



DESIGN OPTION 01

CANNON BEACH - POLICE STATION

CANNON BEACH, OREGON

CIDA

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS



DESIGN OPTION 02

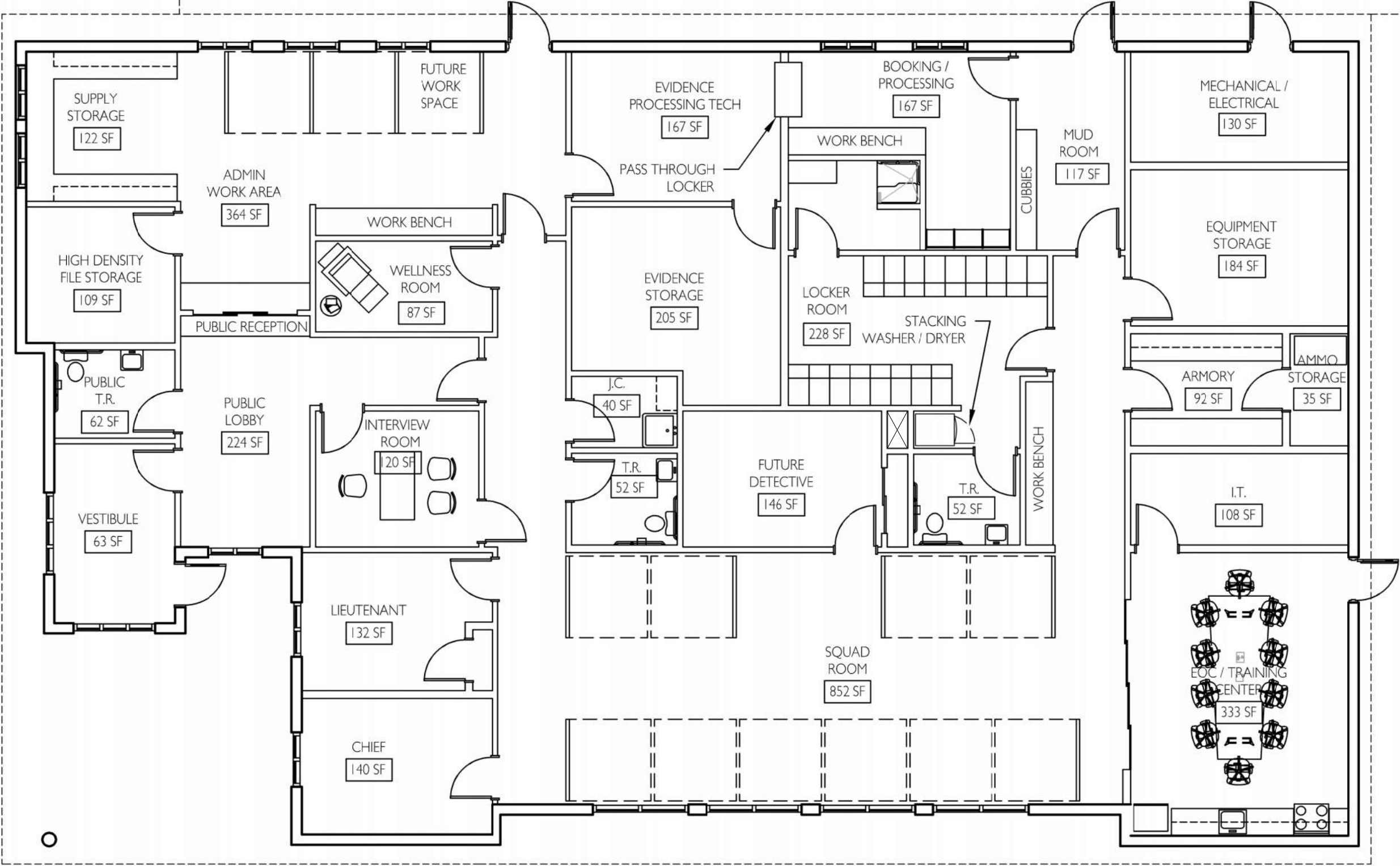
CANNON BEACH - POLICE STATION

CANNON BEACH, OREGON

CIDA

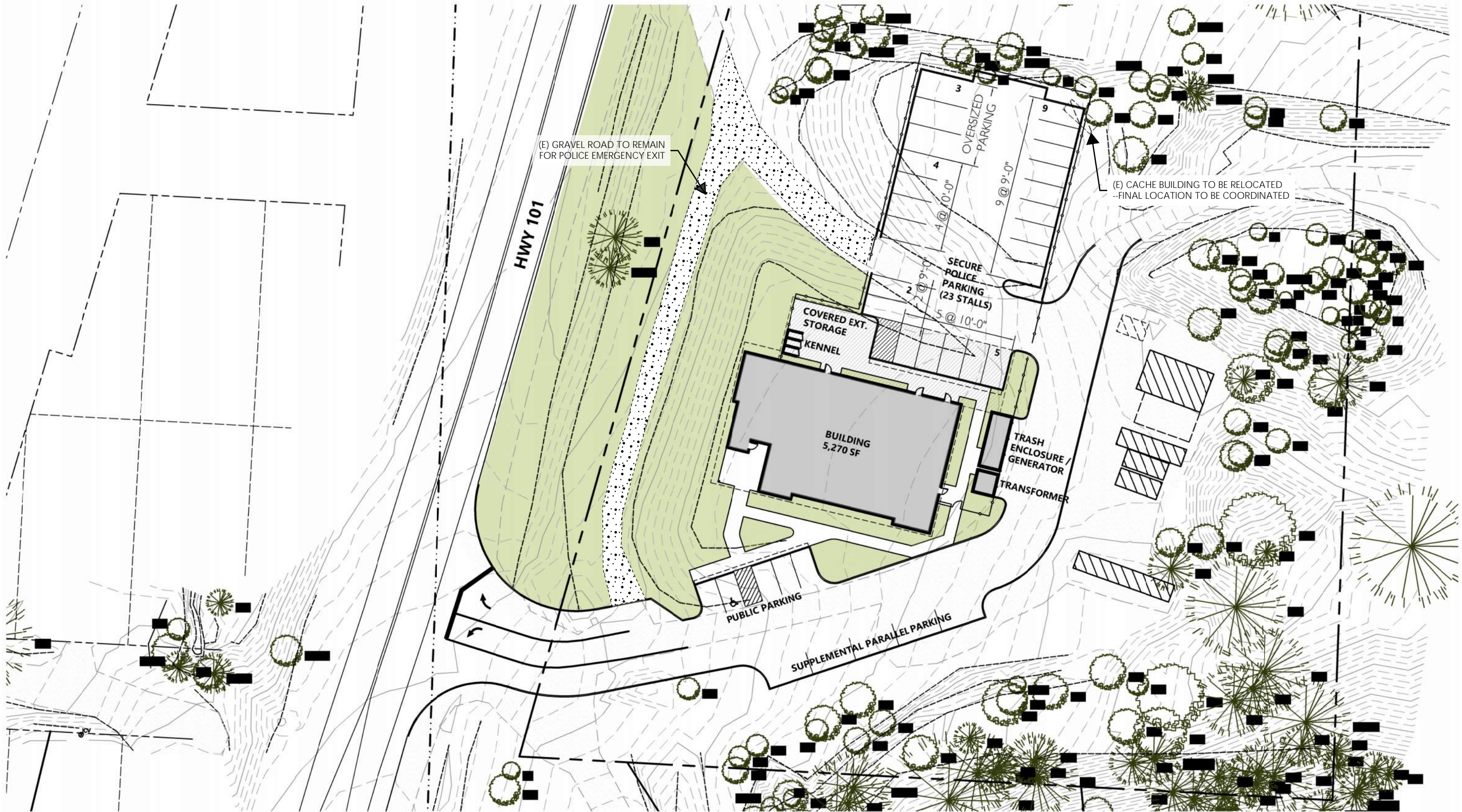
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

