

JOIN US

AS WE DISCUSS THE
SD LEVEL PROJECT
BUDGET AND
SCHEDULE.

AT THE CBE REJUVENATION
PROJECT COMMUNITY
OUTREACH (SD COE #4)
INFORMATION SESSION

- Join the conversation with the design team on the proposed schematic design level budget.
- Review design schedule and get a better understanding of the timeline for the project
- Sea parte de la conversación con el equipo de diseño, sobre el presupuesto para el nivel esquemático de diseño.
- Evaluar el programa de diseño y mejor entender la cronología del proyecto.

ÚNASE CON NOSOTROS

MIENTRAS
CONVERSAMOS SOBRE
EL PRESUPUESTO PARA EL
NIVEL ESQUEMÁTICO DEL
PROYECTO.

EN EL ALCANSE
COMUNITARIO (SD COE #4 Y
LA SESIÓN DE INFORMACIÓN
DE EL PROYECTO
REJUVENECIMIENTO CBE



**MARCH/MARZO 13TH, 2023
2:30PM**

In person/En persona:
Cannon Beach City Hall

Join Zoom Meeting:
Únete a la Cita de Zoom:

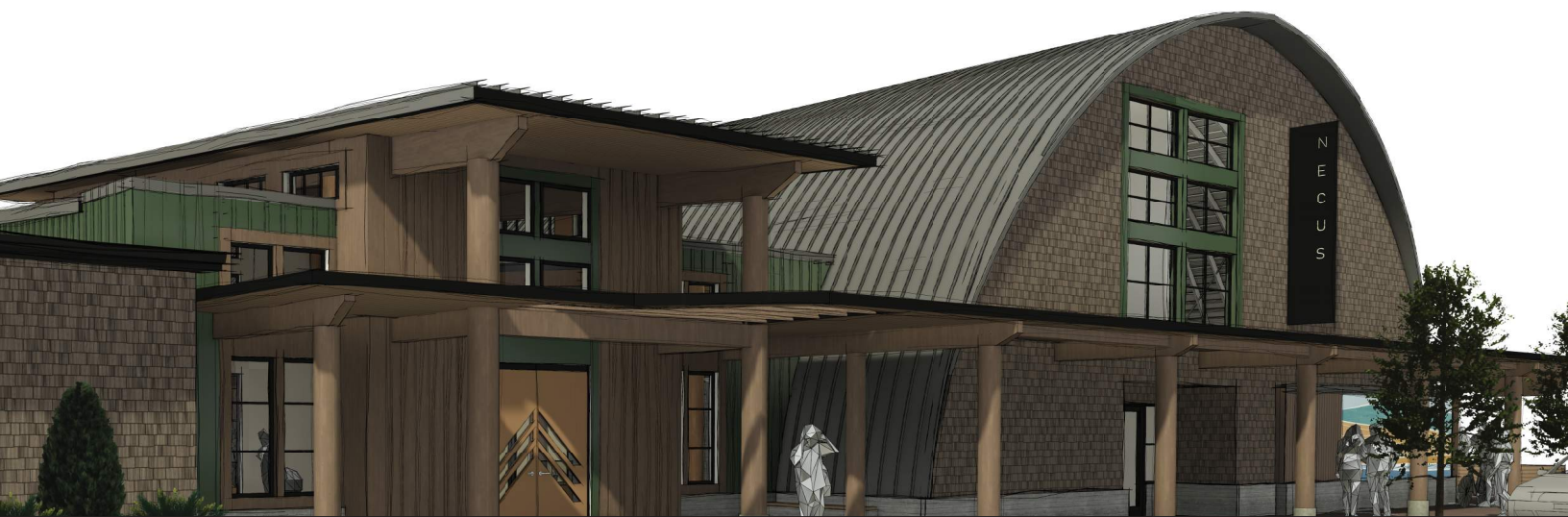
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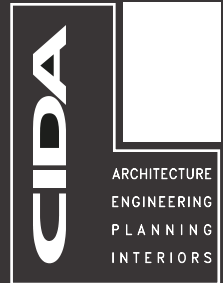
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Password: 365593

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)





