

Port of Port Orford Facility Master Plan



I. Introduction

II. Fishery & Research Center

III. 5th & Washington

IV. Commercial Retail, Flex Space & RV Park →

V. Addenda

A. Background

B. Notional Layout

C. ROM Estimate

D. Financial Model

A. Commercial Retail, Flex Space & RV Park Background

The Facility Master Plan includes developing an approximately 100 foot deep by 900 feet broad area (approximately 2 acres) of undeveloped Port property between Port Road and the vegetation line. The site adjoins the proposed Fishery and Research Facility development. It has beach and ocean access and panoramic views of both. The proposed commercial-retail, flex space, and RV Park developments are detailed in this section.



1. Facility Concept

The focus of this development is the creation of a public attraction, a commercial-retail facility, and a small boutique RV Park that will draw more visitors to the City and Port.

The commercial retail facility is contemplated for development in three distinct two-floor modules. It will include the ability to house one or more restaurants or eating establishments. In addition to the concepts discussed in the 'Introduction' section of this plan, the follow asset concepts developed by the outreach effort apply to this facility.

2. Zoning

The zoning of this property is 'MA' for 'Maritime Activity'. There are no limits on building height and footprint. The facility being proposed will be consistent with those zoning requirements.

1. New Asset Concept

Plan participants generally agreed on these concepts for the new assets described by the plan:

- **Open & Accessible**

Provide a design that is open and easily accessible to the public. Some examples are shown nearby.



- **Create Oregon’s Best Oceanside Port Attraction**

Two Oregon Ports offer Oceanside locations with tourist appeal or its potential—Brookings Harbor and Port Orford. Port of Port Orford has the opportunity to create an ocean-side attraction with unusual appeal. The quality of the development effort should be high. Pole and sheet metal buildings, such as the Port’s current office building, will not fill these expectations.

- **Create City & Port Signature Attraction**

Signature means ‘readily identifying its creator’. The Port has the opportunity, through new developments to establish the identity of the Port and the City and vice versa. In the Port’s past the City relationship has been distant. With the new facility developments the opportunity exists to improve that situation—through cooperative physical design.

- **Connect with Port District Residents**

Through its history the Port has had a remote physical and working connection to district citizens. The Port is viewed as the private domain of the commercial fishers. The commercial fishers and, to some extent, the Port do little to discourage that notion. The Port needs the support of Port district citizens and must increase the connections to and rapport with its citizens.

- **Make Port More Visitor Friendly, Appealing: LCD**

The Port is a fishing business and, like the fish processing plants in downtown Newport and elsewhere, shows mostly its backside to the community. It is unfriendly and unappealing to all but the fully initiated. The Port and its tenants need to open physical channels and create actual windows for visitors to see, understand, and appreciate the very interesting and unique nature of what transpires daily. This interest translates directly to visitor spending.

- **Make High Dock Visitor Accessible: ODOT Signage**

The idea of ‘the only dolly port on the US West Coast’ is unknown to most Oregonians among the thousands of tourist that travel Highway 101 through Port Orford each year. To most potential visitors, the place does not exist. Instead, these passersby stop to visit the more visitor friendly environments of Gold Beach and Bandon. The opportunity to capture visitor spending through accessibility needs to be capitalized upon.

- **Seasonal & Cyclical Tourism Driven Businesses**

The thorough and ongoing review and discussion is needed about the seasonal and cyclical nature of the Ports businesses. The Facility Master Plan puts focus on adding more seasonal and cyclical businesses, particularly those driven by tourism. Whenever the opportunity exists to attract businesses that are not seasonal or cyclical—it should be pursued.

2. **New Asset Details**

Plan participants generally agreed on these new asset details for the Facility Master Plan:

- **Built for Low Cost of Ownership**

The Oregon Coast is can be a harsh environment for building maintenance. Being on the ocean makes matters worse due to the corrosive effects of salt water and spray. Sea gulls are a source of waste that also accelerates building decline, especially roofs. The building exteriors must use designs, materials and assembly practices that reduce the effects of this corrosion.

- **Built for Wind, Wind, & Wind**

The area around Cape Blanco and Port Orford is notorious for high winds. Here as well, design, material selection and assembly practices must be used to eliminate the effects of wind.

- **Add Modern Publicly Accessible Restrooms**

The current restroom facilities are not adequate for the visitors that the Port is or should be trying to attract. Included in the design of all new Port facilities must be adequate modern public restroom facilities which are supplied and maintained to a high standard.



- **Add Direct Access: High Dock to Beach including ADA**

The current access from the High Dock to the beach is not convenient or ADA compliant. Included in the design of new Port facilities must be convenient access arrangements between the High Dock and the nearby beach. Access could be made part of the cooperative program between the Port and City to extend the Battle Rock walkway.

- **Add Direct Access: High Dock to Ocean & Jetty for Sport Diving**

The current access from the High Dock to the Ocean and Jetty for sport diving is not convenient. A program needs to be included for the addition of convenient sport diving access.

- **Add Day Use Fee**

The Port might consider adding a Day Use Fee. To get a token day or annual pass, the day visitor to the High Dock might be asked to make a small voluntary donation for Common Area Maintenance. Likened to the honor system at launch ramps, the fee might be paid 30 percent of the time.

- **Include ‘All-Tenant’ Common Area Maintenance Charge**

Port is a multi-user facility that includes many common-use areas; access roads, utility distribution systems, security lighting, sewage handling facilities, operating liability insurance, waste disposal, and shared open spaces among others. Port must recover the full cost of operation, maintenance, capital maintenance (to offset depreciation), and the value of the underlying land consumed by the common areas.

3. **New Business Lines**

Plan participants agreed generally about adding these new business lines:

- **Beachfront Flex Space RV Sites = ≥ 20 Slots High End Market**

Included in the Facility Master Plan is the development of a ≥ 20 slot high end RV Park. RV Parks are the cash generating engine that enable most marinas to approach financial breakeven. The RV Park requires little capital investment and maintenance in relation to the revenue produced. Operation of the RV Park requires a modest effort. When the RV Park is not longer needed, the utility infrastructure can be converted to support other development.

- **Guided Sport Fishing versus Charter Boats**

Currently, there is a charter boat operation at the Port. In addition to charter boats, there is a lively guided fishing industry in the Coos-Curry-Douglas area. Guided fishing attracts overnight guests that make a significantly larger contribution in terms of spending and economic impact. The Port needs to recruit more fishing guides to use Port facilities. A commercial-retail tenant that recruits these services should be developed.

- **Add Sport Launch Ramp: OSMB, Leave Space, Growth Market**

Prior to the construction of the current High Dock, the Port offered a sport launch ramp. A sport ramp is not included in this plan. However, the arrangement of the current developments must be done with care so that the future addition of a sport ramp is not foreclosed. Access across the beach should remain building-free until a suitable design can be developed by the Oregon State Marine Board.

- **Attract Adventure Tour Groups**

Adventure tourism is a growing Oregon phenomenon. Its devotees include tourist who want to hike, climb, ski, trek, bungee jump, bike, paddle, surf, and dive their way through an entire vacation. Adventure tourism is often done in groups. The Port needs to develop an outreach program for this market. Oregon is the home of Nike and Columbia Sports. Recruiting a commercial-retail tenant or two that serve this market with goods and repairs should be a Port target. For more details see: <http://opt.traveloregon.com/Itineraries/Unique-Experiences/Sports-Adventure.aspx>

- **Attract Birding**

Birding is one of the nation's largest outdoor pastimes. The Oregon Coast and estuaries attract a wide range of aficionados included daytrip and overnight tourists. This is another opportunity for pursuit by the Port when recruiting commercial-retail tenants. Port Orford's Wild Spring Resort is a leading sponsor of regional birding activities: <http://www.wildspring.com/>

- **Add Activities for Wide Range of Demographics & Affluence**

When recruiting commercial-retail tenants, the Port should reach out to the widest possible range of user demographics and affluence. The net result should be an array of choices for the visitor from high end to low.

4. Specific Parking & Flex Space Concepts

The following design and implementation concepts apply to the Parking & Flex Space Areas.

- **Connect with New Battle Rock Walkway = ODOT Grant**

The Port should arrange a connection with the new Battle Rock Walkway with the City of Port Orford using Oregon Department of Transportation (ODOT) grant funding.

- **Add Rip Rap Revetment above Vegetation Line**

To provide protection from erosion and accretion, a rip rap revetment will be installed in sections as each parcel of the Parking, Flex Space, & RV Park Area is developed.

- **Add Convenient Access from Parking to Beach**

Parking, Flex Area, and RV Park developments must include a style access to the beach for pedestrians of all ages to safely cross the rip rap revetment.

- **Pink Sand-Verbena**

Pink sand-verbena is listed as an endangered species by the State of Oregon and is considered a Species of Concern by the US Fish & Wildlife Service. Historically, this species was known from beaches along the Pacific Coast from Vancouver Island (British Columbia) to northern California. Invasion by introduced European Beach Grass and disturbance by off-road vehicles have contributed to the steep decline in the number of pink sand-verbena; there are currently only about ten populations of pink sand-verbena in Oregon.