BUILDING TOTAL: 5,328 SF
*WITHOUT VESTIBULE EXTENSION: 5,270 SF



POLICE STATION FLOOR PLAN

CANNON BEACH POLICE DEPARMENT
CANNON BEACH, OREGON



POLICE STATION SITE PLAN

CANNON BEACH POLICE DEPARMENT CANNON BEACH, OREGON



CITY OF CANNON BEACH POLICE

SCHEMATIC DESIGN ESTIMATE

EXHIBIT 2 – ASSUMPTIONS AND CLARIFICATIONS

1. This estimate is based on a single story 5,270 Sff. building as outlined in the schematic design drawings received from CIDA Architecture & Engineering dated 10.5.23.
2. All permit costs, including deferred submittals, are to be paid by the owner. Trade permit costs are included in the estimate.
3. Pre-Construction Services costs are not included in this estimate and are being carried outside of this as a separate contract agreement.
4. Builders Risk Insurance is to be provided by the Owner.
5. Liability insurance is being carried as part of this estimate.
6. Performance & Payment Bond costs are included in this estimate.
7. Roofing material is assumed as asphaltic 3-tab architectural roofing material and not standing seam sheet metal roofing material.
8. 3,000 sf of covered parking including dog kennel area has been captured as part of this estimate.
9. Three percent is being carried for escalation and ten percent for design contingency within this estimate.
10. Polished Concrete Floor Finishing are not included. Concrete floors will be sealed with a commercially acceptable product as specified by the Architect in areas where suitable.
11. The path/road to west from secure parking to highway 101 is not included.
12. FF&E costs are not included in this estimate as they are assumed as the owners cost and carried as such on their side.
13. No site or building retaining walls are assumed in this estimate.
14. Traffic lights or pedestrian crossings on Highway 101 have not been included in this estimate.
15. An allowance of \$50,000 for pavers has been included as part of our estimate.



16. All LEED requirements, processes, and certifications outlined in the contract documents are not included.
17. Excludes a Warranty Bond at this time. System development fees permit and plan review fees, utility engineering fees, utility aid-to-construction fees, utility connection and improvement fees, or any Franchise utility and development fees are not included.
18. The budget excludes relocation of power line or pole, any PGE and utility fee. It is recommended the owner carry an allowance for PGE related fee.
19. Testing, demolition, removal, transportation and/or disposal of hazardous materials is not included.
20. Budget excludes the CFCI/OFCl matrix at this time, discussion required as to Contractor Supplied items will be required prior to including in overall Budget.
21. Cement treatment of native soil is excluded.
22. Unsuitable soil over-excavation and replacement is not included.
23. Disposal is based on clean soil. Disposal or remediation of contaminated soil is excluded from budget.
24. Special inspections and testing by Owner.

Project Name: Cannon Beach Police Department-Schematic Design

BID DATE: October 13, 2023

ESTIMATE NUMBER: 2311

EST. LABOR RATE: \$ 77.75

SMALL TOOLS & EQUIPMENT:

SMALL TOOLS & EQUIPMENT RATE: \$ 8.05

BASE BID PACKAGE		Sheet Link	ECCO TOTALS	
SPEC	ESTIMATE DESCRIPTION		ECCO HOURS	SECTION TOTALS

	General Requirements	»		\$ 700,000
030000	Concrete	1	0.00	\$ 591,688
040000	Masonry	2	0.00	\$ -
050000	Metals	3	0.00	\$ 50,660
060000	Wood, Plastics, and Composites	4	0.00	\$ 674,297
070000	Thermal and Moisture Protection	5	0.00	\$ 434,693
080000	Openings	6	0.00	\$ 129,750
090000	Finishes	7	0.00	\$ 252,564
100000	Misc. Specialties	8	0.00	\$ 17,165
110000	Equipment	9	0.00	\$ 35,350
120000	Furnishings	10	0.00	\$ 140,930
210000	Fire Suppression	11	0.00	\$ 50,065
220000	Plumbing	12	0.00	\$ 192,619
230000	Heating, Ventilating, and Air-Conditioning (HVAC)	13	0.00	\$ 299,073
260000	Electrical	14	0.00	\$ 394,196
270000	Communications	15	0.00	\$ 46,113
280000	Electronic Safety and Security	16	0.00	\$ 69,564
310000	Earthwork	17	0.00	\$ 731,672
320000	Exterior Improvements	18	0.00	\$ 499,697
330000	Utilities	19	0.00	\$ 421,600
	Demolition / Temp Facilities			\$ -
000000	Escalation / Contingency	20	0.00	\$ 654,120

