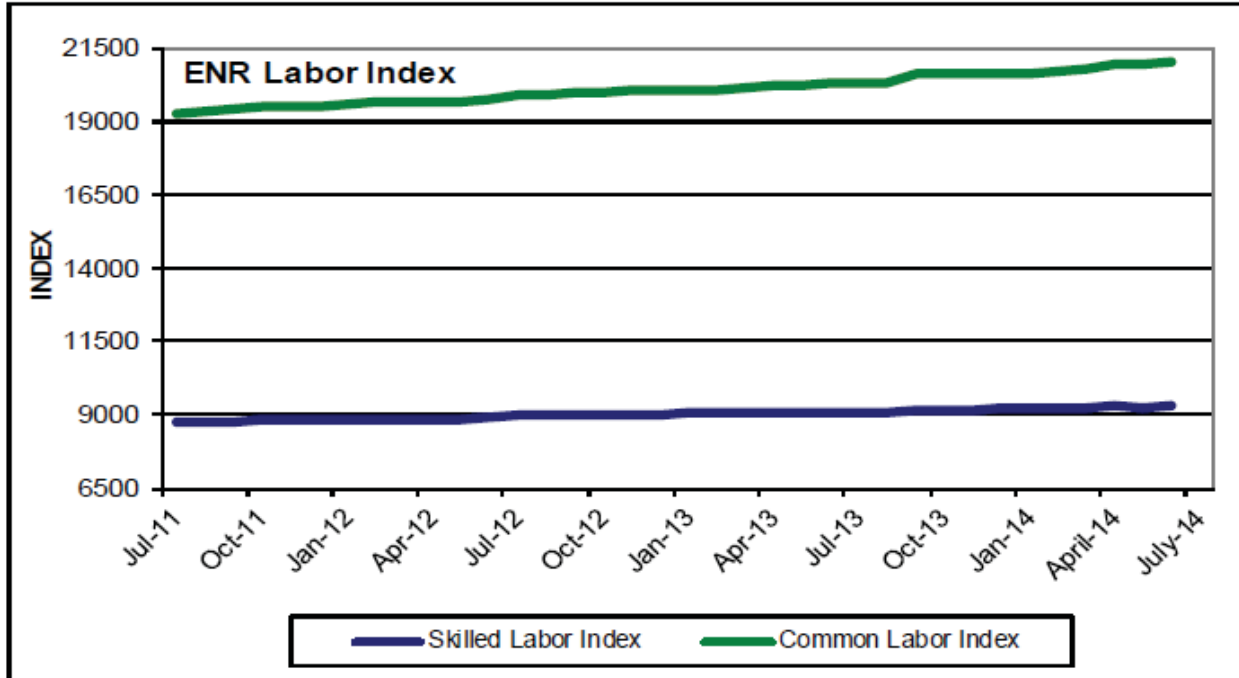
September 2014

The construction industry, as well as others, has faced challenging times over the past last 6 years.

We believe one of the unique challenges in establishing budgets, after the recession, is a misconception of how the market structure actually worked. While owners and design teams received phenomenal buy's during the recession it was not directly related to cost but instead the Subcontracting/Contracting market simply reducing fees, overhead, financing, and contingencies allowances to compete for available work. This is shown by historical cost index values.

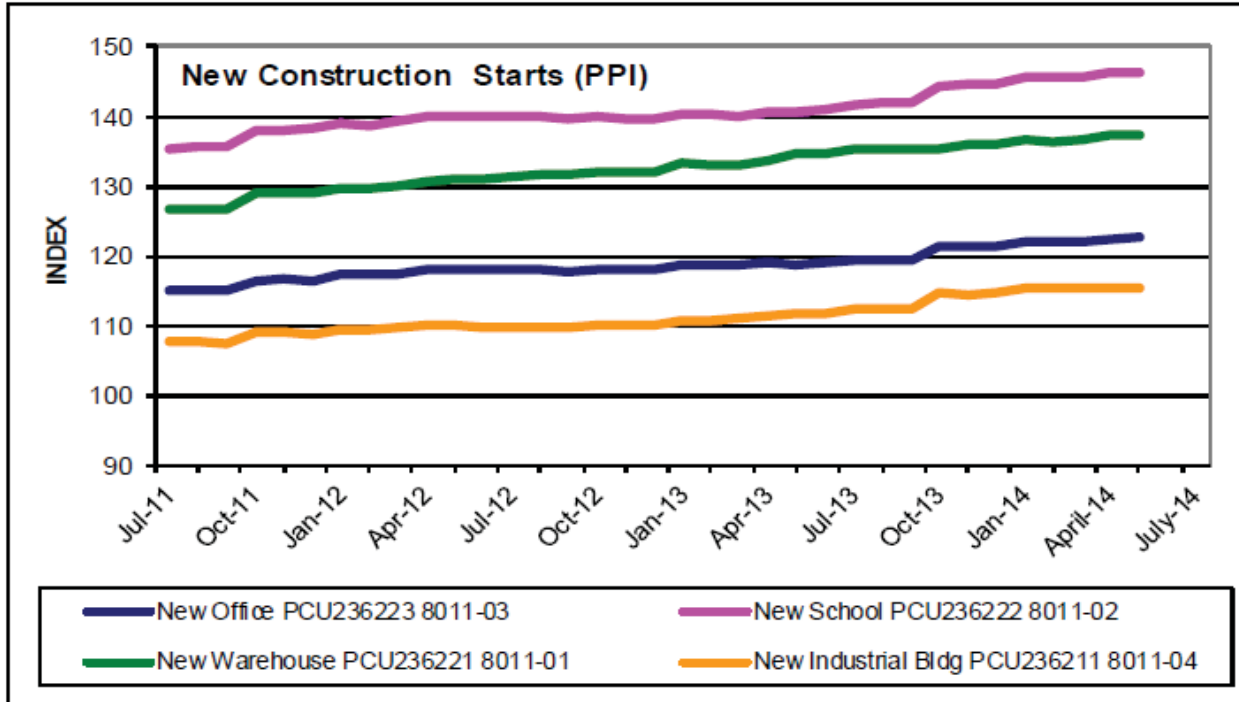
SKANSKA COST INDEX														Annual Escalation	5 Year Average	10 Year Average
Year	January	February	March	April	May	June	July	August	September	October	November	December	Annual Escalation year to date	5 Year Average last 12 reporting	10 Year Average	
2104	0.01%	0.04%	0.26%	0.44%	0.28%	0.14%							1.17%	1.05%		
2013	0.46%	0.43%	0.16%	0.19%	0.32%	0.31%	-0.06%	-0.03%	0.19%	0.48%	0.20%	0.21%	2.82%			
2012	0.15%	0.07%	0.49%	0.15%	0.37%	0.10%	0.04%	0.70%	-0.15%	0.22%	0.04%	0.04%	2.23%			
2011	-0.06%	0.82%	0.09%	0.30%	0.29%	0.62%	0.34%	0.37%	0.04%	0.31%	0.22%	0.06%	3.28%			
2010	0.15%	0.28%	0.03%	0.16%	0.61%	0.66%	0.48%	-0.06%	0.16%	0.72%	0.43%	0.16%	4.17%			
2009	-0.28%	-0.30%	0.07%	-0.08%	0.30%	-0.02%	-0.16%	0.16%	-0.04%	-0.01%	-0.05%	0.64%	0.47%	2.69%		
2008	0.06%	0.02%	0.04%	0.50%	0.53%	0.83%	1.83%	0.27%	2.02%	0.87%	-0.37%	-1.00%	6.79%	3.17%		
2007	-0.14%	0.04%	-0.44%	0.14%	1.38%	-0.03%	0.54%	0.47%	0.40%	0.08%	0.53%	0.01%	3.09%	3.34%		
2006	0.18%	0.10%	-0.12%	0.18%	-0.07%	0.25%	0.42%	0.13%	0.38%	1.34%	0.74%	-0.46%	3.08%	3.30%		
2005	-0.23%	0.14%	0.39%	1.12%	0.53%	0.27%	0.17%	0.43%	0.33%	1.23%	1.22%	0.52%	6.23%	3.71%		
2004	0.39%	1.05%	1.82%	1.39%	1.35%	1.14%	0.56%	0.47%	1.99%	0.73%	0.10%	0.00%	10.86%	6.79%	4.19%	
2003	0.26%	0.23%	-0.12%	0.12%	0.20%	0.61%	0.20%	0.83%	0.16%	0.79%	0.58%	-0.17%	3.67%	6.38%	4.28%	
2002	0.15%	0.04%	0.49%	-0.35%	0.85%	0.37%	0.81%	-0.07%	0.23%	-0.07%	0.12%	-0.34%	2.26%	6.21%	4.28%	
2001	-0.04%	-0.21%	0.15%	0.04%	0.21%	0.75%	1.53%	-0.51%	-0.13%	0.19%	-0.12%	-0.46%	1.33%	4.87%	4.08%	

The construction contract values retreated by 20-30 percent during the recession while the direct cost of work (labor and materials) continued grow. While the Country experienced high unemployment, working craft, maintained their wages while receiving modest increases in benefits or Cost of Living adjustments and material costs steadily climbed