AGENDA

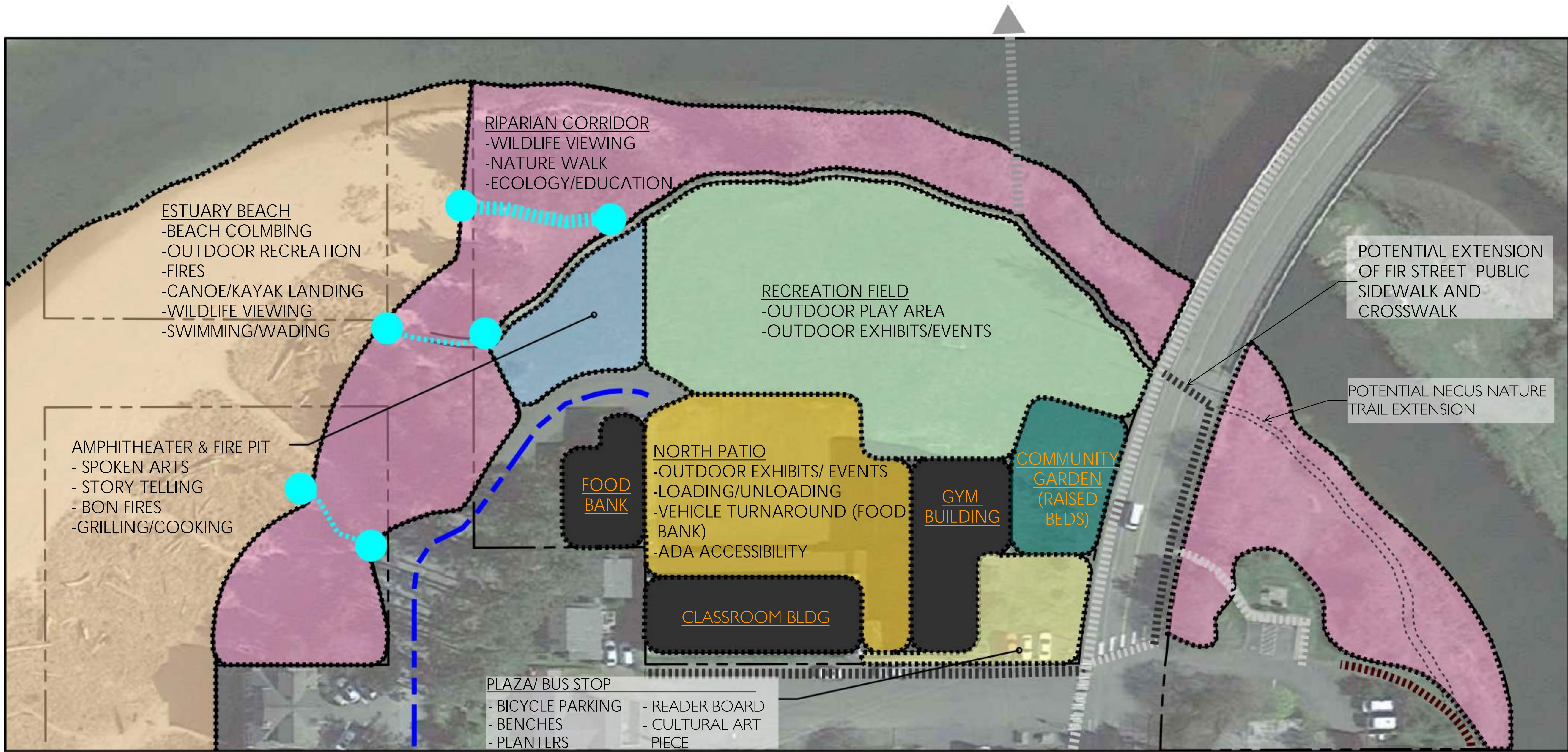
1. INTRODUCTORY COMMENTS

2. PROJECT HISTORY

3. WHAT IS IN A BUDGET ESTIMATE

4. BUDGET ESTIMATE PRESENTATION

5. NEXT STEPS



LEGEND

- RIPARIAN CORRIDOR
- APMPITHEATER & FIRE PIT
- RECREATION FIELD
- COMMUNITY GARDEN (RAISED BEDS)
- NORTH PATIO
- PLAZA/BUS STOP
- BUILDINGS
- ESTUARY BEACH
- POTENTIAL PEDESTRIAN BRIDGE TO LES SHIRLEY PARK
- NECUS NATURE TRAIL
- ECOLA CREEK NATURE TRAIL
- EXISTING R.O.W. PEDESTRIAN CIRCULATION
- R.O.W. PEDESTRIAN CIRCULATION
- BEACH ACCESS
- BEACH ACCESS: CANOE/KAYAK
- VEHICLE ACCESS



