



DLR Group Architecture & Engineering inc.
an Oregon corporation

110 Southwest Yamhill Street, Suite 105
Portland, OR 97204

September 24, 2024

Lung S. Hung
Presiding Judge
Malheur County Circuit Court
Ninth Judicial District

Re: Project Name: Needs and Concept Analysis for Malheur County Courts
DLR Group Project No.: N/A

Dear Judge Hung:

Thank you for the invitation to meet with your courts planning team and discuss the viability of your courthouse replacement project.

Having reviewed satellite imagery, we expect the two parking lot sites under consideration for the replacement courthouse would provide sufficient space for construction of a new facility. We recommend a planning and programming study that would refine your proposed facility's square footage estimate and develop a concept analysis to ensure the sites offer sufficient space.

You asked us to offer a "guess at what the construction cost may be" based on current costs of construction for other courts and public safety facilities across Oregon. Assuming construction of your facility begins in 2026, we believe you should anticipate total project costs of at least \$40,000,000 (with about 70% of that being construction cost) for a 3-courtroom, 34,000 to 40,000-square-foot facility to be constructed in Vale. A planning and programming study would allow for a more narrowed construction cost estimate.

You requested a proposed process outline for such a planning and space needs study. We believe these steps could be taken to get from today through a conceptual analysis of options that could be compared as potential solutions to Malheur County's needs for courts and related functions. This list of steps and study efforts is based on our understanding of the questions you are trying to answer and the questions most of our past county clients have asked as they determined the best option to solve their facility needs.

Our current estimate is that a fee in the range of \$200,000 (plus a \$50,000 fee contingency) would be needed to accomplish the steps outlined below. Before finalizing the scope of the study effort, we recommend a meeting with you to go through additional specifics, expectations, and time frame for this initial concept analysis.

- Goal setting
- Needs analysis / programming
 - Space needs for Circuit Court, District Attorney, Sheriff, and up to two other functions
 - Growth and service projections
 - Overview of existing facility configurations / conditions (for potential re-use / remodel scenarios)

ELEVATE *the*
HUMAN EXPERIENCE
THROUGH DESIGN

- Develop facility options / strategies (3 scenarios anticipated)
 - New courthouse in Vale – repurpose existing facilities to other needs
 - High level civil engineering review of proposed site
 - Solve needs at current Vale facilities (may not be viable, but need to study to prove out)
 - Operational analysis for each of the above facility configurations (County staff with DLR Group consultation)
- Assess facility options
 - First cost and funding strategies (high level budgeting)
 - Operational cost (County staff with DLR Group consultation)
 - Service pros and cons (County-led discussion with DLR Group consultation)
 - Political pros and cons (County-led discussion with DLR Group consultation)
- Select best option
- Next Step (\$TBD): For the selected best option, develop more detailed design, due diligence and cost estimating and confirm funding strategy and associated schedule and timing

Please give Justin or me a call if you wish to discuss in more detail.

Sincerely,
DLR Group



Lori Coppenrath
Principal

cc:
Justin Stranzl