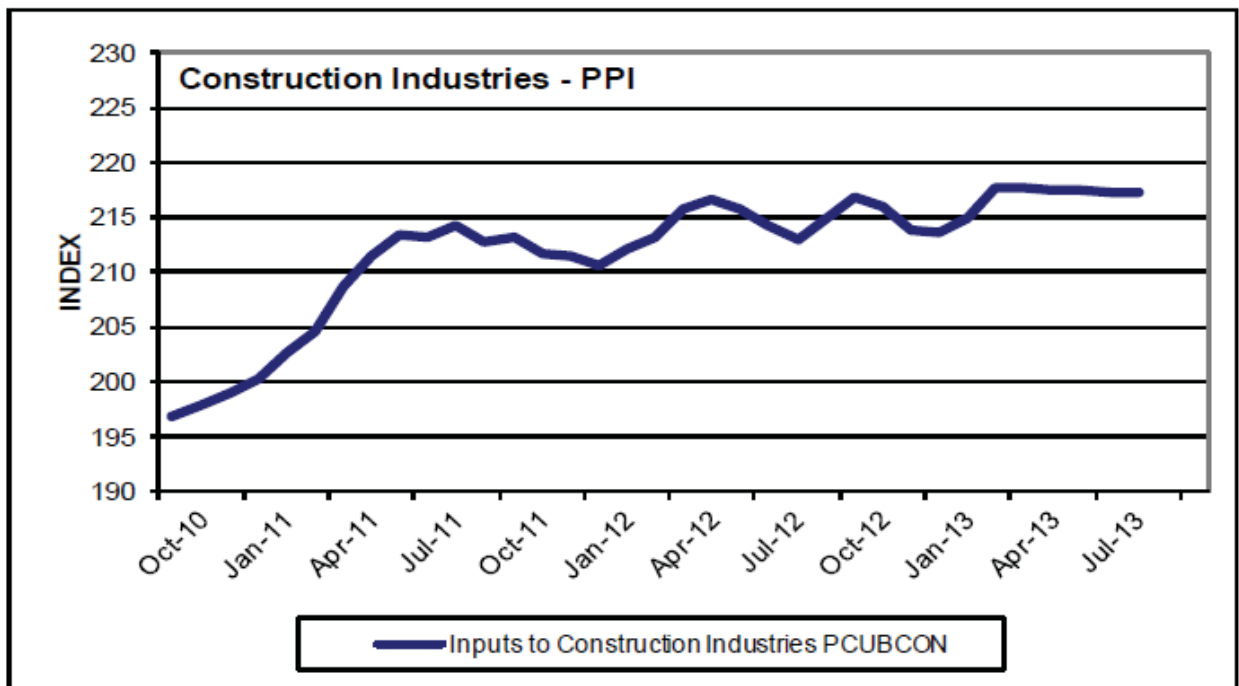


Limited work, loss of financing, and limited capital to finance both craft and facilities forced companies out of business and required others to align themselves with available work by reducing their capacity to manufacture good and provide services. These actions combined changed the face of the work force as professionals and craft alike moved to other more stable industries. This global change constricted the market leaving fewer contractors, suppliers, and craft competing for work or in a viable position to grow, once the market started recovering.

The construction market globally and with-in Central Oregon is seeing both a modest growth and a restricted supply of both contractors and craft. Since pricing structures are not tied to cost but more aligned with supply and demand the outcome is to swing back to pre-recession days over a short term in addition to natural cost escalation. The levels of price increases were not truly foreseeable on a short term basis since economic recovery was uncertain.



The CII (Construction Industry Cost Index) took a 10 point jump between October 2010 and April 2012 and gained another modest 4% between April 2012 and April 2014. The price index is a backward look at the cost to contractors for materials and labor. This jump was unexpected and projects budgeting work in early 2012 would not have taken this into account.



The Central Oregon market picked up substantially with several large projects in the area starting and continuing. Data Center work in Prineville (Apple) is in a surge, St. Charles Health System has \$50M + under construction in the next 24 months, School work continues for BLSA, Redmond City Hall renovation is expected later this year, and we see continued strong growth in the general commercial market (Bend Research, Suttera, etc.)

Following the downturn, the subcontractor pool retracted, we are currently seeing a shortage for basic roles, including, but not limited to, Carpenters, Glaziers, Masons, and suppliers.

In Central Oregon we'll likely see another 3-5% escalation in the next year as more projects compete for contractors and craft. Base cost continues to increase and Subcontractors have work and face a shortage of skilled craft. They are increasing fees and contingencies accordingly and do not pursue work that is either out of their comfort zone or cannot be staffed with known management and crafts.

Subcontractors who traditionally work in Central Oregon but whose base is outside Central Oregon, in areas like Medford, Eugene, and Portland, are facing the same resource challenges. These Subcontractors are choosing to consolidate their base close to home rather than compete for work in locations where craft shortages increase risk or simply increase contingencies and fees to compensate for the risk similar to pre 2008 conditions where the market place was saturated with work and adequate craft were not available.

The moderate growth in capital construction and continued growth in direct costs, craft shortages, and Subcontractor compressions is increasing the cost of construction at an accelerated rate that would not be anticipated in 2012 as budgets were developed from recently completed projects and normal escalation used to predict costs of future projects. As late as May 2013 annual escalation costs were predicted to remain minimal over the next several years:

International Contractors Inc. Article:

Year(s) Annual % Change in Construction Costs

2002-2008 5.14% (per year)

2009-2012 1.08% (per year)

As a result of slowing economic conditions over the last few years, substantially lower profit margins, more competitive material pricing, and smaller annual labor increases have contributed to this decline in cost escalation within the commercial construction markets.

Although, increased market activity in the first quarter of 2013 has prompted the need for this escalation value to be increased. While the past three years I would have recommended only a minimal annual cost escalation value of 1.0-1.5%, I would most likely increase this range to 2.0 – 2.5% for projects looking into 2014 and 2015. Still, this is nothing like the ranges seen in 2002-2008.

Example: A (10 M) project budget established in 2012 based upon recent similar final completion cost (starts 2010) would experience a direct cost growth of 13.68% or \$1,368,000 (Cost Index 2010-2014). However projects were being budgeted at a minimal escalation rate due to slow uncertain recovery. This model (as noted in the article above) predicted escalation rates that were well below organic cost growth and failed to incorporate the likely effects of escalation as the commercial construction industry started, and continues to experience, modest growth. We believe the combined effect is more aligned with 18% growth than the 8.5% predicted using minimal growth predicated on a continued flat market.

This information has been provided to provide a historical review of the last several years in the industry, as well as perspective on future trends. This information is provided to assist in projections for future escalation considerations, however, actual future market fluctuation may vary.

Jefferson County Courthouse

Design Syllabus

Updated October 6, 2014

All Meetings to be in Madras Oregon, County Conference Room (66 SE "D" Street Unless Noted Otherwise).

DATES		AGENDA	DESIGN TEAM ATTENDEES	STAKEHOLDER ATTENDEES	ACTION / COMMENTS
1-Jul-14 1:00 PM	4:00 PM	Schematic Design Meeting #1 - Project Kick-off A. Design Overview B. Review of the Program C. Review of the Project Budget D. Review of the Project Schedule E. Establish Project Goals	DT	JR, AB, RC BOCC (If Possible)	
15-Jul-14 9:00 AM	4:00 PM	Schematic Design Meeting #2 A. Preliminary Concept Design Options B. Area Summary C. Preliminary Site Plans D. Preliminary Enlarged Court-Set Plans	DT HHRPC, HHRPL	JR, AB, RC Afternoon Session: DA, PO, CC, SO, FMD	
16-Jul-14 3:30 PM	5:30 PM	Schematic Design Administration Meeting A. Project Status Update B. Prepare for Public Meeting	DT	JR, AB, RC BOCC	
16-Jul-14 5:30 PM	8:00 PM	Schematic Design Public Meeting #1 A. Presentation of Process, Schedule and Program B. Presentation of Blocking & Stacking Plans C. Facilitate a Public Comment Period & Dot Process	DT	JR, AB, RC BOCC	
18-Jul-14 9:00 AM	4:00 PM	Schematic Design Meeting #3 A. Final Court-Set Plans, Final Stacking Section B. Preliminary Floor Plans C. Preliminary Site Plan D. Preliminary Elevations, Massing Models	DT HHRPC, HHRPL	JR, AB, RC Afternoon Session: DA, PO, CC, SO, FMD	
30-Jul-14 9:00 AM 12:00 PM	11:00 AM 3:00 PM	Schematic Design Meeting - SD Update / Engineering A. Review SD Progress / Engineering Systems A. EcoCharrette / Engineering Systems	DT	JR, AB, RC, FMD	
19-Aug-14 9:00 AM	4:00 PM	Schematic Design Submittal Meeting #4 A. Deliver Schematic Design Package to County / Courts B. Review Cost Estimate / Schedule	DT	JR, AB, RC	

Jefferson County Courthouse

Design Syllabus

Updated October 6, 2014

All Meetings to be in Madras Oregon, County Conference Room (66 SE "D" Street Unless Noted Otherwise).

DATES		AGENDA	DESIGN TEAM ATTENDEES	STAKEHOLDER ATTENDEES	ACTION / COMMENTS
10-Sep-14 9:00 AM	3:00 PM	Schematic Design Submittal Review with Administration Mtg #5 A. Review SKANSKA cost estimate	DT	JR, AB, RC	
10-Sep-14 3:30 PM	5:30 PM	Board of County Commissioners Briefing A. Present Recommendation to BOCC	DT	JR, AB, RC BOCC	
18-Sep-14 12:30 PM	3:00 PM	VE / Scope Reduction Meeting A. Review Project Budget B. Review and Select VE items	DT	JR, AB, RC	
18-Sep-14 2:30 PM	5:00 PM	Height Variance / Site Plan Review Meeting - City of Madras	DT	JR, AB, RC	
15-Oct-14 10:00 AM	3:00 PM	Schematic Design Submittal Review with Administration Mtg #6 A. Review Revised Design B. Review Updated Cost Estimate / Schedule C. Determine Recommendation to BOCC <i>Note: Mtg location is Jefferson County Sheriff's Office Conf. Room 675 NW Cherry Lane, Madras</i>	DT	JR, AB, RC	
15-Oct-14 3:00 PM	5:00 PM	Board of County Commissioners Approval of SD Phase <i>Note: Mtg location is Jefferson County Sheriff's Office Conf. Room 675 NW Cherry Lane, Madras</i>	DT	JR, AB, RC	
End of Schematic Design Phase					
29-Oct-14 9:00 AM	Wednesday 4:00 PM	Design Development Meeting #1 A. Departmental Plans / Space Plans / Casework - First Pass B. Courtroom & Public Space Design Concepts / Materials - First Pass C. Confirm Furniture Standards and Layouts D. Exterior Elevations and Materials - Review Progress E. Final Review of Site Plan F. Set Security Standards and Project Security Goals	DT + Interiors HHRPC, HHRPL SS	JR, AB, RC Afternoon Session: CC, SO, FMD	

Jefferson County Courthouse

Design Syllabus

Updated October 6, 2014

All Meetings to be in Madras Oregon, County Conference Room (66 SE "D" Street Unless Noted Otherwise).

