

# CANNON BEACH CITY HALL & POLICE DEPARTMENT



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*Joyce Jackson,  
Landscape Architect*



**MACKENZIE.**







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# AGENDA

1. INTRODUCTORY COMMENTS

2. PROJECT HISTORY

3. BUILDING PROGRAM & SIZE REQUIREMENTS

4. BUILDING SITE OPTIONS

5. BUDGET ESTIMATE PRESENTATION

6. NEXT STEPS



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# PROGRAM BY DEPARTMENT

	CIDA Net Area	Existing Net Area	SRG Net Area
<b>SHARED SPACES / BUILDING AMENITIES</b> COUNCIL CHAMBERS / EOC CONFERENCE ROOMS (SMALL & MEDIUM) BREAK ROOM / RESTROOMS CENTRAL COPY / PRINT / WORK AREA BUILDING MAINTENANCE: ELECTRICAL, MECHANICAL, FIRE RISER, JANITORIAL ONE FLEXIBLE WORK STATION FOR GROWTH	<b>3,799</b>	2,836	3,485
<b>FINANCE</b> CURRENT EMPLOYEES: 5 PROPOSED WORK STATIONS: 6	<b>676</b>	487	561
<b>HRAP</b> CURRENT EMPLOYEES: 20 PROPOSED WORK STATIONS: 6	<b>1,110</b>	1,158	1,258
<b>PUBLIC WORKS</b> CURRENT EMPLOYEES: 4 PROPOSED WORK STATIONS: 4	<b>640</b>	373	457
<b>COMMUNITY DEVELOPMENT</b> CURRENT EMPLOYEES: 4 PROPOSED WORK STATIONS: 5	<b>572</b>	346	507
<b>EXECUTIVE</b> CURRENT EMPLOYEES: 2 PROPOSED WORK STATIONS: 3	<b>296</b>	263	286



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# PROGRAM BY DEPARTMENT

	CIDA Net Area	Existing Net Area	SRG Net Area
EMERGENCY MANAGEMENT CURRENT EMPLOYEES: 1 PROPOSED WORK STATIONS: 2	176	0	0
I.T. CURRENT EMPLOYEES: 1 PROPOSED WORK STATIONS: 1	370	144	243
FARMER'S MARKET CURRENT EMPLOYEES: 1 PROPOSED WORK STATIONS: 1	136	63	170
POLICE DEPARTMENT CURRENT EMPLOYEES: 12 PROPOSED WORK STATIONS: 16	3,336	1,338	2,869
NET PROGRAM TOTAL	11,111	7,008	9,836
LOAD FACTOR	3,556	2,972	5,364
VERTICAL CIRCULATION	620	0	0
BUILDING TOTAL	15,287	9,980	15,200
EXTERIOR PROGRAM	600	320	800
PROGRAM TOTAL	15,887	10,300	16,000





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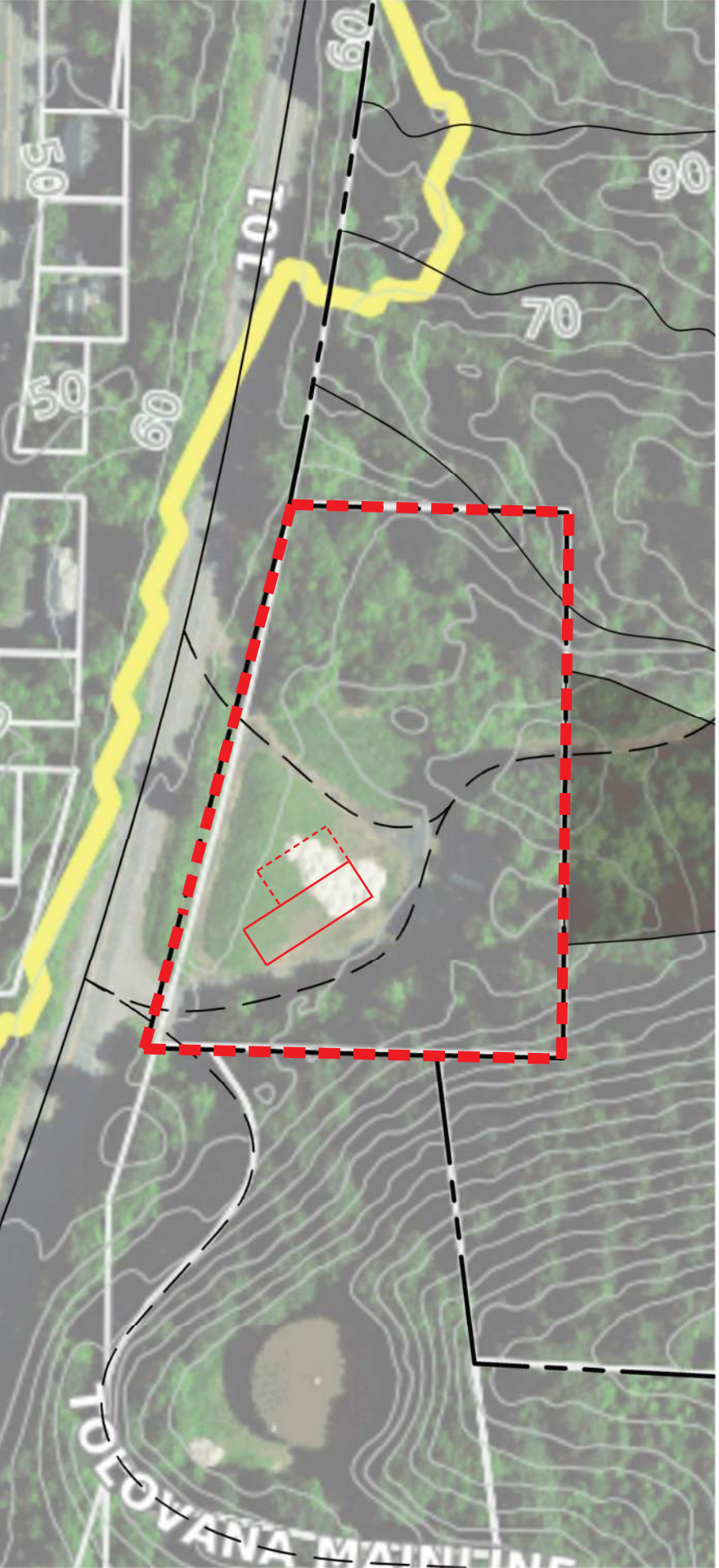
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VICINITY MAP



