

## **Executive Summary: Facility Modernization & Expansion**

**Total Estimated Grant Allocation (Projects 1-4): ~\$1,044,780\***

*Note: This total includes recommended 10% contingencies for federal budgeting.*

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### **Project 1: Courtyard Tie-in (Structural In-fill)**

- **Technical Scope:** Converting 836 sq. ft. of outdoor space into a conditioned facility wing. Includes a 22' load-bearing footing and a 38' single-slope roof.
- **Functional Impact:** Adds 7 mission-critical spaces: Archive Room, Event Storage, Maintenance Office, Server/Storage, Radio Closet, Outreach Storage, and a Fitness Area. Also includes living quarters reconfiguration to provide for safety egress of sleeping areas.
- **Infrastructure:** Upgrades the main building's forced-air furnace and heat pump to handle the additional volume; features high-durability smooth polished concrete floors.
- **Board Note:** This maximizes existing square footage without the cost of a standalone building.

### **Project 2: Generator System & LCSO Carport**

- **Technical Scope:** A 1,080 sq. ft. building extension (45' x 24') with 12' ceilings and a 6:12 pitch metal roof.
- **Critical Systems:** Houses a **50kW Cummins Diesel Generator** with dual Automatic Transfer Switches (ATS) to provide redundant power to two 200amp services. Starts the Installation of the Apparatus Bay Exhaust Systems.
- **Functional Impact:** Provides a secure, weather-protected carport for Lincoln County Sheriff (LCSO) vehicles and ensures 100% operational continuity during power failures.
- **Board Note:** Essential for "Essential Facility" status and regional emergency coordination.

### **Project 3: Full Building Envelope Siding Replacement**

- **Technical Scope:** Removal of 8,000 sq. ft. of failing cedar and 1,552 sq. ft. of decorative brick.

- **Material Spec:** Modern Hardie "Board & Batten" (4x9 panels/1x3 battens) over high-performance coastal vapor barrier. Features a 4' "Black Slate" vinyl wainscot for ground-level moisture protection. Finishes the installation of the Apparatus Bay Exhaust Removal.
- **Functional Impact:** Corrects long-term water intrusion risks common in harsh coastal environments.
- **Board Note:** Dramatically reduces future maintenance costs and protects the structural integrity of the entire station.

**Project 4: Metal Roof Resurfacing**

- **Technical Scope:** 14,000 sq. ft. epoxy spray-on application (Black).
- **Technical Detail:** Includes full surface restoration, seam sealing, and fastener "buttering" to create a monolithic, waterproof membrane over the existing metal.
- **Functional Impact:** Extends roof life by 15–20 years at a fraction of the cost of a full tear-off and replacement.
- **Board Note:** High ROI (Return on Investment) project that utilizes specialized coatings to combat salt-air oxidation.

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**USDA SF-424C Consolidated Budget View**

Project Phase	Est. Construction (Line 9)	Est. Total (Incl. Soft Costs/Contingency)
1. Courtyard Tie-in	\$185,000	\$284,570
2. Generator/Carport	\$168,500	\$340,560
3. Siding Overhaul	\$178,600	\$286,330
4. Roof Resurfacing	\$108,500	\$133,320
<b>TOTALS</b>	<b>\$640,600</b>	<b>\$1,044,780</b>

# Central Oregon Coast Fire & Rescue

## Construction Projects

Budget Summary - All Projects

	<b>Cost Classification</b>	<b>Total Cost</b>
1	Administrative Costs	\$47,500.00
2	Land, Structures, Rights-of-way, appriasials etc.	\$0.00
3	Relocation Expenses and Payments	\$0.00
4	Architectural and Engeneering Fees	\$54,600.00
5	Other Architectural and engeneering fees	\$3,500.00
6	Project Inspection Fees	\$2,000.00
7	Site Work	\$34,900.00
8	Demolition and Removal	\$49,400.00
9	Construction	\$640,600.00
10	Equipment	\$90,300.00
11	Miscellaneous	\$27,000.00
12	Subtotal	\$949,800.00
13	Contingencies - 10%	\$94,980.00
14	Subtotal	\$1,044,780.00
15	Project Income	\$0.00
16	Total Project Costs	\$1,044,780.00
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Central Oregon Coast  
Fire & Rescue

Project 1: Courtyard Tie-in (836 sq. ft.)  
Budget Summary

	<b>COST CLASSIFICATION</b>	<b>Total Cost</b>
1	Administrative Costs	\$12,000.00
2	Land, Structures, Rights-of-way, appriasials etc.	
3	Relocation Expenses and Payments	
4	Architectural and Engeering Fees	\$18,400.00
5	Other Architectural and engeering fees	\$3,500.00
6	Project Inspection Fees	\$1,000.00
7	Site Work	\$16,500.00
8	Demolition and Removal	\$6,800.00
9	Construction	\$185,000.00
10	Equipment	\$5,500.00
11	Miscellaneous	\$10,000.00
12	Subtotal	\$258,700.00
13	Contingencies - 10%	\$25,870.00
14	Subtotal	\$284,570.00
15	Project Income	
16	Total Project Costs	\$284,570.00
17		