DATES		AGENDA	DESIGN TEAM ATTENDEES	STAKEHOLDER ATTENDEES	ACTION / COMMENTS
10-Nov-14 9:00 AM	Monday 4:00 PM	Design Development Meeting #2 (DLR Phase 7) A. Departmental Plans / Space Plans - Second Pass B. Review Architectural Systems and Products C. Courtroom & Public Space Design Concepts / Materials - Second Pass D. Department Design Concepts / Materials - First Pass E. Review Special Millwork Details Engineering Coord / LEED-Sustainability Coord Meeting A. Confirm Systems and Goals B. Review Systems and Products	DT + Interiors DT ME, EE, SE, SS	JR, AB, RC Afternoon Session: DA, PO, CC, SO, FMD JR, AB, RC FMD	
25-Nov-14 9:00 AM	Tuesday 4:00 PM	Design Development Meeting #3 A. Departmental Plans / Space Plans - Final B. Courtroom & Public Space Design Concepts / Materials - Final C. Department Design Concepts / Materials - Final D. Review Interior & Exterior Detail Engineering Coord Meeting A. Review Systems / Layouts / Products	DT DT ME, EE, SE, SS	JR, AB, RC DA, PO, CC, SO, FMD JR, AB, RC FMD	
16-Dec-14 9:00 AM	Wednesday 4:00 PM	Design Development Submittal Meeting #4 (DLR Phase 8) A. Deliver Design Development Package to County B. Review Design Development Estimate	DT, RLB	JR, AB, RC FMD	
29-Dec-14 9:00 AM	3:00 PM	Design Development Submittal Meeting #5 - (DLR Phase 9) A. Review Comments from County / Courts B. Review Updated Cost Estimate / Schedule	DT ME, EE, SS	JR, AB, RC	
1st or 2nd TBD	Wk Jan TBD	Board of County Commissioners Briefing A. Present Recommendation to BOCC / Public Meeting	DT	JR, AB, RC BOCC	
		End of Design Development Phase			

Jefferson County Courthouse

Design Syllabus

Updated October 6, 2014

All Meetings to be in Madras Oregon, County Conference Room (66 SE "D" Street Unless Noted Otherwise).

DATES	AGENDA	DESIGN TEAM ATTENDEES	STAKEHOLDER ATTENDEES	ACTION / COMMENTS
<p><u>Attendees:</u></p>				
<p>JR - Jeff Rasmussen</p>		<p>DT – Architectural Design Team</p>		
<p>AB - Amy Bonkosky</p>		<p>ME – Mechanical Engineers</p>		
<p>RC - Ricardo Becerril Compass Project Solutions</p>		<p>EE - Electrical Engineers</p>		
<p>CS – Larry Raaf Court Security</p>		<p>SE - Structural Engineers</p>		
<p>BOCC – Board of County Commissioners</p>		<p>SS - Security & IT Consultant</p>		
<p>DA – District Attorney Representative</p>		<p>HHRPC - Civil Engineer</p>		
<p>PO – Probation Department Representative</p>		<p>HHRPL - Landscape Architect</p>		
<p>CC – Clerk and Court Clerk Representatives</p>		<p>BRC - Acoustics</p>		
<p>SO – Sheriff's Office Representative</p>		<p>LB - Vertical Transport</p>		
<p>FMD – Facilities & Maintenance Department Representatives</p>		<p>RLB - Cost Estimator</p>		

Exhibit #2 - Design & Construction Project Timeline

New Jefferson County Courthouse - Current			Jefferson County Courthouse													29-Sep-14 17:22																	
Activity ID	Activity Name	Original Duration	Start	Finish	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J							
New Jefferson County Courthouse - Current			484	07-Aug-14 A	14-Jun-16																												
Proposal Period			15	07-Aug-14 A	27-Aug-14 A																												
PP100	RFP Due To Jefferson County	0	07-Aug-14 A																														
PP110	Proposal Evaluation	14	07-Aug-14 A	26-Aug-14 A																													
PP120	Contract Award	1	27-Aug-14 A	27-Aug-14 A																													
Preconstruction Services			120	02-Feb-15	17-Jul-15																												
Schematic Design			0																														
Design Development			0																														
Construction Documents			119	02-Feb-15	17-Jul-15																												
CD130	BP #1 Construction Documents	35	02-Feb-15	20-Mar-15*																													
CD140	BP #1 Permit Review	20	23-Mar-15	17-Apr-15																													
CD150	BP #2 Construction Documents	54	23-Mar-15	05-Jun-15*																													
CD160	BP #2 Permit Review	30	08-Jun-15	17-Jul-15																													
Subcontractor Preconstruction			86	11-Mar-15	10-Jul-15																												
Bid Package 1 (Site, Structure, Early MEP)			28	11-Mar-15	20-Apr-15																												
SP100	BP #1 Document Review / Bid Packages	7	11-Mar-15	19-Mar-15																													
SP105	BP #1 Release Bid Pkgs For Bid Process	14	23-Mar-15	09-Apr-15																													
SP110	BP #1 Bid Day	1	09-Apr-15*	09-Apr-15																													
SP120	BP #1 Bid Review	6	10-Apr-15	17-Apr-15*																													
SP135	BP #1 Develop Initial GMP	6	10-Apr-15	17-Apr-15																													
SP130	BP #1 Subcontractor Award	0	20-Apr-15																														
SP138	BP #1 Initial GMP Contract Release From Jefferson Cou	0	20-Apr-15*																														
SP140	Start Construction Milestone	0	20-Apr-15*																														
Bid Package 2 (Skin, Finishes, MEP)			31	28-May-15	10-Jul-15																												
SP150	BP #2 Document Review / Bid Packages	7	28-May-15	05-Jun-15																													
SP160	BP #2 Release Bid Pkgs For Bid Process	14	08-Jun-15	25-Jun-15																													
SP170	BP #2 Bid Day	1	25-Jun-15	25-Jun-15*																													
SP180	BP #2 Bid Review	10	26-Jun-15	09-Jul-15																													
SP190	BP #2 Develop Final GMP	10	26-Jun-15	09-Jul-15																													
SP210	BP #2 Subcontractor Award	0	10-Jul-15																														
SP200	BP #2 Final GMP Contract Release From Jefferson Cour	0	10-Jul-15*																														
Submittals, Shop Drawings & Review Process			78	20-Apr-15	06-Aug-15																												
P110	Underground MEP Submittals	15	20-Apr-15	08-May-15																													

█ Actual Work
 █ Critical Remaining Work
 ▶ Su...
█ Remaining Work
 ◆ Milestone

Exhibit #2 - Design & Construction Project Timeline

New Jefferson County Courthouse - Current			Jefferson County Courthouse													29-Sep-14 17:22										
Activity ID	Activity Name	Original Duration	Start	Finish	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
P120	Civil Submittals	12	20-Apr-15	05-May-15																						
P130	Steel Submittals & Shop Drawings	20	20-Apr-15	15-May-15																						
P140	MEP Submittals & Shop Drawings	20	10-Jul-15	06-Aug-15																						
P160	Exterior Shell Submittals	20	10-Jul-15	06-Aug-15																						
P170	Interior Buildout Submittals	20	10-Jul-15	06-Aug-15																						
Procurement Process		78	18-May-15	07-Sep-15																						
P220	Steel Fab & Deliver	20	18-May-15	15-Jun-15																						
P230	MEP Fab & Deliver	20	07-Aug-15	07-Sep-15																						
P180	Exterior Shell Fab & Deliver	20	07-Aug-15	07-Sep-15																						
P190	Interior Buildout Fab & Deliver	20	07-Aug-15	07-Sep-15																						
Construction Schedule Duration		293	20-Apr-15	14-Jun-16																						
Sitework		271	20-Apr-15	11-May-16																						
S100	Start Construction	0	20-Apr-15																							
S110	Install Temp Fencing	2	20-Apr-15	21-Apr-15																						
S120	Mob Office Trailer Onsite	2	22-Apr-15	23-Apr-15																						
S130	Establish Temporary Power	5	22-Apr-15	28-Apr-15																						
S140	Cut & Cap Underground Irrigation	2	22-Apr-15	23-Apr-15																						
S150	Clear & Grub Site	3	24-Apr-15	28-Apr-15																						
S160	Subgrade & Gravel Access Road & Laydown Areas	3	06-May-15	08-May-15																						
S165	Subgrade & Gravel Building Pad	2	06-May-15	07-May-15																						
S170	Set Fire Service Vault Plumb	4	11-May-15	14-May-15																						
S180	Tie-in Water Service	3	14-Jul-15	16-Jul-15																						
S190	Tie-in Sewer Service	3	17-Jul-15	21-Jul-15																						
S200	Subgrade Parking Lots & Base Rock	5	21-Mar-16*	25-Mar-16																						
S210	Set & Pour Curbs & Sidewalks	10	28-Mar-16	08-Apr-16																						
S215	Fencing	5	28-Mar-16	01-Apr-16																						
S220	Pave Parking Lots & Stripe	6	11-Apr-16	18-Apr-16																						
S230	Subgrade & Topsoil Planted Areas	6	19-Apr-16	26-Apr-16																						
S240	Landscaping	15	21-Apr-16	11-May-16																						
Foundations		53	29-Apr-15	13-Jul-15																						
F100	Survey & Stake Foundation	1	29-Apr-15	29-Apr-15																						
F110	Excavate Foundation Footings	4	08-May-15	13-May-15																						
F120	Form Building Footings & Stem Walls	20	14-May-15	11-Jun-15																						