SITE PROGRAMMING

CBE REJUVENATION

268 BEAVER ST, CANNON BEACH, OR 97110

LEGEND



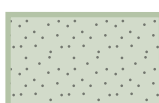
PRIMARY ENTRANCE



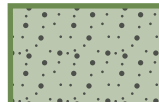
HERITAGE PLANTINGS



TURF FIELD



DRIFTWOOD LANDSCAPE
W/ ROUGH GRASS



RESTORED NATIVE PLANTINGS



SITE PLAN- BASELINE PLUS OPTION 2B

CBE REJUVENATION

268 BEAVER ST, CANNON BEACH, OR 97110



BASIC BUDGET ESTIMATE

PROPERTY ACQUISITION

HARD COSTS

CONSTRUCTION LABOR & MATERIALS

SOFT COSTS

PRE-CONSTRUCTION SURVEYS AND TESTING

DESIGN FEES

PERMITS & JURISDICTIONAL FEES

CONSTRUCTION TESTING AND INSPECTIONS

FF&E

OWNER CONTINGENCY

FACILITY OPERATION AND MAINTENANCE COSTS



PRELIMINARY BUDGET ESTIMATE

HARD COSTS

CONSTRUCTION COST	
SELECTIVE DEMOLITION	\$587,545
BUILDING CONSTRUCTION	\$3,912,112
UTILITY UPGRADES	\$2,127,065
SITE DEVELOPMENT	\$1,882,530
LANDSCAPE	\$386,107
PRE-CONSTRUCTION	\$24,921
INFLATION (9 MONTHS)	\$429,538
CONSTRUCTION HARD COST TOTAL	\$9,349,818

SOFT COSTS

PHASE I A/E DESIGN FEES (COMPLETE)	
PHASE I DESIGN COSTS	\$360,915

PHASE II A/E DESIGN FEES	LOW	HIGH
ARCHITECTURAL SERVICES	\$500,575	
COE'S, CITY COUNCIL & TRIBAL	\$83,090	
STRUCTURAL ENGINEERING	\$100,200	
CIVIL ENGINEERING	\$67,000	
MECH/ELEC/PLUMBING	\$66,000	
LANDSCAPE DESIGN	\$21,090	
ENCLOSURE	\$51,815	
ACOUSTICS	\$25,300	
SUSTAINABILITY	\$19,470	
SITE STRUCTURES	\$22,500	
STATE PRESERVATION ALLOWANCE	\$5,000	\$10,000
REIMBURSABLES	\$26,660	
DESIGN COSTS TOTAL	\$988,700	\$993,700

JURISDICTIONAL/TESTING/FF&E	LOW	HIGH
ARCHEOLOGY REPORT	\$66,300	
GEOTECH REPORT	\$12,500	\$20,000
PERMITTING FEES	\$118,226	\$145,000
CONSTRUCTION TESTING	\$14,000	\$23,000
FF&E (FURNISHINGS)	\$269,368	\$436,026
SOFT COST TOTAL	\$480,394	\$690,326

TOTAL	LOW	HIGH
	\$11,179,827	\$11,394,759

OWNER CONTINGENCY	LOW	HIGH
	\$558,990	\$569,740

GRAND TOTAL	LOW	HIGH
	\$11,738,817	\$11,964,499



PROJECT DESIGN SCHEDULE

DESIGN

SCHEMATIC DESIGN

07/15/22-04/04/23

DESIGN DEVELOPMENT

04/05/23-11/07/23

CONSTRUCTION
DRAWINGS

06/12/23-02/14/24

GMP APPROVAL

02/14/24

CONSTRUCTION

CONSTRUCTION KICK-OFF

02/21/24

CONSTRUCTION END

12/16/24

Preliminary Budget Estimate for CBE Rejuvenation

CBE Rejuvenation

Project Number: 220039.01

CIDA, INC.