Care will be needed to remediate or otherwise offset any removal of this plant that is caused by facility development.

- **Develop & Pave Upland as Need & Resources Grow**

Development of the Parking and Flex Space should occur as the need for these resources grow.

- **Add Simple Family- & Kid-Friendly Activities**

The development should include simple family- and kid-friendly activities.

- **Add Port Development Display & Interpretive Center**

Developments must include a display and interpretive center showing the proposed layout and their phased construction.

5. Specific Commercial-Retail Concepts

The following concepts are specific to the Commercial-Retail development:

- **Commercial- Retail Services with Combined Dive, Bike, Hike, Surf, & Kayak Store**

Among the first commercial-retail tenants to be recruited should be a single tenant or combination of tenants that provide:

| | | |
|--|---------------------------------|---------------------------------|
| Dive Equipment Sales & Rental | Dive Equipment Repair | Diving Air Service |
| Bike & Bike Equipment Sales | Bike Equipment Repair | Bike Equipment Rental |
| Kayak Equipment Sales | Kayak Equipment Repair | Kayak Equipment Rental |
| Fishing Equipment Sales | Fishing Equipment Repair | Fishing Equipment Rental |

- **More Commercial Retail Concepts**

Additional commercial-retail tenants to be recruited include:

| | | |
|----------------------------------|--------------------------------|------------------------------|
| Gift Shop with Wide Range | Quality Fish Restaurant | Retail Fish Monger |
| Sea Water Day Spa | Weekly Farmers Market | FedEx & UPS Kiosk |

- **Market to Adventure Tourists**

Marketing efforts need to include and invite adventure tourists of all kinds including: divers, bikers, hikers, surfers, kayakers, and fishers. The Port needs to establish formal affiliations with these groups.

- **Improve Web-based Marketing**

A web-based marketing campaign needs to be led by the Port. This effort would include any current and newly recruited businesses. Its target audience will include Port District citizens, regional customers of the services offered including adventure tourists, and additional business recruits.

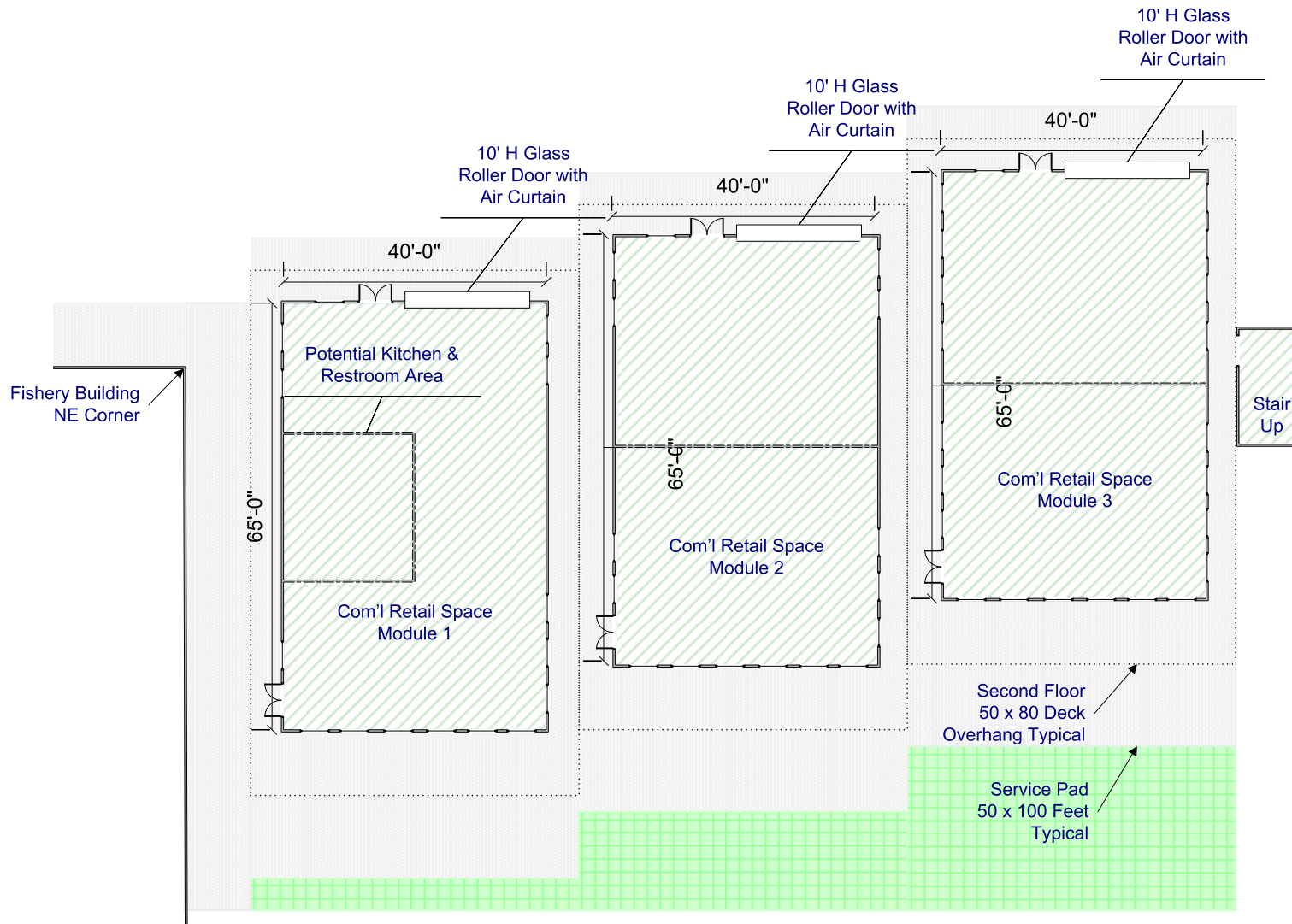
- **Web Assist from Local Educators & Tech Volunteers**

To assist with the web-based marketing effort, the Port should consider recruiting the local educational community—high school and community college.

B. Commercial Retail 1st Floor

03/12/2009

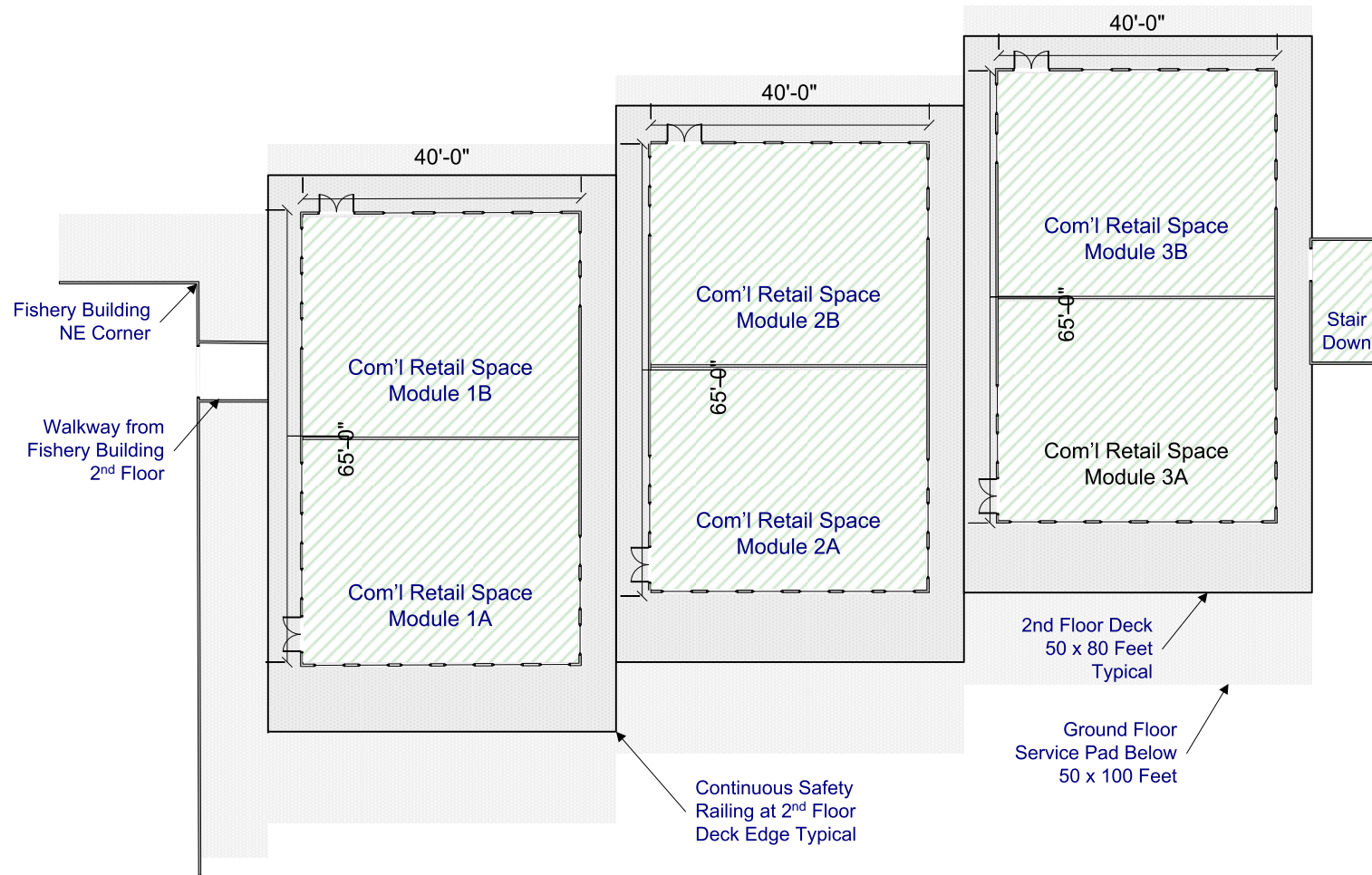
Note: The Digital Version of this Notional Layout is Available on CD at the Port