Central Oregon Coast  
Fire & Rescue

Project 2 Generator - Carport  
Budget Summary

	<b>COST CLASSIFICATION</b>	<b>Total Cost</b>
1	Administrative Costs	\$16,500.00
2	Land, Structures, Rights-of-way, appraisals etc.	
3	Relocation Expenses and Payments	
4	Architectural and Engineering Fees	\$21,200.00
5	Other Architectural and engineering fees	
6	Project Inspection Fees	\$1,000.00
7	Site Work	\$18,400.00
8	Demolition and Removal	\$4,200.00
9	Construction	\$168,500.00
10	Equipment	\$74,800.00
11	Miscellaneous	\$5,000.00
12	Subtotal	\$309,600.00
13	Contingencies - 10%	\$30,960.00
14	Subtotal	\$340,560.00
15	Project Income	
16	Total Project Costs	\$340,560.00
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Central Oregon Coast  
Fire & Rescue

Siding Replacement  
Budget Summary

	<b>COST CLASSIFICATION</b>	<b>Total Cost</b>
1	Administrative Costs	\$12,500.00
2	Land, Structures, Rights-of-way, appraisals etc.	
3	Relocation Expenses and Payments	
4	Architectural and Engineering Fees	\$10,800.00
5	Other Architectural and engineering fees	
6	Project Inspection Fees	
7	Site Work	
8	Demolition and Removal	\$38,400.00
9	Construction	\$178,600.00
10	Equipment	\$10,000.00
11	Miscellaneous	\$10,000.00
12	Subtotal	\$260,300.00
13	Contingencies - 10%	\$26,030.00
14	Subtotal	\$286,330.00
15	Project Income	
16	Total Project Costs	\$286,330.00
17		

Central Oregon Coast  
Fire & Rescue

Roof Resurfacing  
Budget Summary

	<b>COST CLASSIFICATION</b>	<b>Total Cost</b>
1	Administrative Costs	\$6,500.00
2	Land, Structures, Rights-of-way, appriasials etc.	
3	Relocation Expenses and Payments	
4	Architectural and Engeering Fees	\$4,200.00
5	Other Architectural and engeering fees	
6	Project Inspection Fees	
7	Site Work	
8	Demolition and Removal	
9	Construction	\$108,500.00
10	Equipment	
11	Miscellaneous	\$2,000.00
12	Subtotal	\$121,200.00
13	Contingencies - 10%	\$12,120.00
14	Subtotal	\$133,320.00
15	Project Income	
16	Total Project Costs	\$133,320.00
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## **I. Project Scope & Description**

The \$1,000,000 grant will be used for the following essential community facility improvements:

- **Phase 1: Courtyard Structural In-fill (836 sq. ft.)**
  - Construction of a conditioned wing featuring a 22' load-bearing footing and 38' single-slope roof.
  - Conversion of outdoor space into 7 functional rooms: Archive, Event Storage, Maintenance Office, Server/Storage, Radio Closet, Outreach Storage, and Fitness Area.
- **Phase 2: Emergency Power & LCSO Carport (1,080 sq. ft.)**
  - Construction of a building extension to house a **50kW Cummins Diesel Generator**.
  - Installation of dual Automatic Transfer Switches (ATS) and load balancing to support two 200amp services.
  - Creation of a 30' x 23' carport with a 6:12 pitch metal roof for Lincoln County Sheriff vehicles.
- **Phase 3: Building Envelope Modernization (Siding)**
  - Removal of 8,000 sq. ft. of cedar lap and 1,552 sq. ft. of brick masonry.
  - Installation of Hardie Board & Batten siding over coastal-grade vapor barrier and 4' black slate-style vinyl wainscoting.
- **Phase 4: Critical Roof Restoration (14,000 sq. ft.)**
  - Application of a high-solids black epoxy spray-on sealant to the existing metal roof to ensure long-term waterproofing and corrosion resistance.

## II. Use of Funds (SF-424C Summary)

This matches the line items you need for the [SF-424C](#) attachment often required by the LOC.

SF-424C Line Item	Total Estimated Cost
<del>7.</del> Administrative and Legal Expenses	\$47,500
<del>8.</del> Architectural and Engineering Fees	\$54,600
<del>9.</del> Other Architectural and Engineering Fees	\$3,500
6. Project Inspection Fees	\$2,000
<del>10.</del> Site Work	\$34,900
<del>11.</del> Demolition and Removal	\$49,400
<del>12.</del> Construction	\$640,600
<del>13.</del> Equipment (Generator/Electrical)	\$90,300
11. Miscellaneous	27,000
13. Contingencies (approx. 10%)	\$94,980
<b>PROJECT TOTAL</b>	<b>\$1,044,780</b>