TOLOVANA CACHE SITE







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# PRELIMINARY BUDGET ESTIMATE

## CITY HALL AT GOWER ST. POLICE DEPARTMENT AT T. CACHE SITE

### HARD COSTS

CONSTRUCTION COST	
SELECTIVE DEMOLITION	\$1,008,743
BUILDING CONSTRUCTION	\$13,526,558
UTILITY UPGRADES	\$991,343
SITE DEVELOPMENT	\$2,057,761
LANDSCAPE	\$358,039
PRE-CONSTRUCTION	\$44,000
INFLATION (12 MONTHS)	\$1,023,974
CONSTRUCTION HARD COST TOTAL	\$19,010,418

### SOFT COSTS

PHASE I A/E DESIGN FEES (ON-GOING)	
PHASE I DESIGN COSTS	\$401,433

PHASE II A/E DESIGN FEES	
ARCHITECTURAL SERVICES	= 30% Of Construction Hard Costs
COE'S, CITY COUNCIL	
STRUCTURAL ENGINEERING	
CIVIL ENGINEERING	
MECH/ELEC/PLUMBING	
LANDSCAPE DESIGN	
ENCLOSURE	
ACOUSTICS	
SUSTAINABILITY	
SITE STRUCTURES	
REIMBURSABLES	
OTHER SOFT COSTS	
SITE SURVEY	
GEOTECH REPORT	
PERMITTING FEES	
CONSTRUCTION TESTING	
FF&E (FURNISHINGS)	
OWNER CONTINGENCY	
SOFT COST TOTAL	\$5,703,125

GRAND TOTAL	\$25,114,976
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## SINGLE BUILDING AT T. CACHE SITE

### HARD COSTS

CONSTRUCTION COST	
SELECTIVE DEMOLITION	\$270,128
BUILDING CONSTRUCTION	\$13,297,658
UTILITY UPGRADES	\$825,270
SITE DEVELOPMENT	\$1,348,368
LANDSCAPE	\$258,757
PRE-CONSTRUCTION	\$44,000
INFLATION (12 MONTHS)	\$946,555
CONSTRUCTION HARD COST TOTAL	\$16,990,736

### SOFT COSTS

PHASE I A/E DESIGN FEES (ON-GOING)	
PHASE I DESIGN COSTS	\$401,433

PHASE II A/E DESIGN FEES	
ARCHITECTURAL SERVICES	= 30% Of Construction Hard Costs
COE'S, CITY COUNCIL	
STRUCTURAL ENGINEERING	
CIVIL ENGINEERING	
MECH/ELEC/PLUMBING	
LANDSCAPE DESIGN	
ENCLOSURE	
ACOUSTICS	
SUSTAINABILITY	
SITE STRUCTURES	
REIMBURSABLES	
OTHER SOFT COSTS	
SITE SURVEY	
GEOTECH REPORT	
PERMITTING FEES	
CONSTRUCTION TESTING	
FF&E (FURNISHINGS)	
OWNER CONTINGENCY	
SOFT COST TOTAL	\$5,097,221

GRAND TOTAL	\$22,489,390
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# NEXT STEPS