



DESIGN OPTION 01

# CANNON BEACH - POLICE STATION

CANNON BEACH, OREGON

**CIDA**

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS





DESIGN OPTION 02

# CANNON BEACH - POLICE STATION

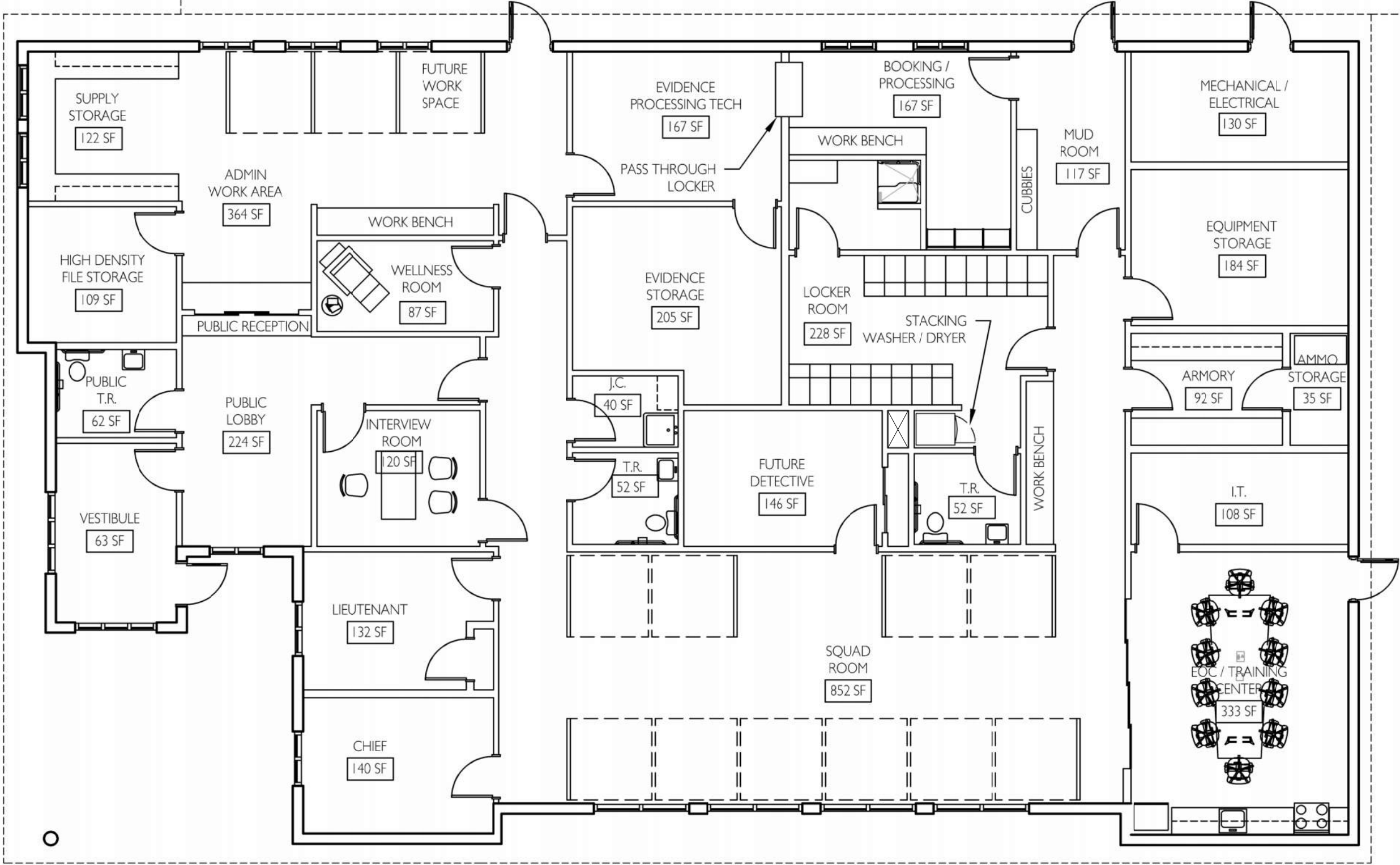
