

**Deschutes Public Library
Bond Program**

Monthly Report
February 28, 2025

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 February 28, 2025, and distributed to the project team and posted to the DPL website. Redpoint (RP) evaluated the MDS and individual project schedules with the team. The evaluation resulted in adjustments to the Central Library schedule. These adjustments addressed winter weather impacts to construction, incorporation of the art sculpture installation, FF&E and Collection installation sequences, transfer of the Collection from Downtown Bend and East Bend to Central, East Bend library closure, Downtown Bend temporary services and closure, moving of DPL staff from Downtown Bend and Administration to Central, Staff Training and Central opening preparations. The MDS included these elements, but they were re-sequenced and organized based on the team's input. The key dates in the Table below were updated to match the MDS.

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

Redmond library project team are following up on outstanding punchlist, mechanical, lighting, commissioning, scope changes, and close-out activities. Portions of the punchlist and added scope are being scheduled for this spring.

Central Library building and site construction includes the installation of concrete slabs, masonry walls, structural steel, wood structural frame, wall framing, MEP systems, roofing 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 updated 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 continue in City review. City plan review comments are expected in March. The team continues with plan reviews and preparing for subcontractor bidding and

establishment of the GMP. The schedule was evaluated in coordination with the Central library adjustments and incorporated into the updated MDS. The FF&E system designs are being finalized, and procurement will occur throughout 2025.

Attached is the current Master Summary Schedule dated 2-28-25 based on the updated Master Development Schedule published 2-28-25. This schedule reflects the planned sequence and timelines for all library projects as depicted in the Master Development Schedule published 2-28-25.

The Schedule Summary table below reflects key dates from the Master Development Schedule dated 2-28-25 and the adjustments to the Central Library and Downtown Bend Openings.

Project	Construction Start	Construction Completion	Opening
Central Library at Stevens Ranch	1/15/2024	12/26/2025	5/15/2026
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	4/20/2026	12/21/2026	4/30/2027

Budget

The current Project Budget Report attached includes costs expended through the month of January 2025. The Overall Bond Program Budget and corresponding Project Budgets for the four Work Packages and General Administrative costs were evaluated throughout the previous months and adjustments were implemented as noted below.

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

Program Funding Sources:

1. The Total Sources of Funds increased to \$243,982,336.00.
2. The Interest Earned on Bond Investments increased by \$1,432,966.00 based on reports issued by DPL and Piper Sandler at the beginning of 2025.
3. The Donations and Grants decreased by \$188,314.00 based on current estimates.

General Administrative Budget

1. The Project Budget was increased to \$13,727,644.00 as noted below.
2. The Public Outreach and Communications budget decreased by \$3,012.00.
3. The Owners' Representative budget was increased by \$200,000.00. This was based on forecasted costs due to schedule adjustments and extended services.
4. The Master Contingency was reduced by \$196,988.00 to offset these increases.

Work Package #1 – Central Library at Stevens Ranch

1. The Project Budget remained unchanged from the previous month, but the following adjustments were made.
2. The Site and Due Diligence budget was reduced by \$61,906.61 to remove unused funds.
3. The Owner Hard Costs increased by \$90,000.00. This is for a High-Density storage system being added through the shelving system contract.
4. The Soft Costs decreased by \$133,007.00 due to reduction in forecasted Design and Testing & Inspection costs.
5. The Project Contingency was increased by \$104,913.61 based on the adjustments noted above.

Work Package #3 – Downtown Bend Library

1. The Project Budget remained unchanged from the previous month, but the following adjustments were made.
2. The Construction Hard Costs increased by \$589,380.00. This adjustment was based on the latest cost estimate provided by KNCC of the 100% CD plans and anticipated cost escalation.
3. The Owner's Hard Costs increased by \$75,000.00. This adjustment was based on the actual costs incurred on the Redmond Library for FF&E furnishings expected to be provided at Downtown Bend Library.
4. The Soft Costs budget increased by \$315,000.00. This was based on additional design costs associated with implementing design revisions associated with final scope of work. The budget for the Builders Risk insurance premium was increased based on the current construction cost estimate.
5. The Project Contingency was reduced by \$979,380.00 based on the adjustments noted above.

Work Package #2 – Redmond Library

1. The Project Budget remained unchanged from the previous month, but the following adjustments were made.
2. The Site and Due Diligence costs increased by \$10,580.00. This adjustment was for civil engineering costs for a street modification design to improve the North parking lot driveway.

