

General

The projects are proceeding as planned and the team coordination and collaboration continues to be positive and effective.

Project Controls

Schedule

The Master Development Schedule (MDS) was updated and published as of June 28, 2024, and distributed to the project team and posted to the DPL website. Redpoint (RP) is evaluating the MDS and individual project schedules with the team. The Central Library schedule for construction and post construction activities is being reviewed to verify the current strategy. The strategy and sequence of activities are being considered and the overall relationships with the other library facilities and staff. RP anticipates issuing an updated MDS in late February or March.

La Pine, Sisters, and Sunriver libraries close-out, warranty, mechanical system, and additional scope activities are ongoing.

Redmond library opened in January. The project team are following up on outstanding punchlist, mechanical, lighting, commissioning, scope changes, and close-out activities.

KNCC's building and site construction includes the installation of concrete slabs, masonry walls, structural steel, wood structural frame, wall framing, MEP systems and exterior wall assemblies. The building mock-up is progressing and being evaluated by the team. KNCC continues to finalize procurement activities, submittals, and BIM planning. The project work is proceeding in accordance with KNCC's current construction schedule and the current MDS. The contracting, ordering and fabrication of the FF&E systems are ongoing and being coordinated with KNCC.

The Downtown Bend 100% CD documents were submitted to the City for plan review and permitting in January 2025. The team continues with plan reviews and preparing for subcontractor bidding and establishment of the GMP. The schedule is being evaluated in coordination with the Central library. The FF&E system designs are being finalized, and procurement will occur throughout 2025.

Attached is the current Master Summary Schedule dated 6-28-24 based on the updated Master Development Schedule published 6-28-24. This schedule reflects the planned sequence and timelines for all library projects as depicted in the Master Development Schedule published 6-28-24.

The Schedule Summary table below reflects key dates from the Master Development Schedule dated 6-28-24 and the adjustment to the Redmond Library Opening.

Project	Construction Start	Construction Completion	Opening
Central Library at Stevens Ranch	1/15/2024	12/26/2025	3/30/2026
Redmond Library	1/16/2023	8/2/2024	1/27/2025
Sisters Library	1/2/2023	9/29/2023	10/12/2023
La Pine Library	1/2/2023	9/22/2023	10/3/2023
Sunriver Library	10/30/2023	6/14/2024	8/21/2024
East Bend Library	NA	NA	NA
Downtown Bend Library	4/13/2026	11/25/2026	3/22/2027

Budget

The current Project Budget Report attached includes costs expended through the month of December 2024. The Overall Bond Program Budget and corresponding Project Budgets for the four Work Packages and General Administrative costs were evaluated throughout the previous month and adjustments were implemented as noted below.

RP is conducting an overall bond budget evaluation and update throughout February and will be updating the budget in late February or March.

The significant Bond Program and individual Project Budget re-allocations included the following items.

Program Funding Sources:

- 1. The Total Sources of Funds remained the same at \$242,737,684.00.

General Administrative Budget

- 1. The Project Budget remained unchanged from the previous month.

Work Package #1 – Central Library at Stevens Ranch

- 1. The Project Budget remained unchanged from the previous month.

Work Package #3 – Downtown Bend Library

1. The Project Budget remained unchanged from the previous month.

Work Package #2 – Redmond Library

1. The Project Budget remained unchanged from the previous month.

Work Package #4 – Sisters, La Pine, Sunriver and East Bend Branch Libraries

1. The Project Budget remained unchanged from the previous month.

Reserve Contingency

1. The Reserve Contingency remained unchanged from the previous month in the amount of \$6,980,934.00.

Bond Financing Costs

1. The Bond Financing Budget remained unchanged from the previous month.

Combined Contingency – Bond Program

1. The Combined Contingency remained unchanged from the previous month in the amount of \$18,091,183.00, which is 8.05% of the Bond Program Budget.

The Total Estimated Bond Program costs including contingency aligns with the Total Bond Program Funding Sources.

Procurement/Contracts

Contracts and change orders are being processed based on authorizations approved by the Board at the December Board meeting. A separate Board summary for the PWRO, the furniture vendor, was submitted for review and authorization approval during the February Board meeting.

Insurance

The DISP Administrator has engaged with KNCC to enroll the subcontractors as their subcontracts are awarded and finalized. This process continues throughout the duration of the projects.

Entitlement

No current or planned activity remaining.

Design and Construction

KNCC is finalizing their subcontract awards and material procurements. Figure Plant continues to perform their technical design, prototyping, and fabrication of the Early Learning elements. The Space Saver contract was finalized for execution based on the final documents and electrical coordination performed by the team. Redpoint and the Furniture vendor are reviewing the final design documents and preparing mock-ups in coordination with KNCC. Preparation of final pricing will be assembled and evaluated for approvals. Artwork coordination by the team. Lessons Learned from the Redmond library have been reviewed with the Central team and adjustments are being implemented as needed.