CANNON BEACH, OREGON

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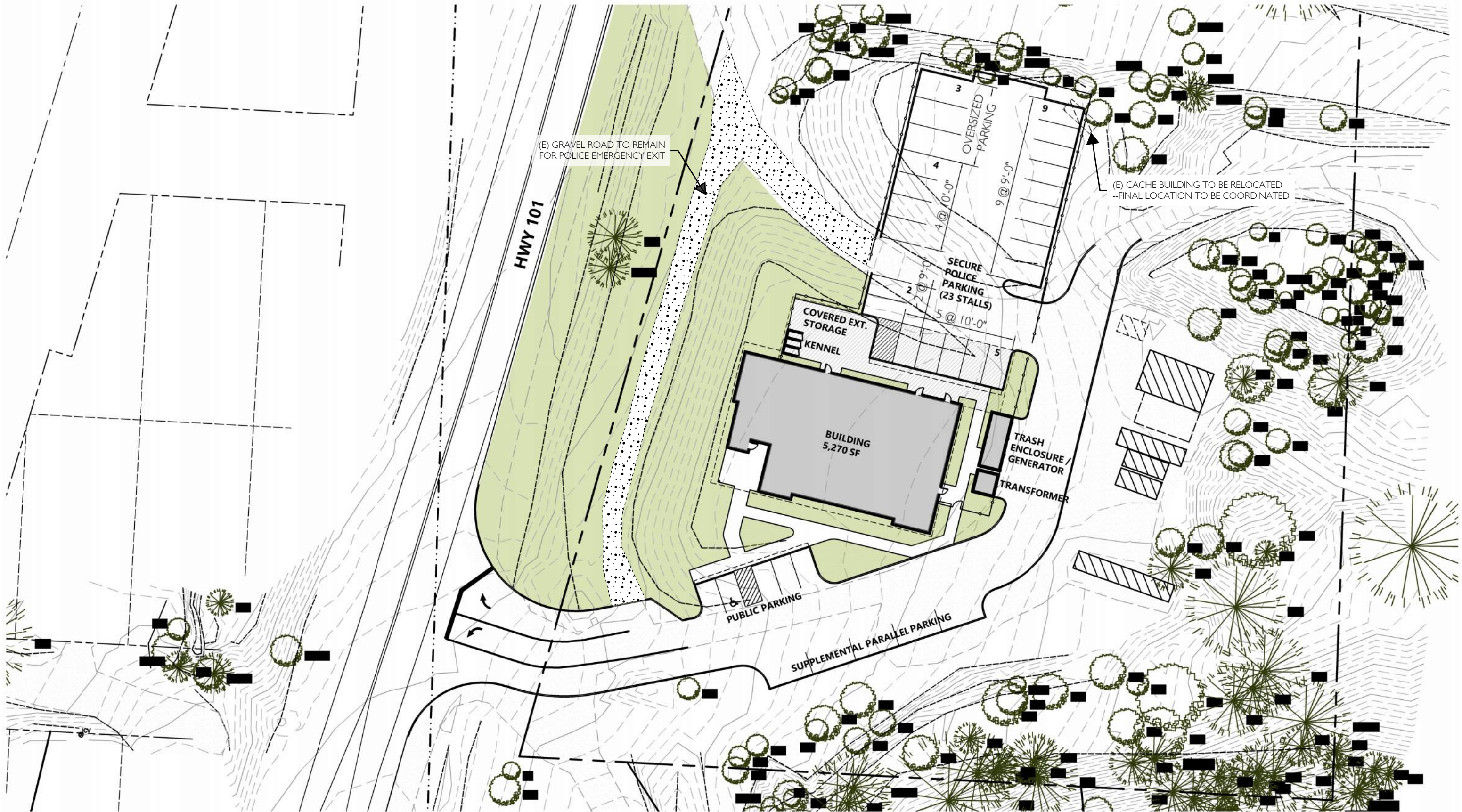
BUILDING TOTAL: 5,328 SF  
\*WITHOUT VESTIBULE EXTENSION: 5,270 SF