3. The Construction Hard Costs increased by \$150,000.00. This adjustment was for added scope of services and changes requested by DPL to be performed by KNCC exceeding the current GMP contract.
4. The Owner Hard Costs increased by \$105,000.00. This adjustment was for added costs associated with Computer Systems & Technology and FF&E Furnishings.
5. The Soft Costs decreased by \$9,028.47. This adjustment was for decreases and increases of costs based on the final actual and forecasted costs.
6. The Project Budget Contingency was reduced by \$256,551.53 based on the adjustments noted above.

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

1. The Project Budget remained unchanged from the previous month, but the following adjustments were made.
2. The Construction Hard Costs increased by \$176,709.56. This adjustment was for the final Work Package 4 GMP reconciliation and additional scope to correct a problem with the existing Sunriver sewer line.
3. The Owner's Hard Costs increased by \$129,998.70. This adjustment was for increases to the Furniture and Computer Systems and Technology budgets based on actual and planned purchases.
4. The Soft Costs decreased by \$8,079.58. This adjustment was for decreases and increases of costs based on the final actual and forecasted costs.
5. The Project Contingency was reduced by \$298,628.68 based on the adjustments noted above.

Reserve Contingency

1. The Reserve Contingency increased by \$1,047,664.00 from \$6,980,934.00 to \$8,028,598.00 as noted below.
2. The Reserve Contingency was increased by \$1,244,652.00 due to the increase in Interest on Bond Investments and reductions in Grants and Donations as noted above.
3. The Reserve Contingency decreased by \$196,988.00 due to the increase of the General Administrative Budget as noted above.

Bond Financing Costs

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

Combined Contingency – Bond Program

1. The Combined Contingency was reduced by \$381,938.00 from \$18,091,183.00 to \$17,709,200.00, which is 7.83% of the Bond Program Budget. The revisions to the Contingency were described above.

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 January Board meeting. Separate Board summaries for the Miller Hull contract change orders, SWB Sunriver contract for sewer repairs, KNCC's Redmond contract change orders, and Space Saver Central Shelving change order.

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 constructed furniture mock-ups in coordination with KNCC to verify method for providing power and data connectivity. Preparation of final furniture pricing is being assembled and evaluated for approval. Artwork coordination by the team is ongoing.

The Redmond Library 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 are being 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. A problem with a section of the existing Sunriver under slab sewer line was identified. The team determined the solution for accessing, removal and replacement of the sewer line. The scope of work and cost has been determined. A Board authorization will be reviewed with the Board in March. The

scheduling of this work is being coordinated and determined by the team. The team continues to evaluate the facilities and if further adjustments or modifications should be considered.

Downtown Bend library 100% CD documents have been reviewed by the team and comments provided to the design team. KNCC continues planning and preparing for the subcontractor bidding and GMP establishment. 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 January 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 February 2025.

[STR 03-01-2025 Pic Report - Sat Edition.pdf](#)

[Bend Stevens Ranch Library Aerial Media - 21 Feb 25](#)

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:

1/31/2025

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	13,727,664.00	4,760,711.22	6,641,896.08	34.68%	48.38%
Central Library at Stevens Ranch						
Site and Due Diligence	0.00	10,404,331.39	10,393,781.54	10,404,331.39	99.90%	100.00%
Hard Cost	81,531,900.00	87,719,500.00	32,131,409.47	87,719,500.00	36.63%	100.00%
FF&E	10,058,500.00	10,979,779.00	1,902,830.40	6,932,274.32	17.33%	63.14%
Soft Cost	23,472,600.00	18,946,872.00	16,230,228.31	17,822,321.43	85.66%	94.06%
Contingency	1,467,000.00	6,404,913.61	0.00	0.00	0.00%	0.00%
Subtotal Central Library at Stevens Ranch	116,530,000.00	134,455,396.00	60,658,249.72	122,878,427.14	45.11%	91.39%
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	16,641,924.00	41,924.00	41,924.00	0.25%	0.25%
FF&E	1,970,000.00	4,025,000.00	128,807.87	165,266.00	3.20%	4.11%
Soft Cost	3,213,000.00	3,658,040.00	1,812,353.64	2,266,484.36	49.54%	61.96%
Contingency	201,000.00	2,870,620.00	0.00	0.00	0.00%	0.00%
Subtotal Downtown Bend	20,180,000.00	27,207,284.00	1,994,785.51	2,485,374.36	7.33%	9.13%
Redmond Library						
Site and Due Diligence	0.00	29,880.00	19,300.00	29,880.00	64.59%	100.00%
Hard Cost	34,240,600.00	31,598,117.00	29,859,237.78	31,448,116.63	94.50%	99.53%
FF&E	3,097,100.00	4,410,666.00	3,944,746.21	4,207,214.74	89.44%	95.39%
Soft Cost	9,348,000.00	6,338,138.53	6,213,224.40	6,265,773.41	98.03%	98.86%
Contingency	584,300.00	168,448.47	0.00	0.00	0.00%	0.00%
Subtotal Redmond Library	47,270,000.00	42,545,250.00	40,036,508.39	41,950,984.78	94.10%	98.60%
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	2,965,075.65	2,965,075.65	2,965,075.65	100.00%	100.00%
Hard Cost - Sisters	1,215,500.00	3,073,113.03	3,073,113.03	3,073,113.03	100.00%	100.00%
Hard Cost - Sister Re-roof	0.00	98,936.34	98,936.34	98,936.34	100.00%	100.00%
Hard Cost - Sunriver	1,857,800.00	3,653,349.54	3,653,349.54	3,653,349.54	100.00%	100.00%
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%
Hard Cost - Sunriver Added Scope	0.00	175,000.00	0.00	0.00	0.00%	0.00%
FF&E	1,310,000.00	3,204,151.70	2,896,154.38	2,968,656.28	90.39%	92.65%
Soft Cost	1,099,000.00	1,566,337.42	1,326,759.25	1,534,177.66	84.70%	97.95%
Contingency	70,000.00	236,620.32	0.00	0.00	0.00%	0.00%