The Redmond Library is open, and activity is focused on close-out of remaining issues. System and building element performance is being evaluated by the team as the facility is being operated. Adjustments or modifications will be evaluated for consideration and direction on implementation. DPL is preparing the grand opening events scheduled for early March.

Sisters, La Pine, and Sunriver Library team continues to complete minor revisions, punchlist and project close-out activities. The team continues to evaluate the facilities and if further adjustments or modifications should be considered.

Downtown Bend library 100% CD documents are being reviewed by the team and comments provided to the design team. KNCC updated their cost estimate based on the 100% CDs and remained consistent with the prior cost estimates. The Early Learning construction documents are being prepared and reviewed. The final Early learning CDs are expected to be issued in March for final approval and pricing. The furniture plans and specifications were issued. The team will be performing a review of these documents over the next 2-3 months. Further pricing of the FF&E elements will be ongoing throughout 2025.

Finance

The December monthly draw was processed. Design, permitting, consulting, FF&E, and construction costs were the primary activities this month.

Project Photographs

Central Library at Stevens Ranch

The links below are the videos provided by KNCC, Redpoint and the Developer for January 2025.

[Bend Stevens Ranch Library Aerial Media - 14 Jan 25](#)

[STR 01-27-2025 Photo Report.pdf](#)

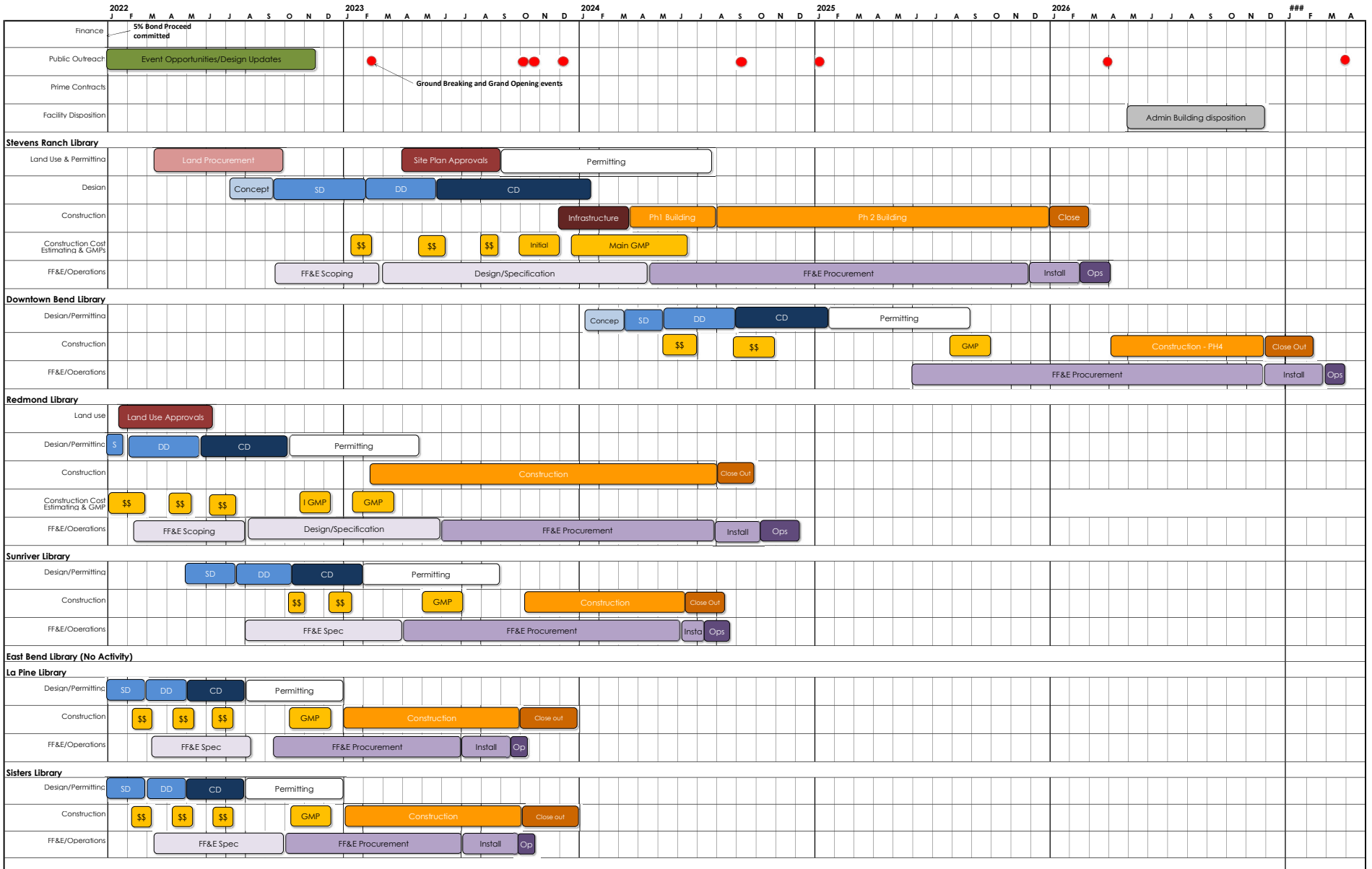
27th Street: Developer's work and progress.