POLICE STATION FLOOR PLAN

CANNON BEACH POLICE DEPARTMENT  
CANNON BEACH, OREGON





## POLICE STATION SITE PLAN

# CANNON BEACH POLICE DEPARTMENT CANNON BEACH, OREGON

1" = 40'-0"





**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	<a href="#">»</a>		\$ 700,000
030000	Concrete	<a href="#">1</a>	0.00	\$ 591,688
040000	Masonry	<a href="#">2</a>	0.00	\$ -
050000	Metals	<a href="#">3</a>	0.00	\$ 50,660
060000	Wood, Plastics, and Composites	<a href="#">4</a>	0.00	\$ 674,297
070000	Thermal and Moisture Protection	<a href="#">5</a>	0.00	\$ 434,693
080000	Openings	<a href="#">6</a>	0.00	\$ 129,750
090000	Finishes	<a href="#">7</a>	0.00	\$ 252,564
100000	Misc. Specialties	<a href="#">8</a>	0.00	\$ 17,165
110000	Equipment	<a href="#">9</a>	0.00	\$ 35,350
120000	Furnishings	<a href="#">10</a>	0.00	\$ 140,930
210000	Fire Suppression	<a href="#">11</a>	0.00	\$ 50,065
220000	Plumbing	<a href="#">12</a>	0.00	\$ 192,619
230000	Heating, Ventilating, and Air-Conditioning (HVAC)	<a href="#">13</a>	0.00	\$ 299,073
260000	Electrical	<a href="#">14</a>	0.00	\$ 394,196
270000	Communications	<a href="#">15</a>	0.00	\$ 46,113
280000	Electronic Safety and Security	<a href="#">16</a>	0.00	\$ 69,564
310000	Earthwork	<a href="#">17</a>	0.00	\$ 731,672
320000	Exterior Improvements	<a href="#">18</a>	0.00	\$ 499,697
330000	Utilities	<a href="#">19</a>	0.00	\$ 421,600
	Demolition / Temp Facilities			\$ -
000000	Escalation / Contingency	<a href="#">20</a>	0.00	\$ 654,120
<b>TOTAL ESTIMATE</b>			<b>0</b>	<b>\$ 6,385,814</b>
	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
<b>TOTAL ESTIMATE</b>				<b>\$ 7,098,988</b>
	Preconstruction			\$ 22,000
	Phase 1 Design Costs			\$ 200,717
	Phase 2 Design / Soft Costs			\$ 2,078,821
<b>TOTAL BUDGET</b>				<b>\$ 9,400,526</b>
#	ALTERNATES	ESTIMATE		
1	Covered Parking	\$	200,000	
2	Standing Seam Metal Roofing	\$	250,000	
3	Fiber Cement Siding (back of house)	\$	(30,000)	