█ Actual Work █ Critical Remaining Work ▶ Su...
█ Remaining Work ◆ Milestone

Exhibit #2 - Design & Construction Project Timeline

New Jefferson County Courthouse - Current			Jefferson County Courthouse													29-Sep-14 17:22												
Activity ID	Activity Name	Original Duration	Start	Finish	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J		
NE130	Erect Scaffolding	2	16-Oct-15	19-Oct-15																								
NE150	Brick & Stone Veneers	7	28-Oct-15	05-Nov-15																								
NE160	Clean & Seal Brick	2	06-Nov-15	09-Nov-15																								
NE180	Metal Wall Soffit Panels Parapet Cap	6	10-Nov-15	17-Nov-15																								
NE190	Caulking	2	10-Nov-15	11-Nov-15																								
NE170	Glazing	4	13-Nov-15	18-Nov-15																								
East Elevation		44	23-Sep-15	23-Nov-15																								
EST100	Frame Exterior Walls Soffits & EXT Sheathing	10	23-Sep-15	06-Oct-15																								
EST110	Install Veneer Ledgers	1	29-Sep-15	29-Sep-15																								
EST120	Install Vapor Barriers	4	30-Sep-15	05-Oct-15																								
EST140	Flash Window & Door Openings	8	02-Oct-15	13-Oct-15																								
EST130	Erect Scaffolding	2	06-Oct-15	07-Oct-15																								
EST150	Stone Veneer	12	08-Oct-15	23-Oct-15																								
EST160	Clean & Seal Veneer	4	26-Oct-15	29-Oct-15																								
EST170	Glazing	15	30-Oct-15	19-Nov-15																								
EST190	Caulking	2	30-Oct-15	02-Nov-15																								
EST200	Metal Wall & Soffit Panels Parapet Caps	15	03-Nov-15	23-Nov-15																								
North Elevation		38	07-Oct-15	30-Nov-15																								
WE100	Frame Exterior Walls Soffits & Ext Sheathing	6	07-Oct-15	14-Oct-15																								
WE110	Install Veneer Ledgers	2	12-Oct-15	13-Oct-15																								
WE120	Install Vapor Barriers	2	14-Oct-15	15-Oct-15																								
WE130	Erect Scaffolding	2	16-Oct-15	19-Oct-15																								
WE140	Flash Window & Door Openings	2	16-Oct-15	19-Oct-15																								
WE150	Brick & Stone Veneers	7	26-Oct-15	03-Nov-15																								
WE160	Clean & Seal Veneer	2	04-Nov-15	05-Nov-15																								
WE180	Metal Wall & Soffit Panels Parapet Caps	8	06-Nov-15	17-Nov-15																								
WE190	Caulking	2	06-Nov-15	09-Nov-15																								
WE170	Glazing	6	20-Nov-15	30-Nov-15																								
Roof		45	08-Sep-15	09-Nov-15																								
R100	Frame & Sheet Clearstory Walls & Parapets	15	08-Sep-15	28-Sep-15																								
R110	Install Clearstory Roofing System	10	22-Sep-15	05-Oct-15																								
R120	Frame & Sheet Building Parapet Walls	15	23-Sep-15	13-Oct-15																								
R170	Frame & Sheet Entrance Canopy Parapets	2	30-Sep-15	01-Oct-15																								
R130	Install Building Roofing Systems	10	06-Oct-15	19-Oct-15																								

█ Actual Work
 █ Critical Remaining Work
 ▶ Su...
█ Remaining Work
 ◆ Milestone

Exhibit #2 - Design & Construction Project Timeline

New Jefferson County Courthouse - Current			Jefferson County Courthouse													29-Sep-14 17:22												
Activity ID	Activity Name	Original Duration	Start	Finish	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J		
R140	Flash & Install Clearstory Window Systems	10	20-Oct-15	02-Nov-15																								
R150	Install Clearstory Metal Panels	15	20-Oct-15	09-Nov-15																								
R160	Build Screen Walls	6	20-Oct-15	27-Oct-15																								
R180	Roof Entrance Canopy	3	20-Oct-15	22-Oct-15																								
Interior Build out Level 1		145	20-Oct-15	13-May-16																								
Rough In & Buildout		36	20-Oct-15	09-Dec-15																								
1L110	Rough-in OH Ductwork	6	20-Oct-15	27-Oct-15																								
1L120	Rough-in OH Plumbing	4	20-Oct-15	23-Oct-15																								
1L125	Rough-in OH Electrical	1	20-Oct-15	20-Oct-15																								
1L130	Hang VAVs Rough-in OH HVAC Piping	10	20-Oct-15	02-Nov-15																								
1L135	OH M/E/P Insulation	1	26-Oct-15	26-Oct-15																								
1L140	Partition Framing Install HM Frames	6	03-Nov-15	10-Nov-15																								
1L150	Plumbing In-Wall Rough-in	5	11-Nov-15	17-Nov-15																								
1L180	Electrical In-Wall Rough-in	15	11-Nov-15	02-Dec-15																								
1L190	Temperature Control In-Wall Rough-in	5	11-Nov-15	17-Nov-15																								
1L200	Ceiling & Soffit Framing	6	18-Nov-15	25-Nov-15																								
1L210	Blocking & Backing	2	18-Nov-15	19-Nov-15																								
1L220	IW M/E/P Insulation	4	01-Dec-15	04-Dec-15																								
1L230	Wal Insulation	3	07-Dec-15	09-Dec-15																								
Buildout Finishes		109	10-Dec-15	13-May-16																								
1L300	H/T/F Drywall Partitions	12	10-Dec-15	29-Dec-15																								
1L310	Prime & Paint	5	30-Dec-15	06-Jan-16																								
1L320	Ceiling Grid	6	07-Jan-16	14-Jan-16																								
1L330	Electrical Trim-out	10	15-Jan-16	28-Jan-16																								
1L335	Temperature Controls	3	15-Jan-16	19-Jan-16																								
1L340	Fire Doors	1	15-Jan-16	15-Jan-16																								
1L350	Lighting	5	15-Jan-16	21-Jan-16																								
1L360	Diffuser & Grills	3	15-Jan-16	19-Jan-16																								
1L365	Architectural Casework & Trim	8	20-Jan-16	29-Jan-16																								
1L370	Ceramic Tile	8	20-Jan-16	29-Jan-16																								
1L380	Flooring	8	01-Feb-16	10-Feb-16																								
1L410	Plumbing Trim-out	5	11-Feb-16	17-Feb-16																								
1L420	Architectural Specialties	5	18-Feb-16	24-Feb-16																								
1L430	OFCI Items	5	18-Feb-16	24-Feb-16																								

█ Actual Work █ Critical Remaining Work ▶ Su...
█ Remaining Work ◆ Milestone

Exhibit #2 - Design & Construction Project Timeline

New Jefferson County Courthouse - Current			Jefferson County Courthouse													29-Sep-14 17:22												
Activity ID	Activity Name	Original Duration	Start	Finish	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J		
RTU140	Install Control Panels & Devices	20	03-Nov-15	01-Dec-15																								
Telecom Room		65	11-Nov-15	15-Feb-16																								
TR110	Pull Wire To MDF Room	15	11-Nov-15	02-Dec-15																								
TR100	Install Telecom Racks & Equipment/ Terminate	10	19-Jan-16	01-Feb-16																								
TR120	Set security Panels & Wire	10	02-Feb-16	15-Feb-16																								
Commission Equipment & Systems		107	02-Dec-15	03-May-16																								
CE100	HVAC System Review	4	02-Dec-15	07-Dec-15																								
CE110	Start-up Roof Top Units	1	24-Feb-16	24-Feb-16																								
CE120	Start-up Boilers & Circulating Pumps	2	24-Feb-16	25-Feb-16																								
CE130	Start-up Water Heater	1	24-Feb-16	24-Feb-16																								
CE140	Flush & Clean Domestic Water Systems	2	25-Feb-16	26-Feb-16																								
CE150	Test Fire Life systems	3	15-Apr-16	19-Apr-16																								
CE160	Balance & Review	10	20-Apr-16	03-May-16																								
Occupancy Inspections & Sign-Offs		20	16-May-16	14-Jun-16																								
OI100	Building Inspections & Sign-Offs	5	16-May-16	20-May-16																								
OI110	State Inspections & Sign-Offs	1	23-May-16	23-May-16																								
OI120	Jefferson County Inspections & Sign-Offs	1	24-May-16	24-May-16																								
OI130	Occupancy Certificate	1	26-May-16	26-May-16																								
OI140	Substantial Completion	0		26-May-16*																								
OI145	Project close-out	12	27-May-16	14-Jun-16																								
OI150	Final Completion	0		14-Jun-16*																								

█ Actual Work █ Critical Remaining Work ▶ Su...
█ Remaining Work ◆ Milestone

Attachment "A" - 1961 Courthouse



Attachment "A" - 1961 Courthouse



Attachment "A" - 1961 Courthouse





Attachment "A" - 1961 Courthouse



2863 NW Crossing Drive
Suite 201
Bend, Oregon 97701

October 15, 2008

Mrs. Leslie Hara Shick
HSR Master Planning, Architecture and Interiors
838 NW Bond St. Suite B
Bend, OR 97701

Re: Jefferson County Courthouse Structural Investigation

Introduction and Scope

On Thursday September 11, 2008 Walker Structural Engineering LLC conducted a walk through of the existing Jefferson County Courthouse located at 75 SE C Street in Madras, Oregon. The purpose of the walk through was to review the general condition of the existing structure. We are in receipt of the original construction documents dated August 18, 1960 and have reviewed structural documents from shoring/remodels completed in 1984 and 2002. This report is based on visual observations from our walk through and information provided in the original construction documents as well as those from the remodel documents.