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[Distribution: DPL core team](#)



Deschutes Public Library
 Bond Program Summary Cost
 Status Date Costs Paid as of:

12/31/2024

Status of Projects						
Program Cost	Total Original Budget	Total Revised Budget	Spent to Date	Committed to Date	Spent to Date Percentage	Committed to Date Percentage
General Administrative Cost	0.00	13,530,676.00	4,675,521.82	6,640,721.43	34.55%	49.08%
Central Library at Stevens Ranch						
Site and Due Diligence	0.00	10,466,238.00	10,393,781.54	10,404,331.39	99.31%	99.41%
Hard Cost	81,531,900.00	87,719,500.00	29,530,397.25	87,719,500.00	33.66%	100.00%
FF&E	10,058,500.00	10,889,779.00	1,484,311.18	6,916,075.10	13.63%	63.51%
Soft Cost	23,472,600.00	19,079,879.00	16,110,771.44	17,773,321.80	84.44%	93.15%
Contingency	1,467,000.00	6,300,000.00	0.00	0.00	0.00%	0.00%
Subtotal Central Library at Stevens Ranch	116,530,000.00	134,455,396.00	57,519,261.41	122,813,228.29	42.78%	91.34%
Downtown Bend Library						
Site and Due Diligence	0.00	11,700.00	11,700.00	11,700.00	0.00%	0.00%
Hard Cost	14,796,000.00	16,052,544.00	41,924.00	41,924.00	0.26%	0.26%
FF&E	1,970,000.00	3,950,000.00	107,845.95	154,646.00	2.73%	3.92%
Soft Cost	3,213,000.00	3,343,040.00	1,716,488.09	2,263,484.36	51.35%	67.71%
Contingency	201,000.00	3,850,000.00	0.00	0.00	0.00%	0.00%
Subtotal Downtown Bend	20,180,000.00	27,207,284.00	1,877,958.04	2,471,754.36	6.90%	9.08%
Redmond Library						
Site and Due Diligence	0.00	19,300.00	19,300.00	19,300.00	100.00%	100.00%
Hard Cost	34,240,600.00	31,448,117.00	29,859,237.78	31,448,116.63	94.95%	100.00%
FF&E	3,097,100.00	4,305,666.00	3,868,393.44	4,151,652.47	89.84%	96.42%
Soft Cost	9,348,000.00	6,347,167.00	6,203,084.90	6,267,350.01	97.73%	98.74%
Contingency	584,300.00	425,000.00	0.00	0.00	0.00%	0.00%
Subtotal Redmond Library	47,270,000.00	42,545,250.00	39,950,016.12	41,886,419.11	93.90%	98.45%
Sunriver, Sisters, La Pine, East Bend Libraries						
Site and Due Diligence	0.00	0.00	0.00	0.00	0.00%	0.00%
Hard Cost - La Pine	1,147,700.00	2,950,636.00	2,965,075.65	2,965,075.65	100.49%	100.49%
Hard Cost - Sisters	1,215,500.00	3,078,876.00	3,073,113.03	3,073,113.03	99.81%	99.81%
Hard Cost - Sister Re-roof	0.00	98,937.00	98,936.34	98,936.34	100.00%	100.00%
Hard Cost - Sunriver	1,857,800.00	3,660,316.00	3,653,349.54	3,653,349.54	99.81%	99.81%
Hard Cost - East Bend	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!
Hard Cost - Renewable Energy	0.00	0.00	0.00	0.00	0.00%	0.00%
FF&E	1,310,000.00	3,074,153.00	2,880,438.93	2,924,903.28	93.70%	95.15%
Soft Cost	1,099,000.00	1,574,417.00	1,321,363.31	1,532,171.91	83.93%	97.32%
Contingency	70,000.00	535,249.00	0.00	0.00	0.00%	0.00%

Deschutes Public Library
 Bond Program Summary Cost
 Status Date Costs Paid as of:

12/31/2024

Status of Projects						
Subtotal Sunriver, Sisters, La Pine, East Bend Libraries	6,700,000.00	14,972,584.00	13,992,276.80	14,247,549.75	93.45%	95.16%
Reserve Contingency	32,754,114.00	6,980,934.00	0.00	0.00	0.00%	0.00%
Bond Financing Costs	986,740.00	3,045,560.00	995,260.00	998,740.00	32.68%	32.79%
Total Program Cost	224,420,854.00	242,737,684.00	119,010,294.19	189,058,412.94	49.03%	77.89%
Percentage of Revised Budget			49.03%	77.89%		
Combined Contingency		18,091,183.00	8.05%			

Program Funding Sources	Total Original Budget	Total Revised Budget
Bond Funds	195,000,000.00	195,000,000.00
Bond Premium	29,420,854.00	29,420,854.00
Interest on Bond Investments	0.00	12,797,900.00
Donations and Grants	0.00	5,422,700.00
City of Redmond IGA - Waterline	0.00	96,195.00
Stevens Ranch Lot 2 Sale	0.00	0.00
Miscellaneous Revenue	0.00	35.00
Total Program Funding Sources	224,420,854.00	242,737,684.00

**Deschutes Public Library
Bond Program - Contingency Report**

Status Date: 1/31/2025

Work Package 1 - Central Library	Original Budget	Budget Revisions	Revised Budget	Percentage of Project Costs
Construction Hard Cost Contingency	\$0	\$4,500,000	\$4,500,000	5.13%
Owner FF&E Cost Contingency	\$0	\$1,000,000	\$1,000,000	9.18%
Soft Cost Contingency	\$1,467,000	-\$667,000	\$800,000	4.19%
TOTAL CONTINGENCY	\$1,467,000	\$4,833,000	\$6,300,000	4.92%
Work Package 2 - Redmond Library	Original Budget	Budget Revisions	Revised Budget	Percentage of Project Costs
Construction Hard Cost Contingency	\$0	\$300,000	\$300,000	0.95%
Owner Hard Cost Contingency	\$0	\$75,000	\$75,000	1.74%
Soft Cost Contingency	\$584,300	-\$534,300	\$50,000	0.79%
TOTAL CONTINGENCY	\$584,300	-\$159,300	\$425,000	1.00%
Work Package 3 - Downtown Bend Library	Original Budget	Budget Revisions	Revised Budget	Percentage of Project Costs
Construction Hard Cost Contingency	\$0	\$3,000,000	\$3,000,000	18.69%
Owner Hard Cost Contingency	\$0	\$600,000	\$600,000	15.19%
Soft Cost Contingency	\$201,000	\$49,000	\$250,000	7.48%
TOTAL CONTINGENCY	\$201,000	\$3,649,000	\$3,850,000	14.15%
Work Package 4 - Branch Libraries	Original Budget	Budget Revisions	Revised Budget	Percentage of Project Costs
Construction Hard Cost Contingency	\$0	\$335,249	\$335,249	3.42%
Owner Hard Cost Contingency	\$0	\$100,000	\$100,000	3.25%
Soft Cost Contingency	\$70,000	\$30,000	\$100,000	6.35%
TOTAL CONTINGENCY	\$70,000	\$465,249	\$535,249	3.57%
General Administrative and Financial Costs	Original Budget	Budget Revisions	Revised Budget	Percentage of Project Costs
Master Contingency	\$0	\$1,000,969	\$1,000,969	6.89%
Reserve Contingency	Original Budget	Budget Revisions	Revised Budget	Percentage of Project Costs
Reserve Contingency	\$32,754,114	-\$26,774,149	\$5,979,965	2.57%
Total Combined Contingency	Original Budget	Budget Revisions	Revised Budget	Percentage of Project Costs
Combined Contingency	\$35,076,414	-\$16,985,231	\$18,091,183	8.05%
Percentage of Total Bond Budget	16.89%	-6.54%	8.05%	

Deschutes Public Library

Bond Program Agency Fees and Permit Cost Summary

Status Date Costs Paid as of:

12/31/2024

Status of Projects				
Work Package and Project	Current Budget	Authorization	Cost to Date	Remaining Balance Compared to Revised Budget
WP1 - Central Library at Stevens Ranch	\$ 2,311,493.00	\$ 7,281,272.00	\$ 2,255,951.17	\$ 55,541.83
WP2 - Redmond Library	\$ 506,893.00	\$ 567,893.00	\$ 493,428.71	\$ 13,464.29
WP3 - Downtown Bend Library	\$ 600,000.00	\$ 600,000.00	\$ 7,500.00	\$ 592,500.00
WP4 - Sisters, La Pine, Sunriver & East Bend Libraries	\$ 110,000.00	\$ 235,000.00	\$ 109,445.30	\$ 554.70