GOWER OPTION 01

# CANNON BEACH - CITY HALL

CANNON BEACH, OREGON





GOWER OPTION 02

# CANNON BEACH - CITY HALL

CANNON BEACH, OREGON





GOWER OPTION 03

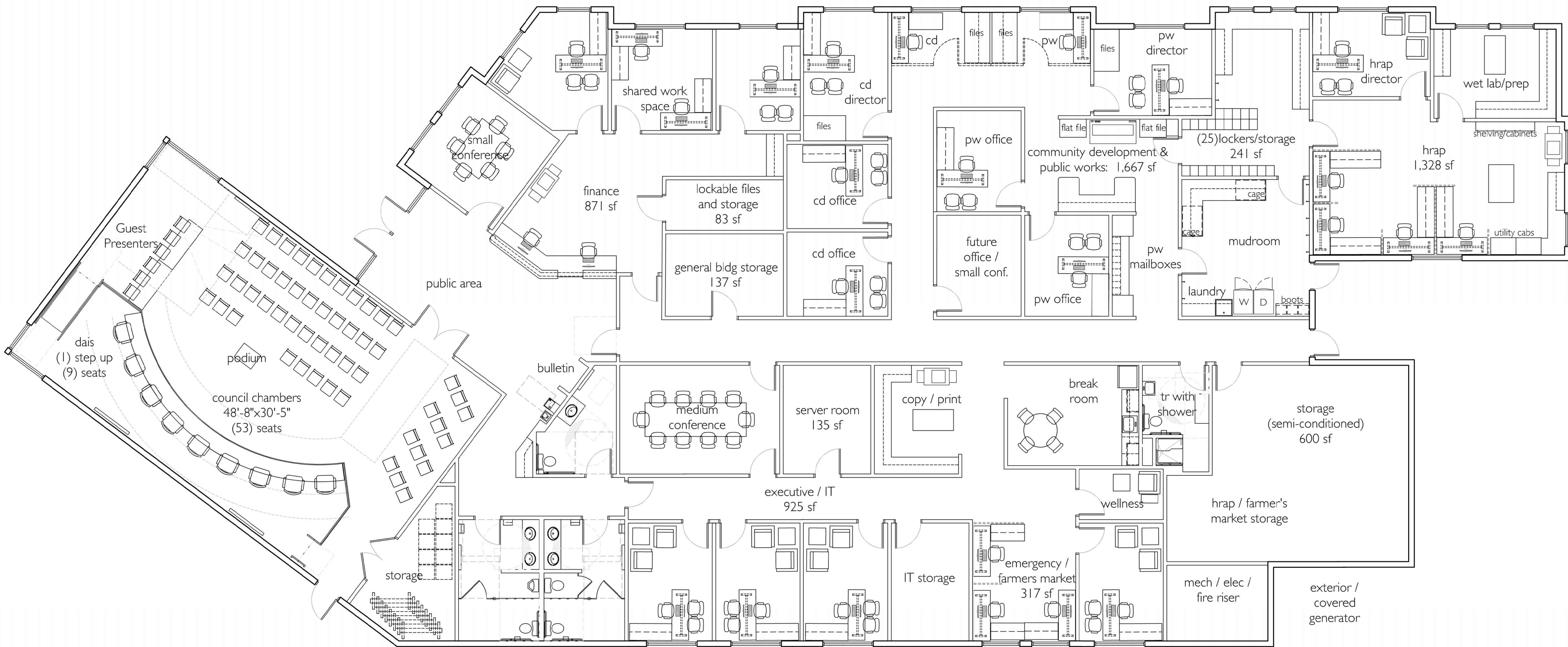
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CANNON BEACH, OREGON