General Description and Observations

The existing building structure totals approximately 20,000-sf with two stories and 13,000-sf above grade and a one story below grade basement of approximately 7000-sf. The basement is constructed with a combination of 8" and 12" perimeter retaining walls supported on continuous spread footings. The perimeter exterior two-story walls are 8" thick cast in place concrete with various openings for doors and windows. One curtain of steel at the center of the walls has been provided along with additional bars above and below all openings. The first and second floor systems consist of a one-way concrete slab and beam system spanning between concrete columns where the depths and reinforcement of the structural members vary depending on span distances. The roof construction consists of steel open web trusses at 8'-0" on center with 3 inch-20 gage steel roof deck spanning between trusses. Steel pipe columns supporting a beam line over the courthouse portion of the facility post down to the concrete beam system at the second floor. Additionally, several lines of steel angle "bridging" bracing the bottom chords of the trusses to the exterior walls for wind uplift have been installed.

Because concrete floor and roof systems "creep", defined as the continued settlement over time due to self weight, a steel shoring system was designed and constructed in 1984 to level the existing floor systems. The floors were jacked to level, steel columns and wide flange beams were placed at various points and connected to the existing concrete columns, and then the temporary shoring was removed. These steel wide flange shoring members were visible in our walk through. If this type of

office 541-330-6869
fax 541-330-2656
email jwalker@walkerse.com
website www.walkerse.com

facility was constructed today, modern construction techniques include cambering concrete members to avoid the costly requirement for shoring after the settlement or "creep" occurs. Further, additional shoring support points revise tension zone regions in concrete members where reinforcement is typically designed to distribute the tensile forces. More will be discussed on this in the conclusions section below.

The lateral force resisting system for the structure, which resists horizontal wind and seismic forces, utilizes the reinforced concrete exterior walls and reinforced interior concrete walls at the two stairwells from the basement to the second floor. Additionally, the area of reinforcing per square foot meets the minimum requirement of the current code for concrete shear wall systems.

The remodel in 2002 appeared to be primarily for access in the basement and was fairly minor structurally. Several steel structural elements were added to allow larger openings in various areas and the design does not appear to be for shoring existing structural elements.

Evaluation and Conclusions

The building appears to be in good shape for a concrete structure built in its time. There are minimal cracks in the exterior walls and at corners of openings which would indicate limited settlement of the structure and the concrete walls themselves meet the current minimum reinforcement requirements as mentioned above. Additionally, the design loads listed on the General Notes sheet (S1) of the original construction documents specify live loading current with the design requirements of the 2007 Oregon Structural Specialty Code (OSSC). However, there are several points of concern including the requirements for lateral design and detailing have changed significantly from 1960 and the new support points for the floor systems because of the shoring installation.

Much was learned about the behavior of concrete and masonry buildings in the Northridge earthquake which occurred in 1994 in California. Because of the heavy mass of the exterior concrete walls, large out-of-plane inertia forces (inward/outward from the building) are generated during seismic events which cause a wall to pull away from the main building support structure of the floors and roof. The concrete slab to wall connections at the first and second floor appear adequately connected with reinforcing "dowels" tightly spaced but the connections at the roof level are spaced 8 to 10 feet apart and are severely insufficient per current code requirements. For example, the bridging discussed above bracing the upper concrete walls which parallel the roof trusses is spaced over 10 feet on center and is minimally connected at the top and bottom. Further, no additional reinforcing around the anchorage points is specified. If a large seismic event was to occur, the inertial forces generated by the wall would likely cause a failure of the connection at the wall and jeopardize the integrity of the wall itself as it would be unsupported at the top.

Lastly, as mentioned above the placement of shoring supports in an existing concrete structure changes the tension zone regions. The concrete beam schedules shown on the original drawings

show continuous reinforcement at both the top and bottom of the members and therefore these members are likely sufficiently reinforced for the new support points. The concrete one-way slabs do not contain top reinforcement and therefore cracks may develop in the top of the slab directly above the new support points. Cracking was not observed during our walk through because of floor coverings but we would recommend a few areas be exposed the check for the above mentioned. If large cracks are observed please contact our office for further analysis.

Observations, conclusions, and recommendations contained in this report are based on our best engineering judgment. Concealed problems with the construction of the structure or general structural deficiencies may exist and cannot be revealed through our review. Walker Structural Engineering LLC can in no way warrant or guarantee the condition of the existing construction of the building.

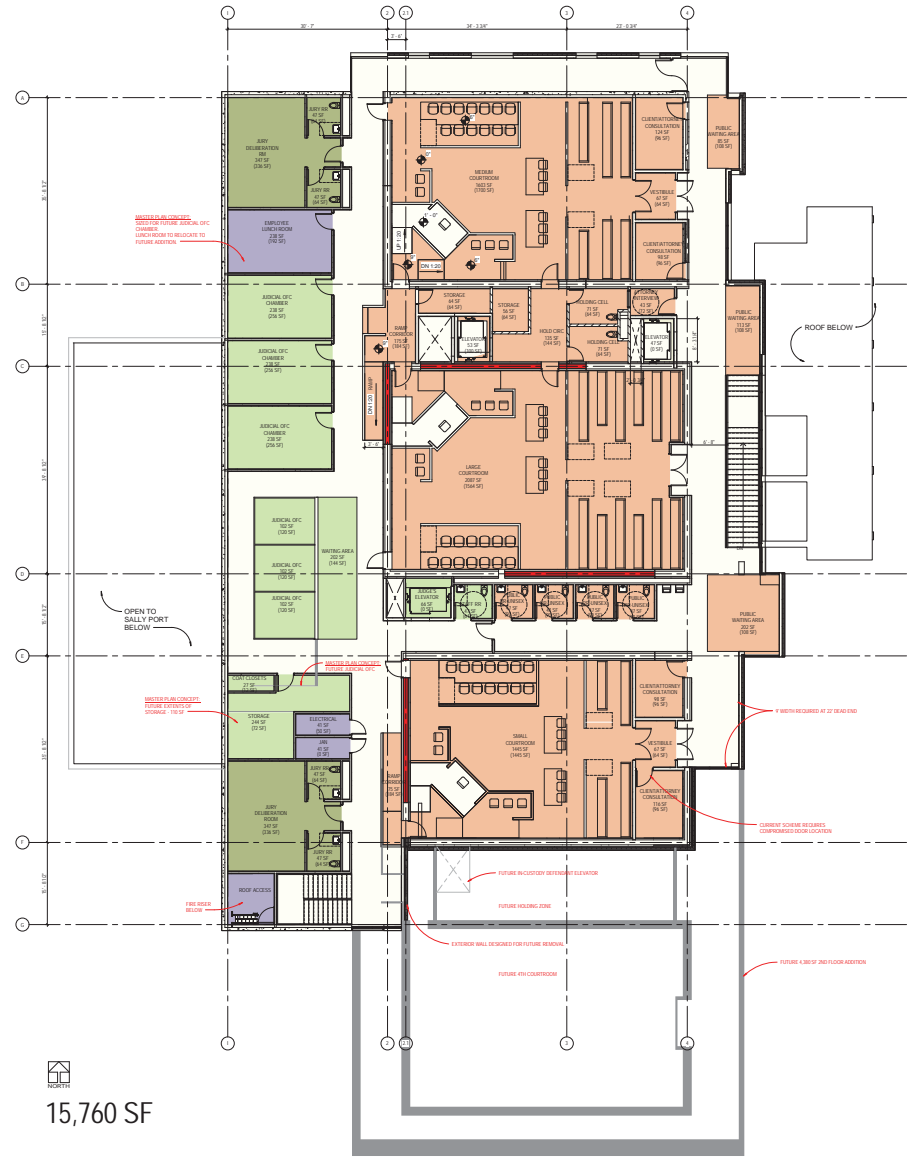
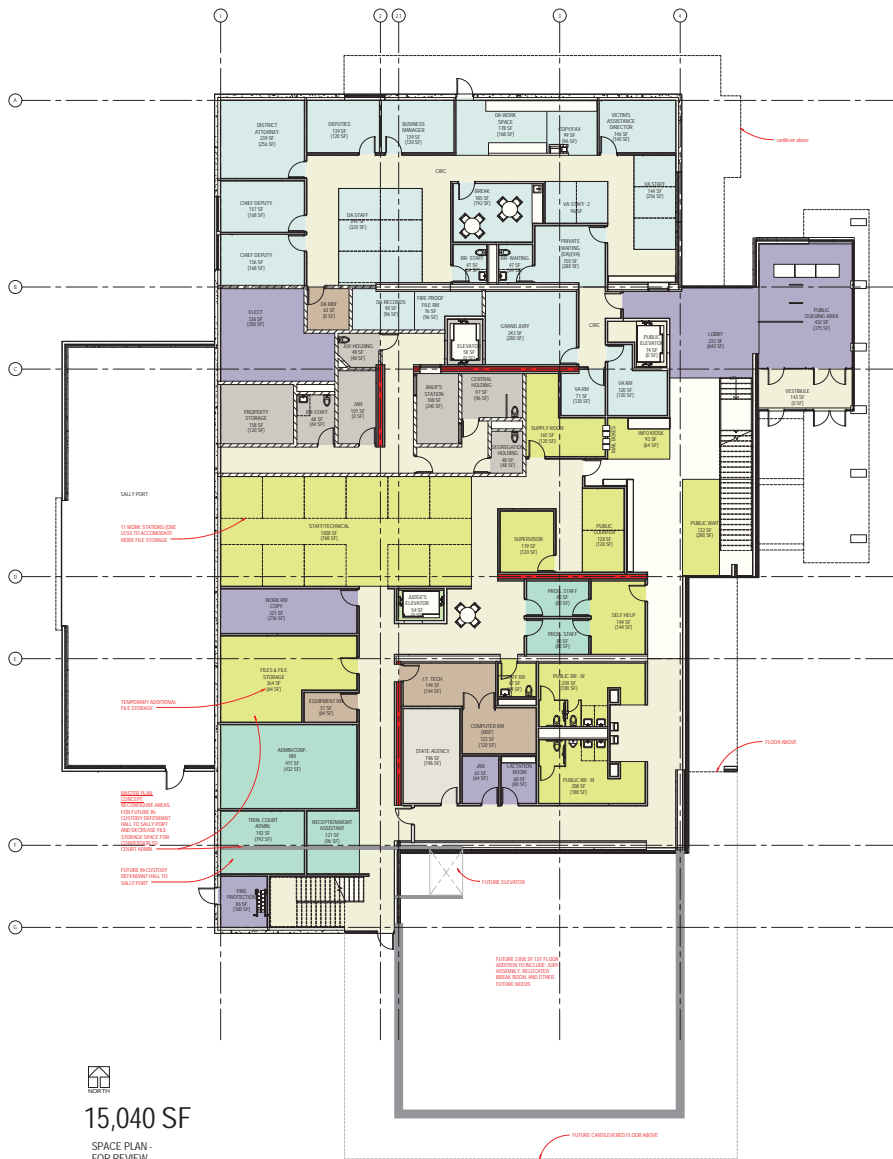
This concludes this report on our cursory review of this structure. Please feel free to contact our office if you have any questions concerning this report of our findings. Thank you for allowing us to assist you with this project.