15895 SW 72nd, Portland Oregon 97224

Date: 03.08.23

Telephone: 503 226-1285

Project Manager:DSJ

CBE Rejuvenation Building and Site

Range:

Low High

Type of Fee:

Construction Cost¹	\$ 587,545.00		Selective Demolition
	\$ 3,912,112.00		Building Construction
	\$ 2,127,065.00		Utility Upgrades
	\$ 1,882,530.00		Site Development
	\$ 386,107.00		Landscape
	\$ 24,921.00		Preconstruction
	\$ 429,538.00		Inflation (9 months) ⁷
	\$ 9,349,818.00		Construction Hard Total

Soft Costs:

Phase I A/E Design Fees (Complete)	\$ 360,915.00⁵		Phase I Design Costs
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Phase II A/E Design Fees	\$ 450,100.00		Architectural Services
	\$ 50,475.00		Interior Design
	\$ 100,200.00		Structural Engineering
	\$ 67,000.00		Civil Engineering
	\$ 66,000.00		MEP Consulting
	\$ 21,090.00		Landscape Design
	\$ 51,815.00		Enclosure Consulting
	\$ 25,300.00		Acoustics Consulting
	\$ 19,470.00		Sustainability Consulting
	\$ 83,090.00		COEs, City Council & Tribal
	\$ 22,500.00		Site Structures
	\$ 5,000.00	\$ 10,000.00	SHPO Allowance
	\$ 26,660.00		Reimbursables
	\$ 988,700.00⁶	\$ 993,700.00⁶	Design Costs Total

Other Soft Costs²	\$ 118,226.00	\$ 145,000.00	Permitting Fees
	\$ 14,000.00	\$ 23,000.00	Construction Testing
	\$ 269,368.00	\$ 436,026.00	FF&E (Furnishings)
	\$ 66,300.00		Archeology Report
	\$ 12,500.00	\$ 20,000.00	Geotech Report ³
	\$ 480,394.00	\$ 690,326.00	Soft Cost Total

Total	\$ 11,179,827.00	\$ 11,394,759.00
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Owner Contingency⁴	\$ 558,990.00	\$ 569,740.00
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Grand Total	\$ 11,738,817.00	\$ 11,964,499.00
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Sub notes

- The construction cost is based on a preliminary estimate provided by Bremik Construction dated 02/15/23 which was based on CIDA's schematic drawings dated 02/10/23
- Other Soft Costs are fees that the owner must pay during development.
- Included in this estimate is \$9,600 per the original Geotech proposal dated 10/28/22 and an additional allowance was added for pending Civil requests for additional testing locations.
- Owner Contingency is estimated at 5% of project costs. The owner may desire a larger contingency.
- Phase 1 includes architectural, structural, and consulting costs detailed in ASA #2 dated 10/05/22
- Phase 2 includes architectural, structural, and consulting costs detailed in ASA #1 dated 10/05/22
- CIDA has modified Bremik's inflation fee to extend from 6 months to 9 months (additional \$143,180.00)

Clarifications

- * All fees above are based on construction completion by end of year 2024. Construction increases could range between 5-10% a year.
- * These budget numbers are for preliminary budget purposes only and should not be used for actual costs.
- * It is CIDA's understanding that there are no new SDC fees.
- * FF&E are only budgetary numbers, the owner should review owner provided items that will be required to assist in determining actual costs.
- * CIDA assumes survey from first phase will be used.
- * It is CIDA's understanding that LEED/CEED requirements will not be required for this project.