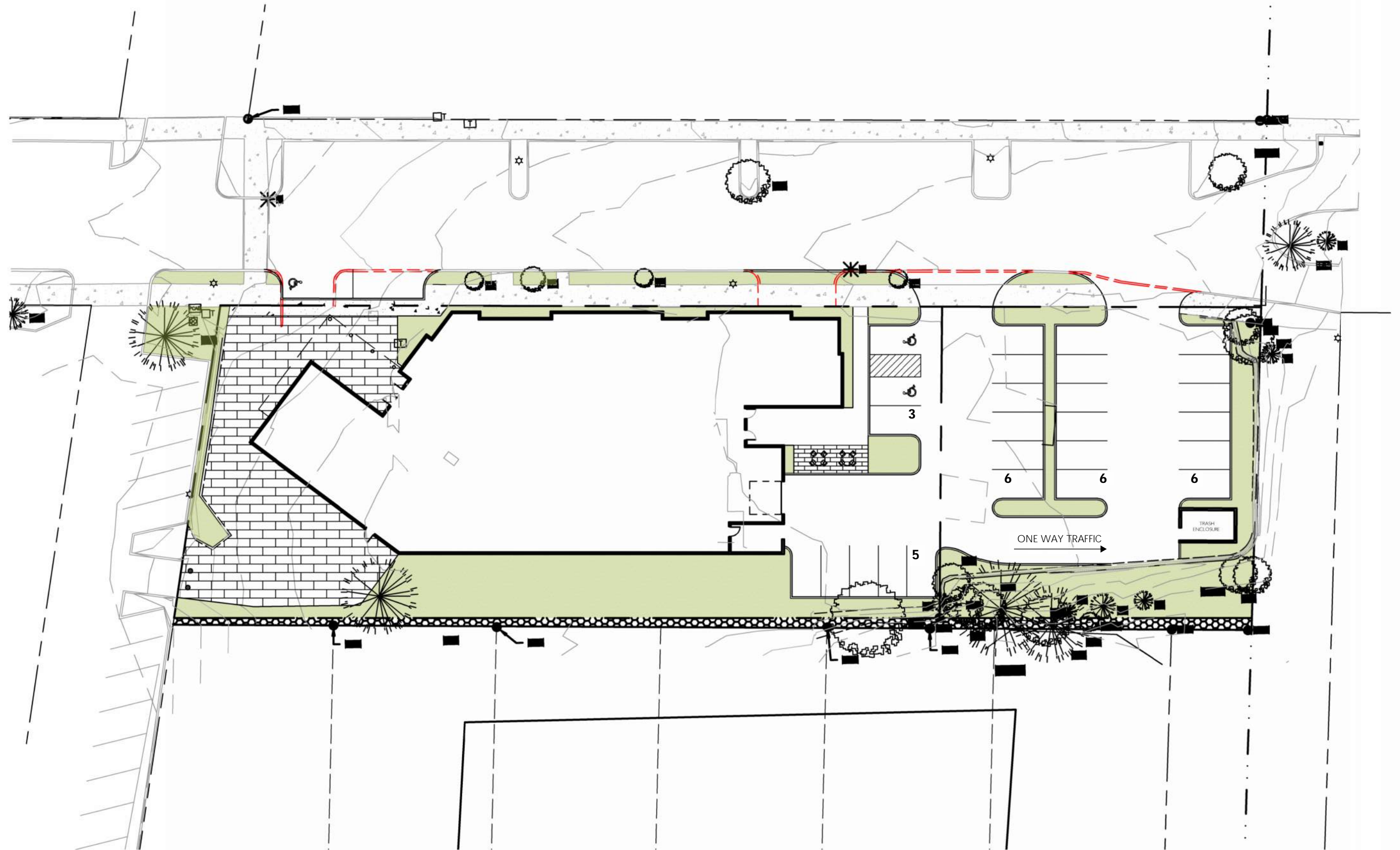
TOTAL ESTIMATE		0	\$	6,385,814
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Liability Insurance	1.00%	\$	63,858
Contractor's Fee	3.20%	\$	206,390
Performance / Payment Bond	1.00%	\$	66,561
Construction Contingency	5.00%	\$	336,131
Corporate Activity Tax	0.57%	\$	40,235