B. Commercial Retail 2nd Floor Plan

03/12/2009

Note: The Digital Version of this Notional Layout is Available on CD at the Port





Note: The Digital Version of this Notional Layout is Available on CD at the Port

B. Flex Areas & RV Park
03/12/2009

C. ROM Estimate Flex Areas & RV Park

Note: The Digital Version of this ROM Estimate is Available on CD at the Port.

| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
|------|--|-----------------------------------|------|--------|-------|--------|--------|--------|------------|-----------|------------------|
| 1 | Detailed Assembly Estimate Area A | | | | | | | | | | RS Means BCCD |
| 2 | | Parking & Flex Area A | SF | 400 | 125 | | 50,000 | | | | |
| 3 | | | SY | 133.3 | 41.7 | | 5,556 | | | | |
| 4 | | | | | | | | | | | |
| 5 | | Site Preparation | | | | | | | | | |
| 6 | A20101103440 | Grade, Gravel, Compact | SF | 300 | 100 | | 30,000 | | \$5.55 | \$166,500 | |
| 7 | 312316130050 | Install 18" Perimeter Drain Swale | BCY | 266.7 | 1 | 1 | | 267 | \$12.00 | \$3,200 | w/Geotech Fabric |
| 8 | 3341132120 | Set 12" Drive/Walkover Culvert | LF | 120 | | | | | \$40.00 | \$4,800 | |
| 9 | 312316130050 | Excavate Riprap Placement | BCY | 133.3 | 3 | 2 | | 800 | \$12.00 | \$9,600 | w/Geotech Fabric |
| 10 | OSMB | Place Class 700 Riprap | BCY | 133.3 | 3 | 3 | | 1,200 | \$100.00 | \$120,000 | w/Geotech Fabric |
| 11 | | | | | | | | | | | |
| 12 | | Utility Upgrades | | | | | | | | | |
| 13 | Local Utility | Electrical, 50 Amp Light Feeder | Lot | | | | | | | \$4,000 | Lighting Feeder |
| 14 | Local Utility | Water | Lot | | | | | | | N/A | |
| 15 | Local Utility | Sewer | Lot | | | | | | | N/A | |
| 16 | | | | | | | | | | | |
| 17 | | Paving | | | | | | | | | |
| 18 | OSMB | Install 4" Pervious Concrete | SF | 250 | 100 | | 25,000 | | \$7.50 | \$187,500 | |
| 19 | 321713191000 | Install 6' Precast Wheelstops | EA | 50 | | | | | \$78.00 | \$3,900 | |
| 20 | 321723140800 | Pavement Markings/ Stall | EA | 50 | | | | | \$10.00 | \$500 | |
| 21 | 321723140790 | Pavement Markings/Misc | Lot | 1 | | | | | | \$500 | |
| 22 | 101453201200 | Traffic Signage | EA | 10 | | | | | \$150.00 | \$1,500 | |
| 23 | | | | | | | | | | | |
| 24 | | Landscaping | | | | | | | | | |
| 25 | 329623230100 | Relocate Shrubs Onsite 24" Ball | EA | 75 | | | | | \$62.00 | \$4,650 | |
| 26 | | | | | | | | | | | |

C. ROM Estimate Flex Areas & RV Park

| Client: | | Port of Port Orford | | | | | | | | | |
|-----------|--------------|--|------|--------|-------|--------|--------|--------|------------|------------------|-----------------|
| Project: | | Facility Master Plan | | | | | | | | | |
| Estimate: | | Parking & Flex Areas A, B, C, & D | | | | | | | | | |
| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
| 27 | | Relocate Fisher Memorial | | | | | | | | | |
| 28 | Estimate | Relocate Fisher Memorial | Lot | 1 | | | | | \$10,000 | \$10,000 | |
| 29 | | | | | | | | | | | |
| 30 | | Pole Lighting | | | | | | | | | |
| 31 | 265613103000 | Lighting Poles, 20-foot Aluminum | EA | 3 | | | | | \$1,650 | \$4,950 | |
| 32 | 265613104000 | Lighting Arms, 2/Pole | Set | 3 | | | | | \$620 | \$1,860 | |
| 33 | 255619202750 | Lights, Metal Halide-180w-2/Pole | Set | 3 | | | | | \$1,890 | \$5,670 | |
| 34 | | | | | | | | | | | |
| 35 | | Total Detailed Estimate | | | | | | | | \$529,130 | |
| 36 | | | | | | | | | | | |
| 37 | | Contingency | % | | | | | | 105.00% | \$555,587 | \$26,457 |
| 38 | | | | | | | | | | | |
| 39 | | Overhead | % | | | | | | 105.00% | \$583,366 | \$27,779 |
| 40 | | | | | | | | | | | |
| 41 | | Profit | % | | | | | | 110.00% | \$641,702 | \$58,337 |
| 42 | | | | | | | | | | | |
| 43 | | Medford Area Multiplier | % | | | | | | 101.80% | \$653,253 | \$11,551 |
| 44 | | | | | | | | | | | |
| 45 | | Architect, Engineering & Permits | % | | | | | | 108.00% | \$705,513 | \$52,260 |
| 46 | | | | | | | | | | | |
| 47 | | Construction Management | % | | | | | | 102.00% | \$719,624 | \$14,110 |
| 48 | | | | | | | | | | | |
| 49 | | Cost per Square Foot | SF | 400 | 125 | | 50,000 | | | \$14.39 | |
| 50 | | | | | | | | | | | |
| 51 | | Total Detailed Assembly Estimate Area A | | | | | | | | \$719,624 | RS Means BCCD |

C. ROM Estimate Flex Areas & RV Park

Note: The Digital Version of this ROM Estimate is Available on CD at the Port.

| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
|------|--|-----------------------------------|------|--------|-------|--------|--------|--------|------------|-----------|------------------|
| 52 | | | | | | | | | | | |
| 53 | Detailed Assembly Estimate Area B | | | | | | | | | | RS Means BCCD |
| 54 | | Parking & Flex Area B | SF | 300 | 125 | | 37,500 | | | | |
| 55 | | | SY | 100 | 41.7 | | 4,167 | | | | |
| 56 | | | | | | | | | | | |
| 57 | | Site Preparation | | | | | | | | | |
| 58 | 312316420310 | Remove Excess Overburden | BCY | 100 | 30 | 2 | 6,000 | | \$10.00 | \$60,000 | Beach Disposal |
| 59 | A20101103440 | Grade, Gravel, Compact | SF | 300 | 100 | | 30,000 | | \$5.55 | \$166,500 | |
| 60 | 312316130050 | Install 18" Perimeter Drain Swale | BCY | 266.7 | 1 | 1 | | 267 | \$12.00 | \$3,200 | w/Geotech Fabric |
| 61 | 3341132120 | Set 12" Drive/Walkover Culvert | LF | 120 | | | | | \$40.00 | \$4,800 | |
| 62 | 312316130050 | Excavate Riprap Placement | BCY | 100 | 3 | 2 | | 600 | \$12.00 | \$7,200 | w/Geotech Fabric |
| 63 | OSMB | Place Class 700 Riprap | BCY | 100 | 3 | 3 | | 900 | \$100.00 | \$90,000 | w/Geotech Fabric |
| 64 | | | | | | | | | | | |
| 65 | | Utility Upgrades | | | | | | | | | |
| 66 | Local Utility | Electrical, 50 Amp Light Feeder | Lot | | | | | | | \$8,000 | Lighting Feeder |
| 67 | Local Utility | Water | Lot | | | | | | | N/A | |
| 68 | Local Utility | Sewer | Lot | | | | | | | N/A | |
| 69 | | | | | | | | | | | |
| 70 | | Paving | | | | | | | | | |
| 71 | OSMB | Install 4" Pervious Concrete | SF | 250 | 100 | | 25,000 | | \$7.50 | \$187,500 | |
| 72 | 321713191000 | Install 6' Precast Wheelstops | EA | 50 | | | | | \$78.00 | \$3,900 | |
| 73 | 321723140800 | Pavement Markings/ Stall | EA | 50 | | | | | \$10.00 | \$500 | |
| 74 | 321723140790 | Pavement Markings/Misc | Lot | 1 | | | | | | \$500 | |
| 75 | 101453201200 | Traffic Signage | EA | 10 | | | | | \$150.00 | \$1,500 | |
| 76 | | | | | | | | | | | |