CBE Rejuvenation (Schematic Design)

Estimate 1.0

2/15/2023



1026 SE Stark Street
Portland, OR 97214

Phone: 503.688.1000
Fax: 503.688.1005

www.bremik.com

Div 1	General Conditions					\$655,979
Div 2	Existing Conditions					\$476,887
020500	Media Blasting of the Gym Structure					\$56,443
022220	<u>Demolition</u>					
022220	<u>Classroom Wing</u>					
022220	Interior Demolition					\$29,222
022220	Exterior Demolition					\$28,491
022220	Structural Demolition					\$82,010
022220	Drop Boxes/Debris Disposal					\$9,322
022220	<u>Gym</u>					
022220	Interior Demolition					\$22,302
022220	Exterior Demolition					\$45,314
022220	Structural Demolition					\$88,310
022220	Drop Boxes/Debris Disposal					\$9,322
022220	Temporary Protection					\$16,592
022220	Hoisting, Jobsite Unloading, & Stocking					\$89,559
Div 3	Concrete, Formwork, and Reinforcing					\$355,652
031500	Building Concrete					\$284,357
034000	Precast Concrete (Exterior Walls)					\$71,295
Div 5	Metal Fabrications					\$145,501
051200	Structural and Misc. Steel					\$112,651
058000	Seismic Expansion Joints					\$32,850
Div 6	Wood and Plastics					\$713,196
061000	<u>Rough Carpentry/Framing</u>					
061000	Primary Structure					\$260,189
061000	Heavy Timber Exterior Canopies					\$144,725
061000	Misc Rough Carpentry/Backing/Blocking					\$12,635
062000	Interior Finish Carpentry					\$9,461
062100	Exterior Siding and Trim					\$250,864
064100	Cabinetry and Countertops					\$35,322
Div 7	Thermal and Moisture Protection					\$914,965
071000	Damproofing					\$15,648
071500	Moisture Barrier					\$59,719
072100	Insulation					\$29,944
074000	Roofing					\$115,029
076000	<u>Metal Roofing & Flashings</u>					
076000	Gym Barrel Roof (Curved)					\$381,708
076000	Butterfly Lobby Roof					\$55,038
076000	Metal Roof Flashings & Access					\$71,112
076000	Flashings & Sheet Metal					\$155,931
078000	Penetration Firestopping					\$2,527
079200	Caulking and Sealants					\$28,310
Div 8	Doors and Windows					\$314,413

081000	Doors, Frames, Hardware				\$81,595
081000	Carved Wood Entry Door				\$10,750
083300	Glazed Sectional Overhead Doors				\$53,572
083500	Access Doors				\$500
084000	Divided Lite Windows, Doors, Glazing				\$167,995
Div 9	Finishes				\$548,618
092000	Metal Framing and Drywall				\$172,885
093000	Tile and Interior Stone				\$89,220
092000	Acoustical Ceilings				\$28,743
095500	Wall Paneling				\$7,128
096400	Wood Flooring				\$110,160
096500	Resilient Flooring				\$16,907
096800	Carpet				\$22,533
096900	Fluid-Applied Flooring				\$8,960
099000	Painting				\$92,082
Div 10	Specialties				\$134,496
104300	Signage				\$21,618
105500	Fire Extinguishers and Cabinets				\$1,552
106000	Toilet Partitions				\$9,200
106500	Operable Partitions				\$52,988
108100	Toilet Accessories				\$9,481
109900	<u>Miscellaneous Specialties</u>				
109900	Projection Screens (Non-Motorized)				\$29,327
109900	Projection Screens (Motorized at Gym)				\$10,332
Div 11	Equipment				\$42,799
114000	Food Service Equipment Budget				\$35,000
119900	Fall Protection System				\$7,799
Div 12	Furnishings				\$5,670
124900	Window Coverings				\$5,670
Div 21-23	Mechanical Systems				\$546,949
210000	Fire Protection				\$150,705
220000	Plumbing				\$135,564
230000	HVAC				\$260,680
Div 26-28	Electrical Systems				\$1,057,896
260000	Primary Power Infrastructure				\$78,675
261000	Building Electrical Wiring & Lighting				\$612,166
261000	Site Lighting				\$99,625
	<u>Low Voltage Systems</u>				
281000	Fire Alarm				\$101,080
282000	Access Control, Intrusion, CCTV (Rough-in per Narrative)				\$12,635
283000	Tele-Data/Structured Cabling Systems				\$37,905
284000	AV/Projection/Sound Systems				\$75,810
285000	Temporary Electrical & Lighting				\$40,000