Yours truly,

Jon L. Walker, S.E., P.E.
Principal
Walker Structural Engineering, LLC

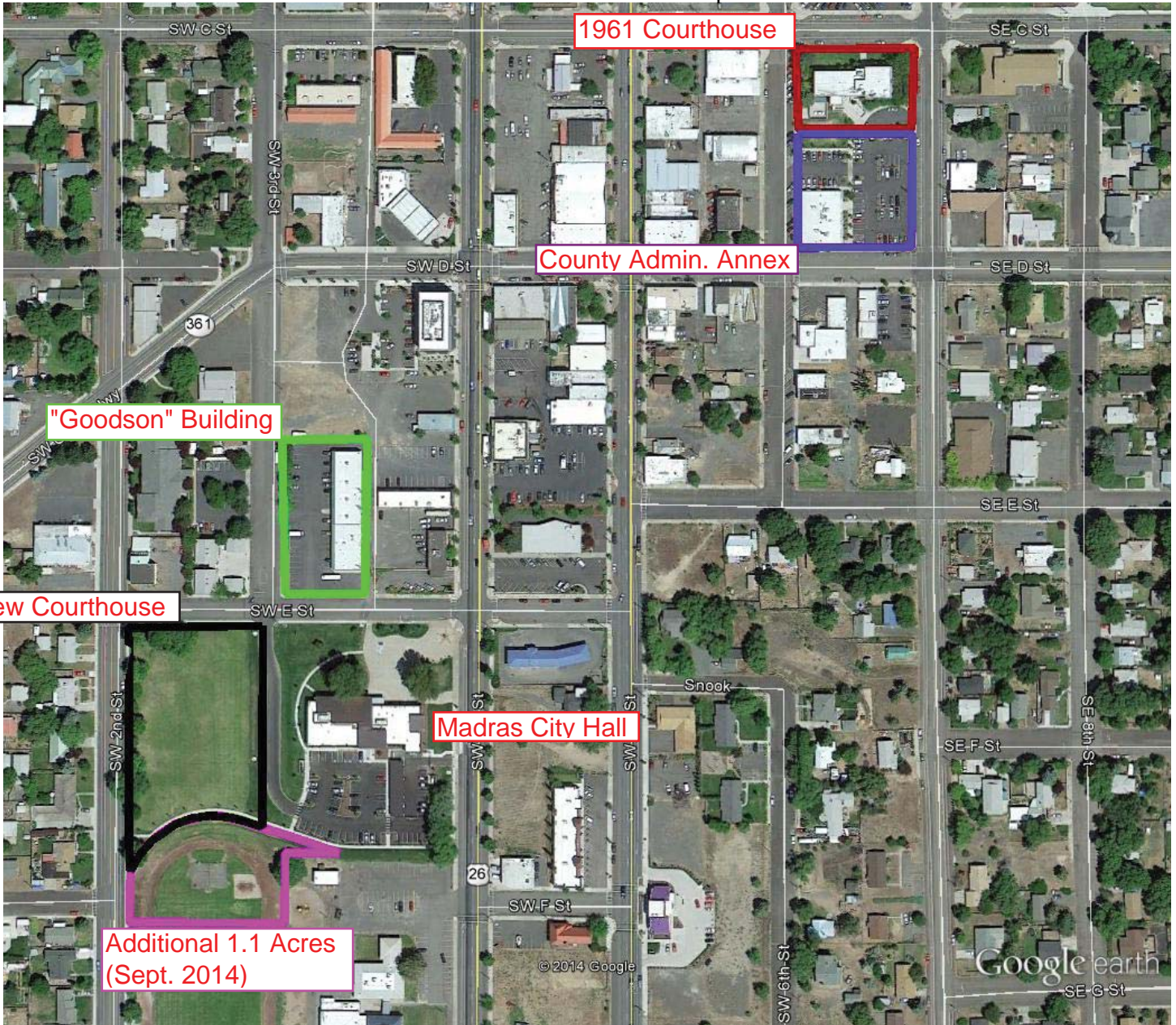
Attachment "C" - FEMA Floodway/Floodplain Map





Attachment "D" - Schematic Design Plan

Attachment "E" - Area Map



Google earth

feet
meters



Attachment "F" - Oregon Office of Economic Analysis population forecast (2013)

Forecasts of Oregon's County Populations and Components of Change, 2010 - 2050

Prepared by Office of Economic Analysis, Department of Administrative Services, State of Oregon

Release date: March 28, 2013

Area Name	Estimate							PSU'S ESTIMATES		FORECAST							
	1980	1985	1990	1995	2000	2005	2010	2011	2012	2015	2020	2025	2030	2035	2040	2045	2050
Oregon	2,642,128	2,672,648	2,860,375	3,184,369	3,431,100	3,626,900	3,837,300	3,857,625	3,883,735	4,001,600	4,252,100	4,516,200	4,768,000	4,995,200	5,203,000	5,398,800	5,588,500
Baker	16,158	15,731	15,433	16,691	16,726	16,326	16,185	16,215	16,210	16,235	16,315	16,373	16,395	16,371	16,325	16,267	16,238
Benton	68,493	67,275	71,059	76,517	78,334	82,070	85,735	85,995	86,785	87,977	91,379	94,984	98,516	101,848	105,050	108,297	111,666
Clackamas	242,981	250,118	280,862	314,922	339,299	358,301	376,780	378,480	381,680	393,217	422,576	454,311	485,054	512,731	537,753	561,011	583,814
Clatsop	32,561	32,452	33,436	35,527	35,666	36,179	37,070	37,145	37,190	37,604	38,461	39,358	40,072	40,521	40,751	40,934	41,149
Columbia	35,744	35,707	37,809	40,576	43,698	46,662	49,430	49,625	49,680	51,319	54,517	58,012	61,273	64,130	66,683	69,053	71,406
Coos	63,944	59,941	60,441	63,549	62,788	62,739	63,035	62,960	62,890	63,299	64,098	64,816	65,210	65,172	64,934	64,695	64,654
Crook	13,099	13,137	14,258	16,843	19,226	19,228	21,020	20,855	20,650	21,124	21,933	22,793	23,821	24,974	26,117	27,270	28,496
Curry	17,078	16,664	19,449	21,009	21,168	21,844	22,355	22,335	22,295	22,321	23,087	23,854	24,440	24,751	24,912	25,019	25,187
Deschutes	62,397	64,959	76,053	95,491	116,278	135,588	157,905	158,875	160,140	166,892	182,455	198,650	214,288	228,501	241,223	252,555	262,958
Douglas	93,837	91,956	95,050	98,874	100,579	104,253	107,690	107,795	108,195	110,562	116,113	121,715	126,642	130,550	133,786	136,710	139,675
Gilliam	2,045	1,840	1,719	1,799	1,914	1,882	1,870	1,880	1,900	1,958	2,062	2,172	2,280	2,378	2,472	2,567	2,672
Grant	8,210	8,137	7,870	8,042	7,923	7,646	7,460	7,450	7,450	7,414	7,321	7,199	7,029	6,785	6,486	6,158	5,840
Harney	8,237	7,209	7,068	7,238	7,605	7,492	7,445	7,375	7,315	7,425	7,404	7,358	7,280	7,175	7,066	6,960	6,861
Hood River	15,863	16,245	16,960	18,916	20,458	21,478	22,385	22,625	22,875	23,675	25,628	27,827	29,979	31,909	33,530	34,888	36,066
Jackson	133,000	136,444	147,392	167,378	181,796	192,052	203,340	203,950	204,630	210,015	223,458	238,955	253,274	265,624	276,551	286,648	296,388
Jefferson	11,692	12,748	13,853	16,949	19,073	19,974	21,750	21,845	21,940	22,625	24,054	25,593	26,995	28,239	29,413	30,534	31,595
Josephine	58,982	60,666	62,985	71,313	75,897	79,134	82,775	82,820	82,775	85,313	90,776	96,468	101,596	105,829	109,526	112,906	116,217
Klamath	59,280	57,476	57,948	61,132	63,842	65,018	66,505	66,580	66,740	67,292	68,853	70,331	71,483	72,243	72,835	73,446	74,111
Lake	7,584	7,608	7,182	7,484	7,434	7,684	7,890	7,885	7,920	7,919	7,936	7,948	7,931	7,893	7,865	7,856	7,880
Lane	275,828	267,051	284,261	306,704	323,663	337,992	352,010	353,155	354,200	361,474	378,335	394,921	410,247	424,117	437,345	450,866	464,839
Lincoln	35,443	35,979	39,075	44,112	44,519	45,192	46,135	46,155	46,295	47,590	49,535	51,371	52,857	53,895	54,688	55,421	56,245
Linn	89,716	88,019	91,690	98,853	103,394	110,222	116,840	117,340	118,035	121,142	128,454	136,224	143,673	150,395	156,505	162,360	168,189
Malheur	26,980	27,878	26,162	29,550	31,609	31,508	31,345	31,445	31,395	32,033	32,723	33,377	33,906	34,287	34,528	34,708	34,837
Marion	205,599	213,019	229,938	260,879	285,572	299,481	315,900	318,150	320,495	331,643	355,189	381,089	406,612	430,652	453,557	476,060	498,624
Morrow	7,497	8,090	7,618	9,075	11,000	11,149	11,175	11,270	11,300	11,668	12,307	13,011	13,726	14,373	14,964	15,527	16,098
Multnomah	563,632	564,249	586,617	629,617	662,290	696,519	736,785	741,925	748,445	768,632	807,198	845,356	879,987	909,947	936,729	960,930	982,504
Polk	45,362	45,231	49,924	56,759	62,679	69,256	75,495	75,965	76,625	80,204	88,081	96,731	105,274	113,348	121,044	128,496	135,877
Sherman	2,168	2,141	1,924	1,988	1,930	1,845	1,765	1,765	1,765	1,735	1,716	1,718	1,731	1,745	1,758	1,767	1,782
Tillamook	21,259	21,022	21,638	23,593	24,287	24,691	25,260	25,255	25,305	25,733	26,760	27,791	28,723	29,485	30,127	30,716	31,328
Umatilla	59,145	60,024	59,433	65,535	70,680	74,226	76,000	76,580	77,120	78,887	83,359	88,366	93,673	98,820	103,809	108,860	114,054
Union	24,050	24,131	23,674	24,931	24,561	25,096	25,810	25,980	26,175	26,964	28,216	29,419	30,530	31,548	32,572	34,211	35,973
Wallowa	7,301	7,323	6,945	7,504	7,221	7,084	7,005	6,995	7,015	7,070	7,058	7,016	6,954	6,865	6,744	6,604	6,476
Wasco	21,951	22,627	21,781	23,011	23,827	24,469	25,235	25,300	25,485	26,037	27,388	28,827	30,186	31,359	32,405	33,351	34,274
Washington	247,848	269,244	315,469	384,335	447,298	488,902	531,070	536,370	542,845	570,672	622,368	677,017	731,125	782,316	830,100	874,372	915,979
Wheeler	1,504	1,470	1,400	1,565	1,544	1,467	1,440	1,435	1,425	1,407	1,378	1,353	1,332	1,311	1,285	1,266	1,250
Yamhill	55,660	58,837	65,999	76,108	85,325	92,250	99,405	99,850	100,550	104,525	113,611	123,897	133,907	143,117	151,564	159,512	167,300