C. ROM Estimate Flex Areas & RV Park

| Client: | | Port of Port Orford | | | | | | | | | |
|-----------|--------------|--|------|--------|-------|--------|--------|--------|------------|------------------|-----------------|
| Project: | | Facility Master Plan | | | | | | | | | |
| Estimate: | | Parking & Flex Areas A, B, C, & D | | | | | | | | | |
| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
| 77 | | Landscaping | | | | | | | | | |
| 78 | 329623230100 | Relocate Shrubs Onsite 24" Ball | EA | 75 | | | | | \$62.00 | \$4,650 | |
| 79 | | | | | | | | | | | |
| 80 | | Pole Lighting | | | | | | | | | |
| 81 | 265613103000 | Lighting Poles, 20-foot Aluminum | EA | 3 | | | | | \$1,650 | \$4,950 | |
| 82 | 265613104000 | Lighting Arms, 2/Pole | Set | 3 | | | | | \$620 | \$1,860 | |
| 83 | 255619202750 | Lights, Metal Halide-180w-2/Pole | Set | 3 | | | | | \$1,890 | \$5,670 | |
| 84 | | | | | | | | | | | |
| 85 | | Total Detailed Estimate | | | | | | | | \$550,730 | |
| 86 | | | | | | | | | | | |
| 87 | | Contingency | % | | | | | | 105.00% | \$578,267 | \$27,537 |
| 88 | | | | | | | | | | | |
| 89 | | Overhead | % | | | | | | 105.00% | \$607,180 | \$28,913 |
| 90 | | | | | | | | | | | |
| 91 | | Profit | % | | | | | | 110.00% | \$667,898 | \$60,718 |
| 92 | | | | | | | | | | | |
| 93 | | Medford Area Multiplier | % | | | | | | 101.80% | \$679,920 | \$12,022 |
| 94 | | | | | | | | | | | |
| 95 | | Architect, Engineering & Permits | % | | | | | | 108.00% | \$734,314 | \$54,394 |
| 96 | | | | | | | | | | | |
| 97 | | Construction Management | % | | | | | | 102.00% | \$749,000 | \$14,686 |
| 98 | | | | | | | | | | | |
| 99 | | Cost per Square Foot | SF | 300 | 125 | | 37,500 | | | \$19.97 | |
| 100 | | | | | | | | | | | |
| 101 | | Total Detailed Assembly Estimate Area B | | | | | | | | \$749,000 | RS Means BCCD |

C. ROM Estimate Flex Areas & RV Park

Note: The Digital Version of this ROM Estimate is Available on CD at the Port.

| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
|------|--|-----------------------------------|------|--------|-------|--------|--------|--------|------------|-----------|-------------------|
| 102 | | | | | | | | | | | |
| 103 | Detailed Assembly Estimate Area C | | | | | | | | | | RS Means BCCD |
| 104 | | Parking & Flex Area C | SF | 300 | 125 | | 37,500 | | | | |
| 105 | | | SY | 100 | 41.7 | | 4,167 | | | | |
| 106 | | | | | | | | | | | |
| 107 | | Site Preparation | | | | | | | | | |
| 108 | 312316420310 | Remove Excess Overburden | BCY | 100 | 30 | 2 | 6,000 | | \$10.00 | \$60,000 | Beach Disposal |
| 109 | A20101103440 | Grade, Gravel, Compact | SF | 300 | 100 | | 30,000 | | \$5.55 | \$166,500 | |
| 110 | 312316130050 | Install 18" Perimeter Drain Swale | BCY | 266.7 | 1 | 1 | | 267 | \$12.00 | \$3,200 | w/Geotech Fabric |
| 111 | 3341132120 | Set 12" Drive/Walkover Culvert | LF | 120 | | | | | \$40.00 | \$4,800 | |
| 112 | 312316130050 | Excavate Riprap Placement | BCY | 100 | 3 | 2 | | 600 | \$12.00 | \$7,200 | w/Geotech Fabric |
| 113 | OSMB | Place Class 700 Riprap | BCY | 100 | 3 | 3 | | 900 | \$100.00 | \$90,000 | w/Geotech Fabric |
| 114 | | | | | | | | | | | |
| 115 | | Utility Upgrades | | | | | | | | | |
| 116 | Local Utility | Electrical, 50 Amp Light Feeder | Lot | | | | | | | \$12,000 | Lighting Feeder |
| 117 | Local Utility | Electrical, 1000 Amp RV Feeder | Lot | | | | | | | \$25,000 | |
| 118 | Local Utility | Water Service | Lot | | | | | | | \$15,000 | |
| 119 | Local Utility | Sewer Service | Lot | | | | | | | \$30,000 | |
| 120 | | | | | | | | | | | |
| 121 | | Paving | | | | | | | | | |
| 122 | OSMB | Install 4" Pervious Concrete | SF | 250 | 100 | | 25,000 | | \$7.50 | \$187,500 | |
| 123 | 321713191000 | Install 6' Precast Wheelstops | EA | 50 | | | | | \$78.00 | \$3,900 | |
| 124 | 321723140800 | Pavement Markings/ Stall | EA | 50 | | | | | \$10.00 | \$500 | |
| 125 | 321723140790 | Pavement Markings/Misc | Lot | 1 | | | | | | \$500 | |
| 126 | 101453201200 | Traffic Signage | EA | 10 | | | | | \$150.00 | \$1,500 | |
| 127 | | | | | | | | | | | |
| 128 | | RV Slot Installation | | | | | | | | | |
| 129 | | Basic Service Installation | EA | 20 | | | | | \$7,000 | \$140,000 | H2O, Elect, Sewer |

C. ROM Estimate Flex Areas & RV Park

| Client: | | Port of Port Orford | | | | | | | | | |
|-----------|--------------|--|------|--------|-------|--------|--------|--------|------------|--------------------|-----------------|
| Project: | | Facility Master Plan | | | | | | | | | |
| Estimate: | | Parking & Flex Areas A, B, C, & D | | | | | | | | | |
| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
| 130 | | Added Service Installation | EA | 20 | | | | | \$3,000 | \$60,000 | Internet, Cable |
| 131 | | | | | | | | | | | |
| 132 | | Landscaping | | | | | | | | | |
| 133 | 329623230100 | Relocate Shrubs Onsite 24" Ball | EA | 75 | | | | | \$62.00 | \$4,650 | |
| 134 | | | | | | | | | | | |
| 135 | | Pole Lighting | | | | | | | | | |
| 136 | 265613103000 | Lighting Poles, 20-foot Aluminum | EA | 3 | | | | | \$1,650 | \$4,950 | |
| 137 | 265613104000 | Lighting Arms, 2/Pole | Set | 3 | | | | | \$620 | \$1,860 | |
| 138 | 255619202750 | Lights, Metal Halide-180w-2/Pole | Set | 3 | | | | | \$1,890 | \$5,670 | |
| 139 | | | | | | | | | | | |
| 140 | | Total Detailed Estimate | | | | | | | | \$824,730 | |
| 141 | | | | | | | | | | | |
| 142 | | Contingency | % | | | | | | 105.00% | \$865,967 | \$41,237 |
| 143 | | | | | | | | | | | |
| 144 | | Overhead | % | | | | | | 105.00% | \$909,265 | \$43,298 |
| 145 | | | | | | | | | | | |
| 146 | | Profit | % | | | | | | 110.00% | \$1,000,191 | \$90,926 |
| 147 | | | | | | | | | | | |
| 148 | | Medford Area Multiplier | % | | | | | | 101.80% | \$1,018,195 | \$18,003 |
| 149 | | | | | | | | | | | |
| 150 | | Architect, Engineering & Permits | % | | | | | | 108.00% | \$1,099,650 | \$81,456 |
| 151 | | | | | | | | | | | |
| 152 | | Construction Management | % | | | | | | 102.00% | \$1,121,643 | \$21,993 |
| 153 | | | | | | | | | | | |
| 154 | | Cost per Square Foot | SF | 300 | 125 | | 37,500 | | | \$29.91 | |
| 155 | | | | | | | | | | | |
| 156 | | Total Detailed Assembly Estimate Area C | | | | | | | | \$1,121,643 | RS Means BCCD |