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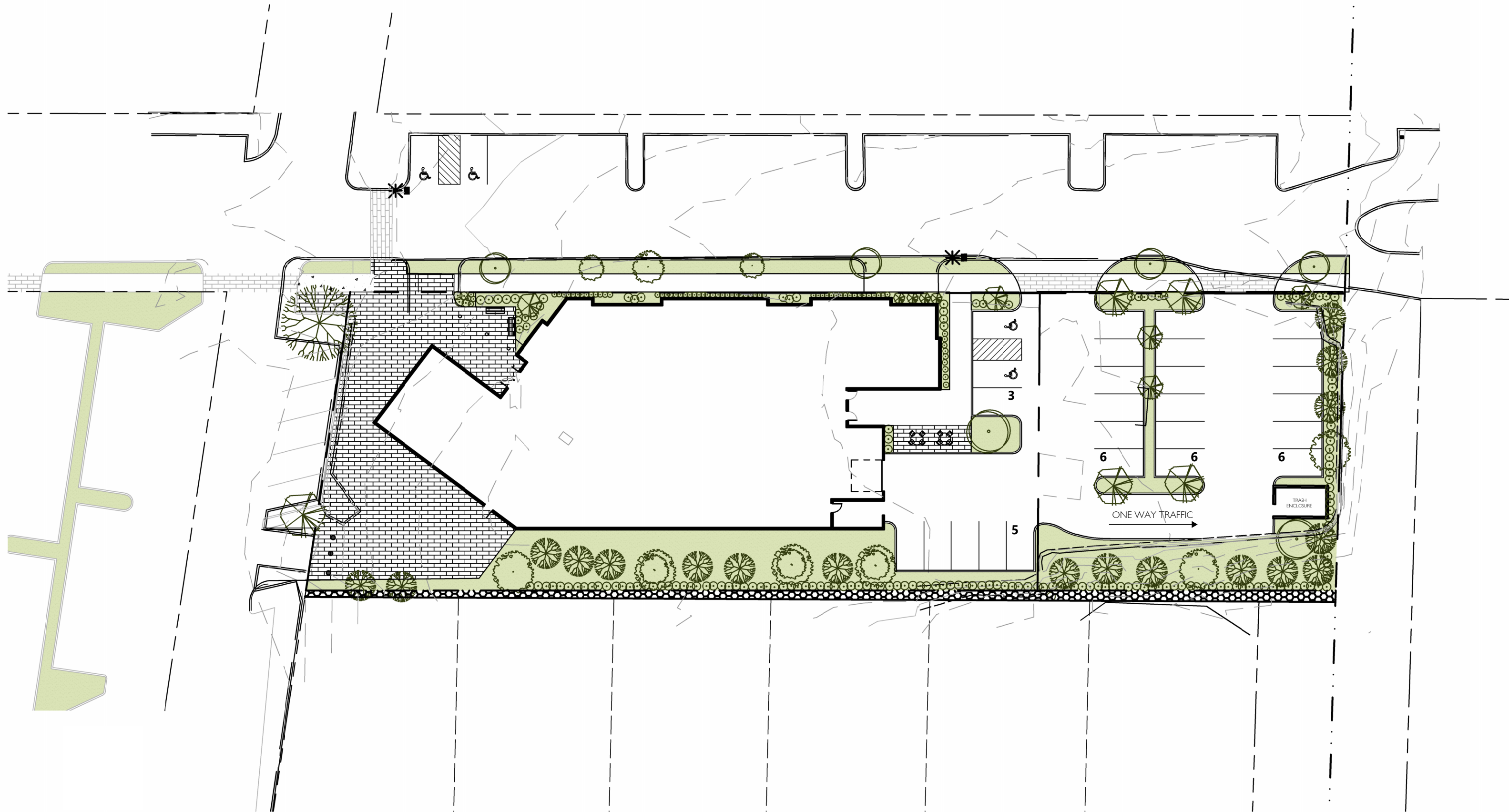
BUILDING TOTAL: 10,677 SF  
 PRIMARY: 10,077 SF  
 UNCONDITIONED STORAGE: 600 SF