Div 31-33 Sitework and Utilities					\$1,649,587
311000	Site Allowances				
311000	Provisions/to Maintain Food Pantry Operations--ALLOWANCE				\$20,000
311000	Surface Dewatering--ALLOWANCE				\$10,000
312300	Earthwork and Utilities				
312300	Surveying				\$37,240
312300	Earthwork				\$612,416
312300	Storm Sewerage (None Shown)--ALLOWANCE				\$87,361
312300	Fire & Domestic Water (None Shown)--ALLOWANCE				\$21,450
312300	Sanitary Sewerage (None Shown)--ALLOWANCE				\$12,800
312300	Working Mat & Perimeter Access Rock				\$29,952
321000	Asphalt Paving and Striping				\$35,003
321500	Site Concrete				\$213,138
322000	Site Furnishings				\$118,700
322500	Landscape Pavers				\$138,200
329000	Landscaping and Irrigation				\$313,328
Div 49 Other					\$624,485
017100	Progressive Jobsite Clean-up				\$72,392
017100	Final Cleaning				\$9,476
490000	Safety Program				\$13,235
492500	Estimating & Design Completion Contingency--7.0%				\$529,382
497500	Owner's Construction Contingency				By Owner
Grand Subtotal					\$8,187,091
		Overhead & Mark-up	5.95 %		487,132
		Liability Insurance	1.32 %		114,500
		Builder's Risk Insurance			By Owner
		B&O Tax			Not Applicable
		Sales Tax			Not Applicable
		Performance & Payment Bond	1 ls		56,221
		Corporate Activity Tax	0.57 %		50,416
GRAND TOTAL					\$8,895,359

*** See Attached Exclusions & Clarifications

Items not Included in the Grand Total

Preconstruction Agreement	\$24,921
Escalation (Assumes .5%/month until 9/2023 Commencement) - If not carried by Owner	\$286,548

Project Alternates (Not Included in Construction Estimate, Potential Options to Reduce Budget)

• Alt 01: Change Metal Barrel Roof to Asphalt Comp Shingles (ROM)	\$	(281,671)
• Alt 02: Delete Heavy Timber Exterior Covered Walkway/Canopies	\$	(302,854)
• Alt 03: Delete Large & Small Onsite Shelters	\$	(104,483)
• Alt 04: Delete Restrooms Wall & Floor Tile (Epoxy Paint Instead)	\$	(46,347)
• Alt 05: Delete Wood Floor in Gym (Sealed Concrete w/ Rubber Base Instead)	\$	(102,221)
• Alt 06: Defer Installation of Operable Partition (Install Steel Beam Now)	\$	(61,601)
• Alt 07: Delete Bank Restoration Allowance	\$	(80,391)
• Alt 08: Concrete Paving in lieu of Pavers at North Courtyard	\$	(50,208)
Total:	\$	(1,029,777)

Project Specific Clarifications

- General Clarifications
 - This complete list of exclusions, clarifications, and allowances shall be part of the contract and take precedent over any all drawing & specification hierarchy.
 - This estimate is based on Schematic Design Drawings dated 1/16/23, Sazan MEP narrative dated 1/14/23, and updated elevations (undated, received 2/13/23).
 - Bremik Construction will provide assistance in addressing LEED, Earth Advantage, and other determined incentive based programs, but makes no guaranty that any certification or incentive based program will be achieved
 - This estimate does not include any amounts for changes in taxes, tariffs or similar charges that are enacted after the date of this quotation or time delays that arise from such changes.
 - This estimate does not include any amounts for weather or pandemic related delays.
 - Mock-ups are for specified materials verification only. Changes to the type or kinds of materials during the mock-up submittal review will change the cost and create a schedule delay.
 - Due to current market volatility, material and equipment vendors are not holding their pricing. Material and equipment costs will be updated at the time that orders are placed.
 - In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the contractor, the contract sum, time of completion, or contract requirements shall be equitably adjusted by change order.
 - Assumes normal daytime work hours of 7AM - 3:30PM. Night work, off hours, or shift work would be at additional cost.
 - Allowance for escalation or inflation is not included in this estimate and should be budgeted for by the Owner.
 - The 'Estimating & Design Completion Contingency' is included to offset the anticipated further development of the design between the time of this budget and the completion of the construction documents and is not 'Construction Contingency'. The Owner should carry construction contingency.
- Division 2 -- Existing Conditions
 - Assumes free and clear access to the project site. Allowance has been included to accommodate sequencing required to keep the food pantry open during construction (the logistics of this will need to be studied as the program progresses).
- Division 7 -- Thermal and Moisture Protection
 - Dampproofing assumes application on areas being exposed for construction, not existing areas unmodified as part of this work.
 - Sheet metal is budgeted as 24 gauge marine grade standard color by Taylor Metals.
 - Depending on the TBD detailing, the curved barrel vault roof pricing can fluctuate dramatically as this is a complicated installation.
 - Assumes no rigid roof insulation or tapers are required on the canopy roofing.
- Division 8 -- Openings
 - Operable partition is budgeted as Modernfold AcoustiSeal Legacy Single series manually operated.
- Division 9 -- Finishes
 - Potential cost reduction to go to Gerflor system (will review in next estimate update).
- Division 21 -- Fire Suppression
 - Fire sprinkler system assumes wet-type system in all areas.
 - Assumes adequate city water flow and pressure is available so that no fire pump would be required.
 - Assumes exposed pipe system below existing ceilings to remain.
- Division 22 -- Plumbing
 - Assumes DWV pipe installation with ABS plastic pipe/fittings, installation of domestic water piping with Type L copper/fittings, commercial grade floor-mount water closets, urinals, lavatories, and sinks.