C. ROM Estimate Flex Areas & RV Park

Note: The Digital Version of this ROM Estimate is Available on CD at the Port.

| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
|------|--|-----------------------------------|------|--------|-------|--------|--------|--------|------------|-----------|------------------|
| 157 | | | | | | | | | | | |
| 158 | Detailed Assembly Estimate Area D | | | | | | | | | | RS Means BCCD |
| 159 | | Parking & Flex Area D | SF | 200 | 125 | | 25,000 | | | | |
| 160 | | | SY | 66.67 | 41.7 | | 2,778 | | | | |
| 161 | | | | | | | | | | | |
| 162 | | Site Preparation | | | | | | | | | |
| 163 | 024113175050 | Remove Existing Paving 6" | SY | 10 | 70 | | 700 | | \$7.60 | \$5,320 | |
| 164 | 312316462000 | Excavate & Fill to New Contours | CY | 10 | 70 | 4 | 2,800 | | \$9.00 | \$25,200 | |
| 165 | A20101103440 | Grade, Gravel, Compact | SF | 200 | 125 | | 25,000 | | \$5.55 | \$138,750 | |
| 166 | 312316130050 | Install 18" Perimeter Drain Swale | BCY | 70 | 1 | 1 | | 70 | \$12.00 | \$840 | w/Geotech Fabric |
| 167 | 3341132120 | Set 12" Drive/Walkover Culvert | LF | 120 | | | | | \$40.00 | \$4,800 | |
| 168 | | | | | | | | | | | |
| 169 | | Utility Upgrades | | | | | | | | | |
| 170 | Local Utility | Electrical, 50 Amp Light Feeder | Lot | | | | | | | \$8,000 | Lighting Feeder |
| 171 | | | | | | | | | | | |
| 172 | | Paving | | | | | | | | | |
| 173 | 321216130200 | Install Roadway Asphaltic 4" | SY | 10 | 70 | | 700 | | \$14.15 | \$9,905 | |
| 174 | OSMB | Install 4" Pervious Concrete | SF | 100 | 100 | | 10,000 | | \$7.50 | \$75,000 | |
| 175 | 321713191000 | Install 6' Precast Wheelstops | EA | 30 | | | | | \$78.00 | \$2,340 | |
| 176 | 321723140800 | Pavement Markings/ Stall | EA | 30 | | | | | \$10.00 | \$300 | |
| 177 | 321723140790 | Pavement Markings/Misc | Lot | 1 | | | | | | \$500 | |
| 178 | 101453201200 | Traffic Signage | EA | 3 | | | | | \$150.00 | \$450 | |
| 179 | | | | | | | | | | | |
| 180 | | Landscaping | | | | | | | | | |
| 181 | 329623230100 | Relocate Shrubs Onsite 24" Ball | EA | 30 | | | | | \$62.00 | \$1,860 | |
| 182 | | | | | | | | | | | |
| 183 | | Pole Lighting | | | | | | | | | |
| 184 | 265613103000 | Lighting Poles, 20-foot Aluminum | EA | 2 | | | | | \$1,650 | \$3,300 | |

C. ROM Estimate Flex Areas & RV Park

| Client: | | Port of Port Orford | | | | | | | | | |
|-----------|--------------|--|------|--------|-------|--------|--------|--------|------------|------------------|-----------------|
| Project: | | Facility Master Plan | | | | | | | | | |
| Estimate: | | Parking & Flex Areas A, B, C, & D | | | | | | | | | |
| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
| 185 | 265613104000 | Lighting Arms, 2/Pole | Set | 2 | | | | | \$620 | \$1,240 | |
| 186 | 255619202750 | Lights, Metal Halide-180w-2/Pole | Set | 3 | | | | | \$1,890 | \$5,670 | |
| 187 | | | | | | | | | | | |
| 188 | | Total Detailed Estimate | | | | | | | | \$283,475 | |
| 189 | | | | | | | | | | | |
| 190 | | Contingency | % | | | | | | 105.00% | \$297,649 | \$14,174 |
| 191 | | | | | | | | | | | |
| 192 | | Overhead | % | | | | | | 105.00% | \$312,531 | \$14,882 |
| 193 | | | | | | | | | | | |
| 194 | | Profit | % | | | | | | 110.00% | \$343,784 | \$31,253 |
| 195 | | | | | | | | | | | |
| 196 | | Medford Area Multiplier | % | | | | | | 101.80% | \$349,972 | \$6,188 |
| 197 | | | | | | | | | | | |
| 198 | | Architect, Engineering & Permits | % | | | | | | 108.00% | \$377,970 | \$27,998 |
| 199 | | | | | | | | | | | |
| 200 | | Construction Management | % | | | | | | 102.00% | \$385,530 | \$7,559 |
| 201 | | | | | | | | | | | |
| 202 | | Cost per Square Foot | SF | 200 | 125 | | 25,000 | | | \$15.42 | |
| 203 | | | | | | | | | | | |
| 204 | | Total Detailed Assembly Estimate Area D | | | | | | | | \$385,530 | RS Means BCCD |

C. ROM Estimate Commercial Retail Module 1

Note: The Digital Version of this ROM Estimate is Available on CD at the Port.

| Client: | | Port of Port Orford | | | | | | | | | |
|-----------|---------------|-----------------------------------|------|--------|-------|--------|--------|---------|------------|-----------|-------------------|
| Project: | | Facility Master Plan | | | | | | | | | |
| Estimate: | | Commercial Retail Module 1 | | | | | | | | | |
| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
| 1 | | Detailed Assembly Estimate | | | | | | | | | RS Means BCCD |
| 2 | | Commercial Retail Module | CF | 40 | 65 | 30 | 5,200 | 156,000 | | | |
| 3 | | | | | | | | | | | |
| 4 | | Site Preparation | | | | | | | | | |
| 5 | A20101103440 | Grade, Gravel, Compact | SF | 50 | 100 | | 5,000 | | \$5.55 | \$27,750 | |
| 6 | | | | | | | | | | | |
| 7 | | Utility Upgrades | | | | | | | | | |
| 8 | Local Utility | Electrical, Building Feeder | Lot | | | | | | | \$2,000 | New Feeder |
| 9 | Local Utility | Water 2" | Lot | | | | | | | \$10,000 | Install |
| 10 | Local Utility | Sewer 4" & Lift Station | Lot | | | | | | | \$25,000 | Install |
| 11 | | | | | | | | | | | |
| 12 | | Substructure | | | | | | | | | |
| 13 | 1010 | Standard Foundations | SF | 40 | 65 | | 2,600 | | \$2.26 | \$5,876 | |
| 14 | 4560 | Slab on Grade 4" Reinforced | SF | 40 | 65 | | 2,600 | | \$1.54 | \$4,004 | Heavy Industrial |
| 15 | | | | | | | | | | | |
| 16 | | Shell | | | | | | | | | |
| 17 | 2010 | Steel Frame | SF | 40 | 65 | | 2,600 | | \$6.00 | \$15,600 | |
| 18 | 1010 | Second Floor Construction | SF | 50 | 80 | | 4,000 | | \$14.43 | \$57,720 | Open Steel Joists |
| 19 | 1020 | Roof Construction, Metal Deck | SF | 50 | 80 | | 4,000 | | \$9.01 | \$36,040 | |
| 20 | 2010 | Exterior Walls, Metal Sandwich | SF | 40 | 65 | 30 | 15,848 | | \$13.22 | \$209,511 | 2 Side 2" Core |
| 21 | 3700 | Exterior Entrance Door | EA | 4 | | | | | \$10,300 | \$41,200 | Double Swing |
| 22 | 5600 | Glass Roller Doors 10 x 20 | EA | 1 | | | | | \$10,000 | \$10,000 | With Air Curtain |
| 23 | 5750 | Exterior Windows, Ground Floor | EA | 15 | | | | | \$1,290 | \$19,350 | Picture Insulated |
| 24 | 5750 | Exterior Windows, Second Floor | EA | 21 | | | | | \$1,290 | \$27,090 | Picture Insulated |
| 25 | 6200 | Roof Covering, Membrane | SF | 50 | 80 | | 4,000 | | \$2.57 | \$10,280 | |
| 26 | Estimated | Deck Edge Safety Railing | LF | 50 | 80 | | 260 | | \$12.00 | \$3,120 | |
| 27 | | | | | | | | | | | |
| 28 | | Interior, Ground Floor | | | | | | | | | |