Attachment "G" - Court Case Summary

OJDODYPROD

Case Filing Statistics Report

Jefferson

Case Filing Date Range: 01/01/2013 to 12/01/2013

Case Category Case Type and Case Subtype	Cases Filed in Date Range	Total Cases Filed Year To Date 2013	Total Cases Filed Year To Date 2012	Case Filing Increase/Decrease	% Case Filing Increase/Decrease	Projected Year Total
Civil						
Administrative - Civil	43	43	0	43 +		47
Claim And Delivery	0	0	2	2 -	100.0 -	0
Confession of Judgment	0	0	2	2 -	100.0 -	0
Constitutional Writs - General	1	1	0	1 +		1
Constitutional Writs - Mandamus	1	1	0	1 +		1
Contract	194	194	0	194 +		212
Contract	0	0	205	205 -	100.0 -	0
Damages: Property	0	0	1	1 -	100.0 -	0
Document Recording - Civil	7	7	0	7 +		8
Eminent Domain	0	0	2	2 -	100.0 -	0
Forcible Entry Detainer: Residential	0	0	119	119 -	100.0 -	0
Foreclosure	0	0	45	45 -	100.0 -	0
Forfeiture	0	0	1	1 -	100.0 -	0
Habeas Corpus	0	0	5	5 -	100.0 -	0
Identity Record	6	6	0	6 +		7
Landlord/Tenant - General	1	1	0	1 +		1
Landlord/Tenant - Residential	111	111	0	111 +		121
Money Action	0	0	16	16 -	100.0 -	0
Name Change	0	0	16	16 -	100.0 -	0
Other	0	0	10	10 -	100.0 -	0
Personal Injury	0	0	4	4 -	100.0 -	0
Post Conviction Relief	7	7	0	7 +		8
Post-Conviction	0	0	3	3 -	100.0 -	0
Procedural Matters - Relief From Sex Offender Registration	1	1	0	1 +		1
Property - Foreclosure	103	103	0	103 +		112
Property - General	9	9	0	9 +		10
Quiet Title	0	0	1	1 -	100.0 -	0
Register Foreign Judgment	0	0	1	1 -	100.0 -	0
Review - Gun Permit Appeal	5	5	0	5 +		5
Small Claims - General	287	287	0	287 +		313

Attachment "G" - Court Case Summary

OJDODYPROD

Case Filing Statistics Report

Jefferson

Case Filing Date Range: 01/01/2013 to 12/01/2013

Case Category Case Type and Case Subtype	Cases Filed in Date Range	Total Cases Filed Year To Date 2013	Total Cases Filed Year To Date 2012	Case Filing Increase/Decrease		% Case Filing Increase/Decrease	Projected Year Total
Small Claims Contract	0	0	336	336	-	100.0 -	0
Stalking	0	0	3	3	-	100.0 -	0
Tort - General	2	2	0	2	+		2
Tort - Wrongful Death	2	2	0	2	+		2
Transcript of Judgment	0	0	2	2	-	100.0 -	0
Total Civil	780	780	774	6	+	0.8 +	847
Criminal							
Admin Offense	0	0	34	34	-	100.0 -	0
Administrative - Criminal	26	26	0	26	+		28
Extradition	0	0	3	3	-	100.0 -	0
Juvenile	0	0	47	47	-	100.0 -	0
Juvenile Delinquency Felony	21	21	0	21	+		23
Juvenile Delinquency Misdemeanor	69	69	0	69	+		75
Juvenile Delinquency Violation	16	16	0	16	+		17
Offense Felony	182	182	192	10	-	5.2 -	199
Offense Misdemeanor	452	452	473	21	-	4.4 -	493
Offense Violation	2,775	2,775	2,818	43	-	1.5 -	3027
Other	0	0	1	1	-	100.0 -	0
Procedural Matters - Contempt of Court Punitive	29	29	0	29	+		32
Procedural Matters - Extradition	1	1	0	1	+		1
Total Criminal	3,571	3,571	3,568	3	+	0.1 +	3895

Attachment "G" - Court Case Summary

OJDODYPROD

Case Filing Statistics Report

Jefferson

Case Filing Date Range: 01/01/2013 to 12/01/2013

Case Category Case Type and Case Subtype	Cases Filed in Date Range	Total Cases Filed Year To Date 2013	Total Cases Filed Year To Date 2012	Case Filing Increase/Decrease		% Case Filing Increase/Decrease	Projected Year Total
Family							
Adoption	2	2	0	2	+		2
Annulment	1	1	0	1	+		1
Dissolution	73	73	0	73	+		80
Document Recording - Family	62	62	0	62	+		68
Domestic Relations Abuse Prevention	0	0	75	75	-	100.0 -	0
Domestic Relations Adoption	0	0	1	1	-	100.0 -	0
Domestic Relations Dissolution	0	0	71	71	-	100.0 -	0
Domestic Relations Elder Abuse	0	0	6	6	-	100.0 -	0
Domestic Relations Filiation	0	0	14	14	-	100.0 -	0
Domestic Relations Financial Responsibility	0	0	27	27	-	100.0 -	0
Domestic Relations Other	0	0	1	1	-	100.0 -	0
Domestic Relations Petition Custody	0	0	17	17	-	100.0 -	0
Domestic Relations Registration Foreign Decree	0	0	4	4	-	100.0 -	0
Domestic Relations Separation	0	0	1	1	-	100.0 -	0
Filiation	3	3	0	3	+		3
Juvenile Dependency	43	43	9	34	+	377.8 +	47
Petition Custody/Support/Visitation	23	23	0	23	+		25
Protective Order - Elder Abuse	15	15	0	15	+		16
Protective Order - FAPA	68	68	0	68	+		74
Protective Order - Stalking	11	11	0	11	+		12
Total Family	301	301	226	75	+	33.2 +	332

Attachment "G" - Court Case Summary

OJDODYPROD

Case Filing Statistics Report

Jefferson

Case Filing Date Range: 01/01/2013 to 12/01/2013

Case Category Case Type and Case Subtype	Cases Filed in Date Range	Total Cases Filed Year To Date 2013	Total Cases Filed Year To Date 2012	Case Filing Increase/Decrease	% Case Filing Increase/Decrease	Projected Year Total
Probate						
Adult Protective Proceedings	3	3	0	3 +		3
Civil Commitment	18	18	0	18 +		20
Conservatorship/Guardianship	0	0	1	1 -	100.0 -	0
Estate	0	0	21	21 -	100.0 -	0
Estate - General	14	14	0	14 +		15
Guardianship	0	0	8	8 -	100.0 -	0
Mental Health Mentally Ill	0	0	20	20 -	100.0 -	0
Minor Protective Proceedings	3	3	0	3 +		3
Small Estate	17	17	0	17 +		19
Small Estate	0	0	23	23 -	100.0 -	0
Total Probate	55	55	73	18 -	24.7 -	60
Grand Total	4,707	4,707	4,641	66 +	1.4 +	5134



