



Joyce Jackson,
Landscape Architect



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
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



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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



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.



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.