TOTAL ESTIMATE		\$	7,098,988
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Preconstruction	\$ 22,000
Phase 1 Design Costs	\$ 200,717
Phase 2 Design / Soft Costs	\$ 2,078,821
TOTAL BUDGET	\$ 9,400,526

#	ALTERNATES	ESTIMATE
1	Covered Parking	\$ 200,000
2	Standing Seam Metal Roofing	\$ 250,000
3	Fiber Cement Siding (back of house)	\$ (30,000)



CITY HALL SITE PLAN

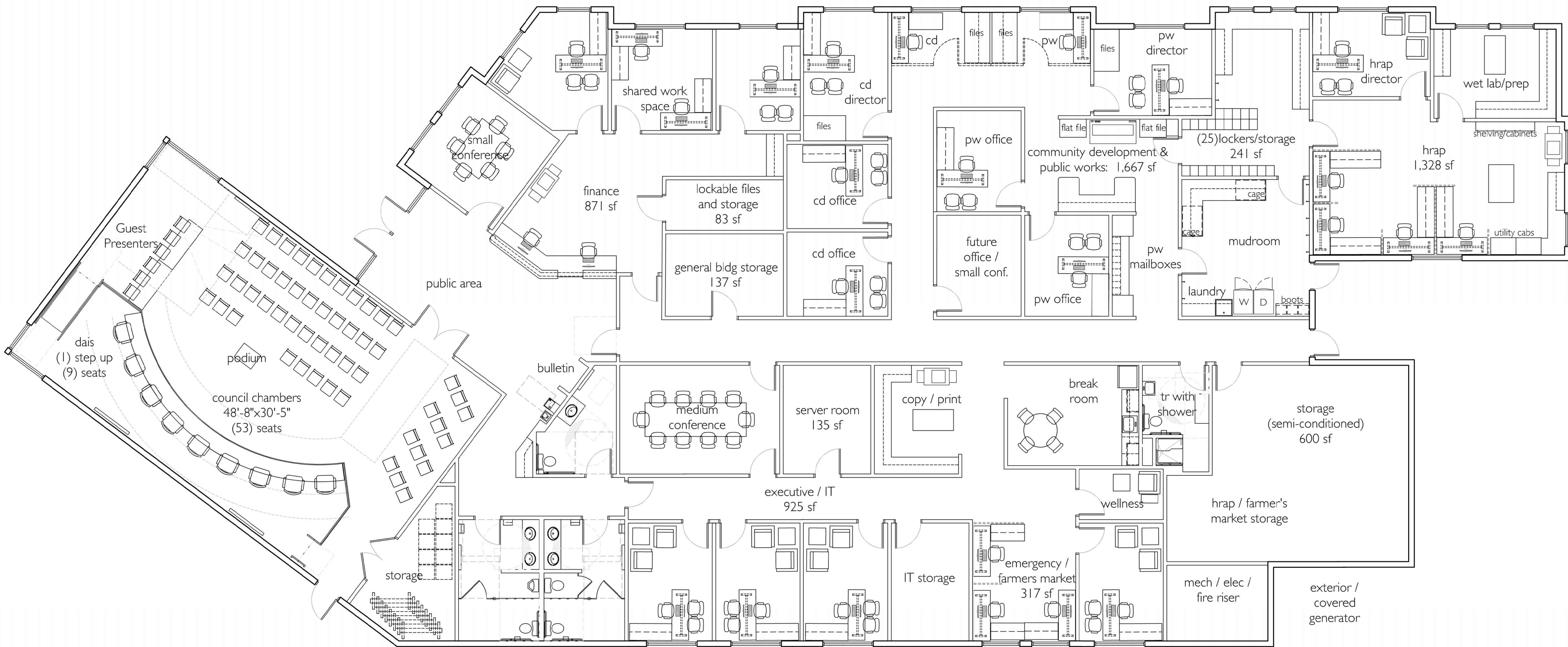
CANNON BEACH - CITY HALL CANNON BEACH, OREGON