C. ROM Estimate Commercial Retail Module 1

| | |
|-----------|----------------------------|
| Client: | Port of Port Orford |
| Project: | Facility Master Plan |
| Estimate: | Commercial Retail Module 1 |

| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
|------|--------------|--|------|--------|-------|--------|-------|--------|------------|----------|-------------------|
| 29 | 7400 | Dry Wall | SF | 210 | | 12 | 2,520 | | \$4.75 | \$11,970 | Metal Studs |
| 30 | 3010 | Wall Finishes | SF | 210 | | 12 | 2,520 | | \$1.00 | \$2,520 | Paint |
| 31 | C3010230 | Floor Finish | SF | 40 | 65 | | 2,600 | | \$5.00 | \$13,000 | Various |
| 32 | 3030 | Ceiling Finish | SF | 40 | 65 | | 2,600 | | \$3.53 | \$9,178 | Grid & Fiberglas |
| 33 | | | | | | | | | | | |
| 34 | | Interior, Second Floor | | | | | | | | | |
| 35 | 7400 | Dry Wall | SF | 210 | 12 | 12 | 2,520 | | \$4.75 | \$11,970 | Metal Studs |
| 36 | 3010 | Wall Finishes | SF | 210 | | 12 | 2,520 | | \$1.00 | \$2,520 | Paint |
| 37 | C3010231 | Floor Finish | SF | 40 | 65 | | 2,600 | | \$5.00 | \$13,000 | Various |
| 38 | 3030 | Ceiling Finish | SF | 40 | 65 | | 2,600 | | \$3.53 | \$9,178 | Grid & Fiberglas |
| 39 | | | | | | | | | | | |
| 40 | | Conveying, Stair Tower | | | | | | | | | |
| 41 | 2010 | Steel Frame | SF | 8 | 16 | | 128 | | \$6.00 | \$768 | |
| 42 | 2010 | Exterior Walls, Metal Sandwich | SF | 8 | 16 | 30 | 960 | | \$13.22 | \$12,691 | 2 Side 2" Core |
| 43 | C20101100780 | 24 Riser w/Landing, Picket Rail | EA | 1 | | | | | \$16,950 | \$16,950 | |
| 44 | 1020 | Roof Construction, Metal Deck | SF | 8 | 16 | | 128 | | \$9.01 | \$1,153 | |
| 45 | 6200 | Roof Covering, Membrane | SF | 8 | 16 | | 128 | | \$2.57 | \$329 | |
| 46 | | | | | | | | | | | |
| 47 | | Conveying, Bridge | | | | | | | | | |
| 48 | 2010 | Steel Frame | SF | 8 | 12 | | 96 | | \$6.00 | \$576 | |
| 49 | 1010 | Second Floor Construction | SF | 8 | 12 | | 96 | | \$14.43 | \$1,385 | Open Steel Joists |
| 50 | 1020 | Roof Construction, Metal Deck | SF | 8 | 12 | | 96 | | \$9.01 | \$865 | |
| 51 | 6200 | Roof Covering, Membrane | SF | 8 | 12 | | 96 | | \$2.57 | \$247 | |
| 52 | | | | | | | | | | | |
| 53 | | Plumbing Fixtures, Ground Floor | | | | | | | | | |
| 54 | D20 2010 | Toilet & Service Fixtures Supply | SF | 40 | 65 | | 2,600 | | \$1.79 | \$4,654 | No Fixtures |
| 55 | | Fixtures Added According to Lease | | | | | | | | | Not Included |
| 56 | | | | | | | | | | | |
| 57 | | Plumbing Fixtures, Second Floor | | | | | | | | | |

C. ROM Estimate Commercial Retail Module 1

| | |
|------------------|-----------------------------------|
| Client: | Port of Port Orford |
| Project: | Facility Master Plan |
| Estimate: | Commercial Retail Module 1 |

| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
|------|----------|--------------------------------------|------|--------|-------|--------|-------|--------|------------|----------|--------------|
| 58 | D20 2010 | Toilet & Service Fixtures Supply | SF | 40 | 65 | | 2,600 | | \$1.79 | \$4,654 | No Fixtures |
| 59 | | Fixtures Added According to Lease | | | | | | | | | Not Included |
| 60 | | | | | | | | | | | |
| 61 | | HVAC, Ground Floor | | | | | | | | | |
| 62 | 1400 | Electric Hot Water (1), 2500 SF | SF | 40 | 65 | | 2,600 | | \$13.35 | \$34,710 | Hydronic |
| 63 | N/A | Air Conditioning | | | | | | | | | No A/C |
| 64 | | | | | | | | | | | |
| 65 | | HVAC, Second Floor | | | | | | | | | |
| 66 | 1400 | Electric Hot Water (1), 2500 SF | SF | 40 | 65 | | 2,600 | | \$13.35 | \$34,710 | Hydronic |
| 67 | N/A | Air Conditioning | | | | | | | | | No A/C |
| 68 | | | | | | | | | | | |
| 69 | | Fire Protection, Ground Floor | | | | | | | | | |
| 70 | 1080 | Dry Pipe Sprinkler System | SF | 40 | 65 | | 2,600 | | \$3.96 | \$10,296 | |
| 71 | | | | | | | | | | | |
| 72 | | Fire Protection, Second Floor | | | | | | | | | |
| 73 | 1080 | Dry Pipe Sprinkler System | SF | 40 | 65 | | 2,600 | | \$3.96 | \$10,296 | |
| 74 | | | | | | | | | | | |
| 75 | | Electrical, Ground Floor | | | | | | | | | |
| 76 | D50 | Office Lighting, 3W/SF | SF | 40 | 65 | | 2,600 | | \$6.92 | \$17,992 | D50202100280 |
| 77 | D50 | Office Receptacles, 2W/SF | SF | 40 | 65 | | 2,600 | | \$4.10 | \$10,660 | D50201100640 |
| 78 | D50 | Heating, 4W/SF | SF | 40 | 65 | | 2,600 | | \$0.53 | \$1,378 | D50201400180 |
| 79 | D50 | Wall Switches, 2/1000 SF | SF | 40 | 65 | | 2,600 | | \$0.41 | \$1,066 | D50201300280 |
| 80 | D50 | 200 Amp Service | EA | 1 | | | | | \$3,275 | \$3,275 | D50101200440 |
| 81 | D50 | Switchgear | EA | 1 | | | | | \$3,550 | \$3,550 | D50102400400 |
| 82 | D50 | Feeder | LF | 100 | | | | | \$45 | \$4,500 | D50102300560 |
| 83 | D50 | Fire System w/12 Detectors | EA | 1 | | | | | \$8,425 | \$8,425 | D50309100400 |
| 84 | D50 | Alarm, Internet, Phone, Exit Light | SF | 40 | 65 | | 2,600 | | \$4.68 | \$12,168 | 5090 |
| 85 | | | | | | | | | | | |
| 86 | | Electrical, Second Floor | | | | | | | | | |

C. ROM Estimate Commercial Retail Module 1

| | |
|-----------|----------------------------|
| Client: | Port of Port Orford |
| Project: | Facility Master Plan |
| Estimate: | Commercial Retail Module 1 |

| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
|------|------|---|------|--------|-------|--------|-------|--------|------------|--------------------|-----------------|
| 87 | D50 | Office Lighting, 3W/SF | SF | 40 | 65 | | 2,600 | | \$6.92 | \$17,992 | D50202100280 |
| 88 | D50 | Office Receptacles, 2W/SF | SF | 40 | 65 | | 2,600 | | \$4.10 | \$10,660 | D50201100640 |
| 89 | D50 | Heating, 4W/SF | SF | 40 | 65 | | 2,600 | | \$0.53 | \$1,378 | D50201400180 |
| 90 | D50 | Wall Switches, 2/1000 SF | SF | 40 | 65 | | 2,600 | | \$0.41 | \$1,066 | D50201300280 |
| 91 | D50 | 200 Amp Service | EA | 1 | | | | | \$3,275 | \$3,275 | D50101200440 |
| 92 | D50 | Switchgear | EA | 1 | | | | | \$3,550 | \$3,550 | D50102400400 |
| 93 | D50 | Feeder | LF | 100 | | | | | \$45 | \$4,500 | D50102300560 |
| 94 | D50 | Fire System w/12 Detectors | EA | 1 | | | | | \$8,425 | \$8,425 | D50309100400 |
| 95 | D50 | Alarm, Internet, Phone, Exit Light | SF | 40 | 65 | | 2,600 | | \$4.68 | \$12,168 | 5090 |
| 96 | | | | | | | | | | | |
| 97 | | Total Detailed Estimate | | | | | | | | \$838,189 | |
| 98 | | | | | | | | | | | |
| 99 | | Contingency | % | | | | | | 105.00% | \$880,098 | \$41,909 |
| 100 | | | | | | | | | | | |
| 101 | | Overhead | % | | | | | | 105.00% | \$924,103 | \$44,005 |
| 102 | | | | | | | | | | | |
| 103 | | Profit | % | | | | | | 110.00% | \$1,016,514 | \$92,410 |
| 104 | | | | | | | | | | | |
| 105 | | Medford Area Multiplier | % | | | | | | 101.80% | \$1,034,811 | \$18,297 |
| 106 | | | | | | | | | | | |
| 107 | | Architect, Engineering & Permits | % | | | | | | 108.00% | \$1,117,596 | \$82,785 |
| 108 | | | | | | | | | | | |
| 109 | | Construction Management | % | | | | | | 102.00% | \$1,139,948 | \$22,352 |
| 110 | | | | | | | | | | | |
| 111 | | Cost per Square Foot | SF | 40 | 65 | 2 | 5,200 | | | \$219.22 | |
| 112 | | | | | | | | | | | |
| 113 | | Total Detailed Assembly Estimate | | | | | | | | \$1,139,948 | RS Means BCCD |
| 114 | | | | | | | | | | | |