NEW JEFFERSON COUNTY COURTHOUSE

PROJECT BUDGET & FUNDING SUMMARY			SQUARE FOOTAGE	30,800	100%
	Courts Space	26,600	86.36%	490	\$13,034,000
	State Agency	200	0.65%	330	\$66,000
	DA's Space	4000	12.99%	450	\$1,800,000
					\$14,900,000
COST CATEGORY	COMMENTS	WORKING BUDGET 9-26-2014	COMMITTED COSTS 10-1-2014	BILLINGS 10-1-2014	BUDGET VARIANCE
MAX CONSTRUCTION COST	CMGC Target GMP	\$11,424,522	\$0	\$0	\$11,424,522
AHJ FEES	City of Madras - Jefferson County	\$232,616	\$0	\$0	\$232,616
COUNTY COSTS	Commissioning, Moving, FF&E, IT Equip, Insur., BOLI	\$602,979	\$39,960	\$0	\$563,019
DESIGN FEES	Architect & Engineers	\$1,027,365	\$1,027,365	\$131,934	\$895,431
CONSTRUCTION/ADMINISTRATION	Project Management, Survey, Geotech, Special Inspect	\$470,066	\$374,978	\$72,021	\$95,088
PROJECT OWNER CONTINGENCY	10%	\$1,142,452	\$0	\$0	\$1,142,452
TOTALS		\$14,900,000	\$1,442,303	\$203,955	\$13,457,697
FUNDING CATEGORY	DESCRIPTION	AMOUNT	AVAILABLE COMMITMENT	BILLINGS 10-1-2014	VARIANCE
STATE OF OREGON FUNDING	2014	\$4,000,000	\$0	\$0	\$4,000,000
STATE OF OREGON FUNDING	2015	\$2,500,000	\$0	\$0	\$2,500,000
JEFFERSON COUNTY	2014-2015	\$8,400,000	\$2,000,000	\$0	\$6,400,000
TOTALS		\$ 14,900,000	\$ 2,000,000	\$ -	\$ 12,900,000

Notes: Demo of existing courthouse and renovation of Goodson Building NOT included in Budget of \$14.9M.

UPDATED: BOND SALE OCCURRED January 2015

EXHIBIT 2 – SOURCES & USES OF FUNDS

\$8,125,000

Jefferson County, Oregon

Full Faith and Credit Obligations, Series 2015

Sources & Uses

Dated 01/27/2015 | Delivered 01/27/2015

Sources Of Funds

Par Amount of Bonds	\$8,125,000.00
Reoffering Premium	909,826.25
Total Sources	\$9,034,826.25

Uses Of Funds

Total Underwriter's Discount (0.900%)	73,125.00
Costs of Issuance	60,312.50
Deposit to Project Construction Fund	8,900,000.00
Rounding	1,388.75
Total Uses	\$9,034,826.25

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Wedbush Securities Inc.

Public Finance

UPDATED: BOND SALE OCCURRED January 2015

EXHIBIT 4 –DEBT SERVICE SCHEDULE

\$8,125,000

Jefferson County, Oregon

Full Faith and Credit Obligations, Series 2015

Debt Service Schedule

Part 1 of 3

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
01/27/2015	-	-	-	-	-
06/01/2015	-	-	115,716.11	115,716.11	-
06/30/2015	-	-	-	-	115,716.11
12/01/2015	-	-	167,975.00	167,975.00	-
06/01/2016	160,000.00	2.000%	167,975.00	327,975.00	-
06/30/2016	-	-	-	-	495,950.00
12/01/2016	-	-	166,375.00	166,375.00	-
06/01/2017	160,000.00	2.000%	166,375.00	326,375.00	-
06/30/2017	-	-	-	-	492,750.00
12/01/2017	-	-	164,775.00	164,775.00	-
06/01/2018	165,000.00	2.000%	164,775.00	329,775.00	-
06/30/2018	-	-	-	-	494,550.00
12/01/2018	-	-	163,125.00	163,125.00	-
06/01/2019	165,000.00	3.000%	163,125.00	328,125.00	-
06/30/2019	-	-	-	-	491,250.00
12/01/2019	-	-	160,650.00	160,650.00	-
06/01/2020	175,000.00	3.000%	160,650.00	335,650.00	-
06/30/2020	-	-	-	-	496,300.00
12/01/2020	-	-	158,025.00	158,025.00	-
06/01/2021	180,000.00	4.000%	158,025.00	338,025.00	-
06/30/2021	-	-	-	-	496,050.00
12/01/2021	-	-	154,425.00	154,425.00	-
06/01/2022	185,000.00	3.000%	154,425.00	339,425.00	-
06/30/2022	-	-	-	-	493,850.00
12/01/2022	-	-	151,650.00	151,650.00	-
06/01/2023	190,000.00	3.000%	151,650.00	341,650.00	-
06/30/2023	-	-	-	-	493,300.00
12/01/2023	-	-	148,800.00	148,800.00	-
06/01/2024	195,000.00	4.000%	148,800.00	343,800.00	-
06/30/2024	-	-	-	-	492,600.00
12/01/2024	-	-	144,900.00	144,900.00	-
06/01/2025	205,000.00	4.000%	144,900.00	349,900.00	-
06/30/2025	-	-	-	-	494,800.00
12/01/2025	-	-	140,800.00	140,800.00	-
06/01/2026	210,000.00	4.000%	140,800.00	350,800.00	-
06/30/2026	-	-	-	-	491,600.00
12/01/2026	-	-	136,600.00	136,600.00	-
06/01/2027	220,000.00	4.000%	136,600.00	356,600.00	-
06/30/2027	-	-	-	-	493,200.00

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Wedbush Securities Inc.
Public Finance

UPDATED: BOND SALE OCCURRED January 2015

\$8,125,000

Jefferson County, Oregon

Full Faith and Credit Obligations, Series 2015

Debt Service Schedule

Part 2 of 3

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/01/2027	-	-	132,200.00	132,200.00	-
06/01/2028	230,000.00	4.000%	132,200.00	362,200.00	-
06/30/2028	-	-	-	-	494,400.00
12/01/2028	-	-	127,600.00	127,600.00	-
06/01/2029	240,000.00	4.000%	127,600.00	367,600.00	-
06/30/2029	-	-	-	-	495,200.00
12/01/2029	-	-	122,800.00	122,800.00	-
06/01/2030	250,000.00	4.000%	122,800.00	372,800.00	-
06/30/2030	-	-	-	-	495,600.00
12/01/2030	-	-	117,800.00	117,800.00	-
06/01/2031	260,000.00	3.250%	117,800.00	377,800.00	-
06/30/2031	-	-	-	-	495,600.00
12/01/2031	-	-	113,575.00	113,575.00	-
06/01/2032	265,000.00	3.250%	113,575.00	378,575.00	-
06/30/2032	-	-	-	-	492,150.00
12/01/2032	-	-	109,268.75	109,268.75	-
06/01/2033	275,000.00	3.250%	109,268.75	384,268.75	-
06/30/2033	-	-	-	-	493,537.50
12/01/2033	-	-	104,800.00	104,800.00	-
06/01/2034	285,000.00	3.250%	104,800.00	389,800.00	-
06/30/2034	-	-	-	-	494,600.00
12/01/2034	-	-	100,168.75	100,168.75	-
06/01/2035	295,000.00	3.250%	100,168.75	395,168.75	-
06/30/2035	-	-	-	-	495,337.50
12/01/2035	-	-	95,375.00	95,375.00	-
06/01/2036	305,000.00	5.000%	95,375.00	400,375.00	-
06/30/2036	-	-	-	-	495,750.00
12/01/2036	-	-	87,750.00	87,750.00	-
06/01/2037	320,000.00	5.000%	87,750.00	407,750.00	-
06/30/2037	-	-	-	-	495,500.00
12/01/2037	-	-	79,750.00	79,750.00	-
06/01/2038	335,000.00	5.000%	79,750.00	414,750.00	-
06/30/2038	-	-	-	-	494,500.00
12/01/2038	-	-	71,375.00	71,375.00	-
06/01/2039	350,000.00	5.000%	71,375.00	421,375.00	-
06/30/2039	-	-	-	-	492,750.00
12/01/2039	-	-	62,625.00	62,625.00	-
06/01/2040	370,000.00	5.000%	62,625.00	432,625.00	-
06/30/2040	-	-	-	-	495,250.00

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Public Finance

UPDATED: BOND SALE OCCURRED January 2015

\$8,125,000

Jefferson County, Oregon

Full Faith and Credit Obligations, Series 2015

Debt Service Schedule

Part 3 of 3

Date	Principal	Coupon	Interest	Total P+i	Fiscal Total
12/01/2040	-	-	53,375.00	53,375.00	-
06/01/2041	385,000.00	5.000%	53,375.00	438,375.00	-
06/30/2041	-	-	-	-	491,750.00
12/01/2041	-	-	43,750.00	43,750.00	-
06/01/2042	405,000.00	5.000%	43,750.00	448,750.00	-
06/30/2042	-	-	-	-	492,500.00
12/01/2042	-	-	33,625.00	33,625.00	-
06/01/2043	425,000.00	5.000%	33,625.00	458,625.00	-
06/30/2043	-	-	-	-	492,250.00
12/01/2043	-	-	23,000.00	23,000.00	-
06/01/2044	450,000.00	5.000%	23,000.00	473,000.00	-
06/30/2044	-	-	-	-	496,000.00
12/01/2044	-	-	11,750.00	11,750.00	-
06/01/2045	470,000.00	5.000%	11,750.00	481,750.00	-
06/30/2045	-	-	-	-	493,500.00
Total	\$8,125,000.00	-	\$6,813,091.11	\$14,938,091.11	-

Yield Statistics

Bond Year Dollars	\$151,783.61
Average Life	18.681 Years
Average Coupon	4.4886869%
Net Interest Cost (NIC)	3.9374408%
True Interest Cost (TIC)	3.6194867%
Bond Yield for Arbitrage Purposes	2.9332544%
All Inclusive Cost (AIC)	3.6728504%

IRS Form 8038

Net Interest Cost	3.4491007%
Weighted Average Maturity	18.944 Years

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