1" = 30'-0"

220234.02

BUILDING TOTAL: 10,677 SF
 PRIMARY: 10,077 SF
 UNCONDITIONED STORAGE: 600 SF



CITY HALL FLOOR PLAN

CANNON BEACH - CITY HALL
 CANNON BEACH, OREGON



EAVES: 10'-0", TYP.

EAVES @ COUNCIL CHAMBER: 12'-0"



CITY HALL HYBRID OPTION

CANNON BEACH - CITY HALL
CANNON BEACH, OREGON

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CITY HALL HYBRID OPTION

CANNON BEACH - CITY HALL

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CITY HALL HYBRID OPTION

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CIDA



Joyce Jackson,
Landscape Architect



MACKENZIE.

PRELIMINARY BUDGET ESTIMATE

MARCH 2023

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

PHASE I PRE-DESIGN & SCHEMATIC DESIGN ESTIMATE \$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

CURRENT SCHEMATIC DESIGN ESTIMATE

NOVEMBER 2023

TOTAL
CITY HALL + POLICE STATION

HARD COSTS

CONSTRUCTION COST

SELECTIVE DEMOLITION + ABATEMENT	\$225,000
BUILDING CONSTRUCTION	\$15,510,129
UTILITY UPGRADES	\$806,600
SITE DEVELOPMENT	\$2,145,028
LANDSCAPE	\$292,388
PRE-CONSTRUCTION	\$44,000
INFLATION (12 MONTHS)	\$409,341

CONSTRUCTION HARD COST TOTAL \$19,432,486

SOFT COSTS

PHASE I A/E DESIGN FEES

PHASE I DESIGN COSTS PRE-DESIGN ONLY \$172,280

PHASE II A/E DESIGN FEES

ARCHITECTURAL SERVICES	SCHEMATIC DESIGN THROUGH CONSTRUCTION ADMINISTRATION Based on Current Cost Estimates
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 \$5,493,972

GRAND TOTAL \$25,098,738



CIDA



Joyce Jackson,
Landscape Architect



MACKENZIE.

CITY HALL SCHEMATIC DESIGN ESTIMATE

HARD COSTS

CONSTRUCTION COST

SELECTIVE DEMOLITION + ABATEMENT	\$225,000
BUILDING CONSTRUCTION	\$10,108,246
UTILITY UPGRADES	\$385,000
SITE DEVELOPMENT	\$1,023,696
LANDSCAPE	\$182,350
PRE-CONSTRUCTION	\$22,000
INFLATION (12 MONTHS)	\$258,390

CONSTRUCTION HARD COST TOTAL \$12,204,682

SOFT COSTS

PHASE I A/E DESIGN FEES

PHASE I DESIGN COSTS PRE-DESIGN ONLY \$86,140

PHASE II A/E DESIGN FEES

ARCHITECTURAL SERVICES
COE'S, CITY COUNCIL
STRUCTURAL ENGINEERING
CIVIL ENGINEERING
MECH/ELEC/PLUMBING
LANDSCAPE DESIGN
ENCLOSURE
ACOUSTICS
SUSTAINABILITY
SITE STRUCTURES
REIMBURSABLES

SCHEMATIC DESIGN THROUGH
CONSTRUCTION ADMINISTRATION

Based on
Current Cost
Estimates

OTHER SOFT COSTS

SITE SURVEY
GEOTECH REPORT
PERMITTING FEES
CONSTRUCTION TESTING
FF&E (FURNISHINGS)