C. ROM Estimate Commercial Retail Module 1

| | |
|-----------|----------------------------|
| Client: | Port of Port Orford |
| Project: | Facility Master Plan |
| Estimate: | Commercial Retail Module 1 |

| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
|------|--|-------------------------------------|------|--------|-------|--------|-------|---------|-----------------|-------------|-------------------|
| 115 | Quick Square Foot Estimate for Comparison | | | | | | | | | | RS Means SFCD |
| 116 | | | | | | | | | | | |
| 117 | | Site Preparation | | | | | | | | | |
| 118 | A20101103440 | Grade, Gravel, Compact | SF | 50 | 100 | | 5,000 | | \$5.55 | \$27,750 | |
| 119 | | | | | | | | | | | |
| 120 | | Utility Upgrades | | | | | | | | | |
| 121 | Local Utility | Electrical, Building Feeder | Lot | | | | | | | \$2,000 | New Feeder |
| 122 | Local Utility | Water 2" | Lot | | | | | | | \$10,000 | Install |
| 123 | Local Utility | Sewer 4" & Lift Station | Lot | | | | | | | \$25,000 | Install |
| 124 | | | | | | | | | | | |
| 125 | | Conveying, Stair Tower | | | | | | | | | |
| 126 | 2010 | Steel Frame | SF | 8 | 16 | | 128 | | \$6.00 | \$768 | |
| 127 | 2010 | Exterior Walls, Metal Sandwich | SF | 8 | 16 | 30 | 960 | | \$13.22 | \$12,691 | 2 Side 2" Core |
| 128 | C20101100780 | 24 Riser w/Landing, Picket Rail | EA | 1 | | | | | \$16,950 | \$16,950 | |
| 129 | 1020 | Roof Construction, Metal Deck | SF | 8 | 16 | | 128 | | \$9.01 | \$1,153 | |
| 130 | 6200 | Roof Covering, Membrane | SF | 8 | 16 | | 128 | | \$2.57 | \$329 | |
| 131 | | | | | | | | | | | |
| 132 | | Conveying, Bridge | | | | | | | | | |
| 133 | 2010 | Steel Frame | SF | 8 | 12 | | 96 | | \$6.00 | \$576 | |
| 134 | 1010 | Second Floor Construction | SF | 8 | 12 | | 96 | | \$14.43 | \$1,385 | Open Steel Joists |
| 135 | 1020 | Roof Construction, Metal Deck | SF | 8 | 12 | | 96 | | \$9.01 | \$865 | |
| 136 | 6200 | Roof Covering, Membrane | SF | 8 | 12 | | 96 | | \$2.57 | \$247 | |
| 137 | | | | | | | | | | | |
| 138 | | Best Comparison | | | | | | | | | |
| 139 | M.210 | Office, 2 Story, Steel Frame | SF | 40 | 65 | 24 | 5,200 | 124,800 | \$222.20 | \$1,155,440 | Concrete Block |
| 140 | | Perimeter Difference | LF | 40 | 65 | | | | | | 110 V. 220 |
| 141 | | Total Perimeter Adjustment | LF | 100 | | | | | (\$10.00) | -\$52,000 | |
| 142 | | Story Height Adjustment | LF | 6 | | | | | \$5.70 | \$177,840 | 30 V. 24 |

C. ROM Estimate Commercial Retail Module 1

| Client: | | Port of Port Orford | | | | | | | | | |
|-----------|------|--|------|--------|-------|--------|-------|--------|------------|--------------------|---------------|
| Project: | | Facility Master Plan | | | | | | | | | |
| Estimate: | | Commercial Retail Module 1 | | | | | | | | | |
| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
| 143 | | | | | | | | | | | |
| 144 | | Cost per Square Foot | SF | 40 | 65 | 2 | 5,200 | | | \$231.38 | |
| 145 | | | | | | | | | | | |
| 146 | | Total Quick Square Foot Estimate for Comparison | | | | | | | | \$1,203,154 | RS Means SFCD |

C. ROM Estimate Commercial Retail Module 2 or 3

Note: The Digital Version of this ROM Estimate is Available on CD at the Port.

| Client: | | Port of Port Orford | | | | | | | | | |
|-----------|---------------|-----------------------------------|------|--------|-------|--------|--------|---------|------------|-----------|-------------------|
| Project: | | Facility Master Plan | | | | | | | | | |
| Estimate: | | Commercial Retail Module 2 or 3 | | | | | | | | | |
| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
| 1 | | Detailed Assembly Estimate | | | | | | | | | RS Means BCCD |
| 2 | | Commercial Retail Module | CF | 40 | 65 | 30 | 5,200 | 156,000 | | | |
| 3 | | | | | | | | | | | |
| 4 | | Site Preparation | | | | | | | | | |
| 5 | A20101103440 | Grade, Gravel, Compact | SF | 50 | 100 | | 5,000 | | \$5.55 | \$27,750 | |
| 6 | | | | | | | | | | | |
| 7 | | Utility Upgrades | | | | | | | | | |
| 8 | Local Utility | Electrical, Building Feeder | Lot | | | | | | | \$2,000 | New Feeder |
| 9 | Local Utility | Water 2" | Lot | | | | | | | \$5,000 | Install |
| 10 | Local Utility | Sewer 4" & Lift Station | Lot | | | | | | | \$12,500 | Install |
| 11 | | | | | | | | | | | |
| 12 | | Substructure | | | | | | | | | |
| 13 | 1010 | Standard Foundations | SF | 40 | 65 | | 2,600 | | \$2.26 | \$5,876 | |
| 14 | 4560 | Slab on Grade 4" Reinforced | SF | 40 | 65 | | 2,600 | | \$1.54 | \$4,004 | Heavy Industrial |
| 15 | | | | | | | | | | | |
| 16 | | Shell | | | | | | | | | |
| 17 | 2010 | Steel Frame | SF | 40 | 65 | | 2,600 | | \$6.00 | \$15,600 | |
| 18 | 1010 | Second Floor Construction | SF | 50 | 80 | | 4,000 | | \$14.43 | \$57,720 | Open Steel Joists |
| 19 | 1020 | Roof Construction, Metal Deck | SF | 50 | 80 | | 4,000 | | \$9.01 | \$36,040 | |
| 20 | 2010 | Exterior Walls, Metal Sandwich | SF | 40 | 65 | 30 | 15,848 | | \$13.22 | \$209,511 | 2 Side 2" Core |
| 21 | 3700 | Exterior Entrance Door | EA | 4 | | | | | \$10,300 | \$41,200 | Double Swing |
| 22 | 5600 | Glass Roller Door 10 x 20 | EA | 1 | | | | | \$10,000 | \$10,000 | With Air Curtain |
| 23 | 5750 | Exterior Windows, Ground Floor | EA | 15 | | | | | \$1,290 | \$19,350 | Picture Insulated |
| 24 | 5750 | Exterior Windows, Second Floor | EA | 21 | | | | | \$1,290 | \$27,090 | Picture Insulated |
| 25 | 6200 | Roof Covering, Membrane | SF | 50 | 80 | | 4,000 | | \$2.57 | \$10,280 | |
| 26 | Estimated | Deck Edge Safety Railing | LF | 50 | 80 | | 260 | | \$12.00 | \$3,120 | |
| 27 | | | | | | | | | | | |
| 28 | | Interior, Ground Floor | | | | | | | | | |