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

1/31/2025

Status of Projects						
Subtotal Sunriver, Sisters, La Pine, East Bend Libraries	6,700,000.00	14,972,584.00	14,013,388.19	14,293,308.50	93.59%	95.46%
Reserve Contingency	32,754,114.00	8,028,598.00	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	243,982,336.00	122,458,903.03	189,248,730.86	50.19%	77.57%
Percentage of Revised Budget			50.19%	77.57%		
Combined Contingency		17,709,200.40	7.83%			

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	14,230,866.00
Donations and Grants	0.00	5,234,386.00
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	243,982,336.00

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

Status Date: 2/28/2025

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	9.11%
Soft Cost Contingency	\$1,467,000	-\$562,086	\$904,914	4.78%
TOTAL CONTINGENCY	\$1,467,000	\$4,937,914	\$6,404,914	5.00%
Work Package 2 - Redmond Library				
Original Budget	Budget Revisions	Revised Budget	Percentage of Project Costs	
Construction Hard Cost Contingency	\$0	\$127,477	\$127,477	0.40%
Owner Hard Cost Contingency	\$0	\$0	\$0	0.00%
Soft Cost Contingency	\$584,300	-\$543,329	\$40,971	0.65%
TOTAL CONTINGENCY	\$584,300	-\$415,852	\$168,448	0.40%
Work Package 3 - Downtown Bend Library				
Original Budget	Budget Revisions	Revised Budget	Percentage of Project Costs	
Construction Hard Cost Contingency	\$0	\$2,120,620	\$2,120,620	12.74%
Owner Hard Cost Contingency	\$0	\$500,000	\$500,000	12.42%
Soft Cost Contingency	\$201,000	\$49,000	\$250,000	6.83%
TOTAL CONTINGENCY	\$201,000	\$2,669,620	\$2,870,620	10.55%
Work Package 4 - Branch Libraries				
Original Budget	Budget Revisions	Revised Budget	Percentage of Project Costs	
Construction Hard Cost Contingency	\$0	\$144,700	\$144,700	1.45%
Owner Hard Cost Contingency	\$0	\$0	\$0	0.00%
Soft Cost Contingency	\$70,000	\$21,920	\$91,920	5.87%
TOTAL CONTINGENCY	\$70,000	\$166,620	\$236,620	1.58%
General Administrative and Financial Costs				
Original Budget	Budget Revisions	Revised Budget	Percentage of Project Costs	
Master Contingency	\$0	\$803,981	\$803,981	5.53%
Reserve Contingency				
Original Budget	Budget Revisions	Revised Budget	Percentage of Project Costs	
Reserve Contingency	\$32,754,114	-\$25,529,497	\$7,224,617	3.10%
Total Combined Contingency				
Original Budget	Budget Revisions	Revised Budget	Percentage of Project Costs	
Combined Contingency	\$35,076,414	-\$17,367,214	\$17,709,200	7.83%
Percentage of Total Bond Budget	16.79%	-6.65%	7.83%	

Deschutes Public Library

Bond Program Agency Fees and Permit Cost Summary

Status Date Costs Paid as of:

1/31/2025

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	\$ 498,893.00	\$ 567,893.00	\$ 493,428.71	\$ 5,464.29
WP3 - Downtown Bend Library	\$ 600,000.00	\$ 600,000.00	\$ 95,439.55	\$ 504,560.45
WP4 - Sisters, La Pine, Sunriver & East Bend Libraries	\$ 109,445.30	\$ 235,000.00	\$ 109,445.30	\$ -