OWNER CONTINGENCY

SOFT COST TOTAL \$3,096,543

GRAND TOTAL \$15,387,365

POLICE STATION SCHEMATIC DESIGN ESTIMATE

HARD COSTS

CONSTRUCTION COST

SELECTIVE DEMOLITION + ABATEMENT	NA
BUILDING CONSTRUCTION	\$5,401,883
UTILITY UPGRADES	\$421,600
SITE DEVELOPMENT	\$1,121,332
LANDSCAPE	\$110,038
PRE-CONSTRUCTION	\$22,000
INFLATION (12 MONTHS)	\$150,951

CONSTRUCTION HARD COST TOTAL \$7,227,804

SOFT COSTS

PHASE I A/E DESIGN FEES

PHASE I DESIGN COSTS PRE-DESIGN ONLY \$86,140

PHASE II A/E DESIGN FEES

ARCHITECTURAL SERVICES
COE'S, CITY COUNCIL
STRUCTURAL ENGINEERING
CIVIL ENGINEERING
MECH/ELEC/PLUMBING
LANDSCAPE DESIGN
ENCLOSURE
ACOUSTICS
SUSTAINABILITY
SITE STRUCTURES
REIMBURSABLES

SCHEMATIC DESIGN THROUGH
CONSTRUCTION ADMINISTRATION

Based on
Current Cost
Estimates

OTHER SOFT COSTS

SITE SURVEY
GEOTECH REPORT
PERMITTING FEES
CONSTRUCTION TESTING
FF&E (FURNISHINGS)

OWNER CONTINGENCY

SOFT COST TOTAL \$2,397,429

GRAND TOTAL \$9,711,373



11.1.2023

CITY OF CANNON BEACH CITY HALL

SCHEMATIC DESIGN ESTIMATE

EXHIBIT 2 – ASSUMPTIONS AND CLARIFICATIONS

1. This estimate is based on a single story 10,677 SF. building as outlined in the schematic design drawings received from CIDA Architecture & Engineering dated 10.19.23.
2. All permit costs, including deferred submittals, are to be paid by the owner. Trade permit costs are included in the estimate.
3. Pre-Construction Services costs are not included in this estimate and are being carried outside of this as a separate contract agreement.
4. Builders Risk Insurance is to be provided by the Owner.
5. Liability insurance is being carried as part of this estimate.
6. Performance & Payment Bond costs are included in this estimate.
7. Roofing material is assumed as asphaltic 3-tab architectural roofing material at pitched roof areas and thermoplastic membrane roofing at mechanical well. No standing seam sheet metal roofing is included.
8. Three percent is being carried for escalation and nine percent for design contingency within this estimate.
9. Polished Concrete Floor Finishing is not included. Concrete floors will be sealed with a commercially acceptable product as specified by the Architect in areas where suitable.
10. Demolition of the existing structure is included in this estimate.
11. No work in right-away has been included.
12. FF&E costs are not included in this estimate as they are assumed as the owner's cost and carried as such on their side.
13. Furniture & Equipment moving services for City owned items are not included.
14. No site or building retaining walls are assumed in this estimate.



11.1.2023

15. All LEED requirements, processes, and certifications outlined in the contract documents are not included.
16. An allowance of \$15,000 / month for (15) months is included for temporary city hall facilities.
17. Excludes a Warranty Bond at this time. System development fees permit and plan review fees, utility engineering fees, utility aid-to-construction fees, utility connection and improvement fees, or any Franchise utility and development fees are not included.
18. The budget excludes relocation of power lines or poles, and any PGE and utility fees. It is recommended the owner carry an allowance for PGE related fee.
19. Testing, demolition, removal, transportation and/or disposal of hazardous materials is not included.
20. Budget excludes the CFCI/OFCl matrix at this time, discussion required as to Contractor Supplied items will be required prior to including in overall Budget.
21. Cement treatment of native soil is excluded.
22. Unsuitable soil over-excavation and replacement is not included.
23. Soil disposal is based on clean soil. Disposal or remediation of contaminated soil is excluded from budget.
24. Special inspections and testing by Owner.
25. 1.5% of the construction cost is allocated for Green Energy purposes in this budget.