- Division 23 -- Heating, Ventilating, and Air-Conditioning
 - No cooling/AC is to be provided (per Sazan narrative).
 - Controls are local-type only (no BMS).
- Division 26,27,28 -- Electrical, Lighting, & Low Voltage Systems
 - Assumes that any new electrical service will be an aerial service (no undergrounding) with franchise utility fees paid directly by the Owner.
 - Assumes site lighting at the building and Heritage Garden only. Site lighting at the plaza and Ne'Cus park are not included. Assumes building-mounted lighting as much as possible, to avoid trenching through potentially historically significant areas.
- Division 32 -- Exterior Improvements
 - Bank Restoration' scope is included as invasive plant removal and replacement with wetland shrubs and grasses per the Landscape narrative. Recontouring, filling, or otherwise altering the existing bankline is not included in the budget.

Project Specific Exclusions

- Abatement (asbestos, lead, or mold).
- Access controls, intrusion alarm, or CCTV (narrative requests rough-in only).
- Any work to the existing Food Bank building (provided as separate budget).
- ROW improvements, street lighting, or traffic signal modifications.
- GPR/historical site locating or interpretation.
- Ground improvements (piles, RAP's, cement treating).
- New concrete exterior wall for building (unclear how this would be applied if not a veneer).
- Seismic upgrade of the existing gym structure.
- Fireproofing of new or existing structure (spray-applied or intumescent).
- Relocating existing electrical poles (this is typical done by the utility and billed to the Owner directly).
- Construction contingency (this is to be carried by the Owner).

Master Project Exclusions

- Building Permits & Plan Check Fees
- Testing & Special Inspections
- System Development Charges
- Hazardous Material Abatement
- Rock Excavation
- Unforeseen Site Conditions
- Overhead Power Line Relocation
- Costs for LEED, Earth Advantage, or Other Incentive Based Certification
- OCIP/CCIP Wrap Insurance Premiums and Deductibles
- Building Commissioning
- Cost of Builder's Risk Premium and Deductible
- Warranty and/or guaranty of any existing condition, system or assembly.
- Architectural or engineering services, soft costs, FFE, or permit costs (these are to be carried by the owner).

Project Specific Allowances (Included in Construction Estimate)

• Carved Wood Entrance Door Supply--ALLOWANCE	\$	10,000
• Light Fixtures--ALLOWANCE	\$	60,000
• Provisions/to Maintain Food Pantry Operations--ALLOWANCE	\$	20,000
• Surface Dewatering--ALLOWANCE	\$	10,000
• Bank Restoration--ALLOWANCE	\$	69,150
• Storm Sewerage (None Shown)--ALLOWANCE	\$	87,361
• Fire & Domestic Water (None Shown)--ALLOWANCE	\$	21,450
• Sanitary Sewerage (None Shown)--ALLOWANCE	\$	12,800
Total:	\$	290,761

[illegible]