CITY HALL FLOOR PLAN

CANNON BEACH - CITY HALL  
 CANNON BEACH, OREGON





CITY HALL SITE PLAN - OPTION 1

**CANNON BEACH - CITY HALL**  
CANNON BEACH, OREGON

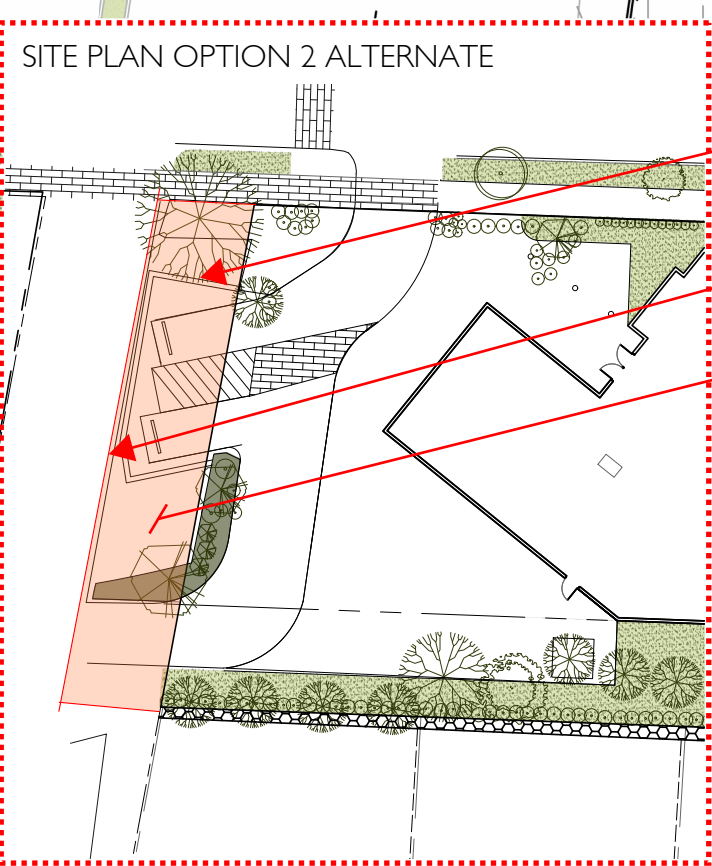
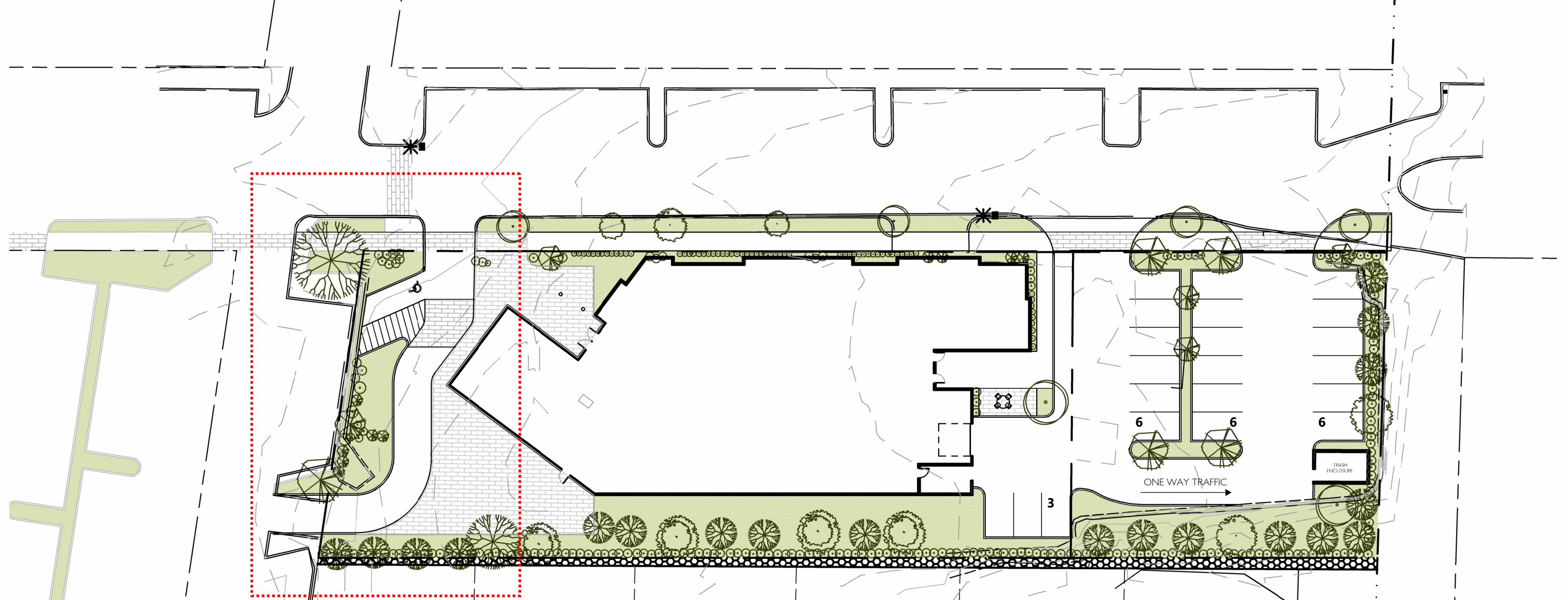


1" = 30'-0"

10.17.2023

220234.02





- NEW RETAINING WALL
- PROPERTY LINE ADJUSTMENT
- FILL MATERIAL FROM POLICE STATION SITE

**CITY HALL SITE PLAN - OPTION 2**  
**CANNON BEACH - CITY HALL**  
**CANNON BEACH, OREGON**



1" = 30'-0"

10.17.2023

220234.02