C. ROM Estimate Commercial Retail Module 2 or 3

| | |
|-----------|---------------------------------|
| Client: | Port of Port Orford |
| Project: | Facility Master Plan |
| Estimate: | Commercial Retail Module 2 or 3 |

| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
|------|--------------|---|------|--------|-------|--------|-------|--------|------------|----------|------------------|
| 29 | 7400 | Dry Wall | SF | 210 | | 12 | 2,520 | | \$4.75 | \$11,970 | Metal Studs |
| 30 | 3010 | Wall Finishes | SF | 210 | | 12 | 2,520 | | \$1.00 | \$2,520 | Paint |
| 31 | C3010230 | Floor Finish | SF | 40 | 65 | | 2,600 | | \$5.00 | \$13,000 | Various |
| 32 | 3030 | Ceiling Finish | SF | 40 | 65 | | 2,600 | | \$3.53 | \$9,178 | Grid & Fiberglas |
| 33 | | | | | | | | | | | |
| 34 | | Interior, Second Floor | | | | | | | | | |
| 35 | 7400 | Dry Wall | SF | 210 | 12 | 12 | 2,520 | | \$4.75 | \$11,970 | Metal Studs |
| 36 | 3010 | Wall Finishes | SF | 210 | | 12 | 2,520 | | \$1.00 | \$2,520 | Paint |
| 37 | C3010231 | Floor Finish | SF | 40 | 65 | | 2,600 | | \$5.00 | \$13,000 | Various |
| 38 | 3030 | Ceiling Finish | SF | 40 | 65 | | 2,600 | | \$3.53 | \$9,178 | Grid & Fiberglas |
| 39 | | | | | | | | | | | |
| 40 | | Conveying, Stair Tower, Relocate | | | | | | | | | |
| 41 | 2010 | Steel Frame | SF | 8 | 16 | | 128 | | \$6.00 | \$768 | |
| 42 | 2010 | Exterior Walls, Metal Sandwich | SF | 8 | 16 | 30 | 960 | | \$13.22 | \$12,691 | 2 Side 2" Core |
| 43 | C20101100780 | 24 Riser w/Landing, Picket Rail | EA | 1 | | | | | \$16,950 | \$16,950 | |
| 44 | 1020 | Roof Construction, Metal Deck | SF | 8 | 16 | | 128 | | \$9.01 | \$1,153 | |
| 45 | 6200 | Roof Covering, Membrane | SF | 8 | 16 | | 128 | | \$2.57 | \$329 | |
| 46 | | | | | | | | | | | |
| 47 | | Plumbing Fixtures, Ground Floor | | | | | | | | | |
| 48 | D20 2010 | Toilet & Service Fixtures Supply | SF | 40 | 65 | | 2,600 | | \$1.79 | \$4,654 | No Fixtures |
| 49 | | Fixtures Added According to Lease | | | | | | | | | Not Included |
| 50 | | | | | | | | | | | |
| 51 | | Plumbing Fixtures, Second Floor | | | | | | | | | |
| 52 | D20 2010 | Toilet & Service Fixtures Supply | SF | 40 | 65 | | 2,600 | | \$1.79 | \$4,654 | No Fixtures |
| 53 | | Fixtures Added According to Lease | | | | | | | | | Not Included |
| 54 | | | | | | | | | | | |
| 55 | | HVAC, Ground Floor | | | | | | | | | |
| 56 | 1400 | Electric Hot Water (1), 2500 SF | SF | 40 | 65 | | 2,600 | | \$13.35 | \$34,710 | Hydronic |
| 57 | N/A | Air Conditioning | | | | | | | | | No A/C |

C. ROM Estimate Commerical Retail Module 2 or 3

| | |
|-----------|---------------------------------|
| Client: | Port of Port Orford |
| Project: | Facility Master Plan |
| Estimate: | Commercial Retail Module 2 or 3 |

| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
|------|------|--------------------------------------|------|--------|-------|--------|-------|--------|------------|----------|--------------|
| 58 | | | | | | | | | | | |
| 59 | | HVAC, Second Floor | | | | | | | | | |
| 60 | 1400 | Electric Hot Water (1), 2500 SF | SF | 40 | 65 | | 2,600 | | \$13.35 | \$34,710 | Hydronic |
| 61 | N/A | Air Conditioning | | | | | | | | | No A/C |
| 62 | | | | | | | | | | | |
| 63 | | Fire Protection, Ground Floor | | | | | | | | | |
| 64 | 1080 | Dry Pipe Sprinkler System | SF | 40 | 65 | | 2,600 | | \$3.96 | \$10,296 | |
| 65 | | | | | | | | | | | |
| 66 | | Fire Protection, Second Floor | | | | | | | | | |
| 67 | 1080 | Dry Pipe Sprinkler System | SF | 40 | 65 | | 2,600 | | \$3.96 | \$10,296 | |
| 68 | | | | | | | | | | | |
| 69 | | Electrical, Ground Floor | | | | | | | | | |
| 70 | D50 | Office Lighting, 3W/SF | SF | 40 | 65 | | 2,600 | | \$6.92 | \$17,992 | D50202100280 |
| 71 | D50 | Office Receptacles, 2W/SF | SF | 40 | 65 | | 2,600 | | \$4.10 | \$10,660 | D50201100640 |
| 72 | D50 | Heating, 4W/SF | SF | 40 | 65 | | 2,600 | | \$0.53 | \$1,378 | D50201400180 |
| 73 | D50 | Wall Switches, 2/1000 SF | SF | 40 | 65 | | 2,600 | | \$0.41 | \$1,066 | D50201300280 |
| 74 | D50 | 200 Amp Service | EA | 1 | | | | | \$3,275 | \$3,275 | D50101200440 |
| 75 | D50 | Switchgear | EA | 1 | | | | | \$3,550 | \$3,550 | D50102400400 |
| 76 | D50 | Feeder | LF | 100 | | | | | \$45 | \$4,500 | D50102300560 |
| 77 | D50 | Fire System w/12 Detectors | EA | 1 | | | | | \$8,425 | \$8,425 | D50309100400 |
| 78 | D50 | Alarm, Internet, Phone, Exit Light | SF | 40 | 65 | | 2,600 | | \$4.68 | \$12,168 | 5090 |
| 79 | | | | | | | | | | | |
| 80 | | Electrical, Second Floor | | | | | | | | | |
| 81 | D50 | Office Lighting, 3W/SF | SF | 40 | 65 | | 2,600 | | \$6.92 | \$17,992 | D50202100280 |
| 82 | D50 | Office Receptacles, 2W/SF | SF | 40 | 65 | | 2,600 | | \$4.10 | \$10,660 | D50201100640 |
| 83 | D50 | Heating, 4W/SF | SF | 40 | 65 | | 2,600 | | \$0.53 | \$1,378 | D50201400180 |
| 84 | D50 | Wall Switches, 2/1000 SF | SF | 40 | 65 | | 2,600 | | \$0.41 | \$1,066 | D50201300280 |
| 85 | D50 | 200 Amp Service | EA | 1 | | | | | \$3,275 | \$3,275 | D50101200440 |
| 86 | D50 | Switchgear | EA | 1 | | | | | \$3,550 | \$3,550 | D50102400400 |

C. ROM Estimate Commerical Retail Module 2 or 3

| Client: | | Port of Port Orford | | | | | | | | | |
|-----------|--------------|---|------|--------|-------|--------|-------|--------|------------|--------------------|-----------------|
| Project: | | Facility Master Plan | | | | | | | | | |
| Estimate: | | Commercial Retail Module 2 or 3 | | | | | | | | | |
| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
| 87 | D50 | Feeder | LF | 100 | | | | | \$45 | \$4,500 | D50102300560 |
| 88 | D50 | Fire System w/12 Detectors | EA | 1 | | | | | \$8,425 | \$8,425 | D50309100400 |
| 89 | D50 | Alarm, Internet, Phone, Exit Light | SF | 40 | 65 | | 2,600 | | \$4.68 | \$12,168 | 5090 |
| 90 | | | | | | | | | | | |
| 91 | | Total Detailed Estimate | | | | | | | | \$817,616 | |
| 92 | | | | | | | | | | | |
| 93 | | Contingency | % | | | | | | 105.00% | \$858,497 | \$40,881 |
| 94 | | | | | | | | | | | |
| 95 | | Overhead | % | | | | | | 105.00% | \$901,422 | \$42,925 |
| 96 | | | | | | | | | | | |
| 97 | | Profit | % | | | | | | 110.00% | \$991,564 | \$90,142 |
| 98 | | | | | | | | | | | |
| 99 | | Medford Area Multiplier | % | | | | | | 101.80% | \$1,009,412 | \$17,848 |
| 100 | | | | | | | | | | | |
| 101 | | Reduced Architect, Engineering & Permits | % | | | | | | 103.00% | \$1,039,694 | \$30,282 |
| 102 | | | | | | | | | | | |
| 103 | | Construction Management | % | | | | | | 102.00% | \$1,060,488 | \$20,794 |
| 104 | | | | | | | | | | | |
| 105 | | Cost per Square Foot | SF | 40 | 65 | 2 | 5,200 | | | \$203.94 | |
| 106 | | | | | | | | | | | |
| 107 | | Total Detailed Assembly Estimate | | | | | | | | \$1,060,488 | RS Means BCCD |
| 108 | | | | | | | | | | | |
| 109 | | Quick Square Foot Estimate for Comparison | | | | | | | | | RS Means SFCD |
| 110 | | | | | | | | | | | |
| 111 | | Site Preparation | | | | | | | | | |
| 112 | A20101103440 | Grade, Gravel, Compact | SF | 50 | 100 | | 5,000 | | \$5.55 | \$27,750 | |
| 113 | | | | | | | | | | | |

C. ROM Estimate Commerical Retail Module 2 or 3

| Client: | | Port of Port Orford | | | | | | | | | |
|-----------|---------------|--|------|--------|-------|--------|-------|---------|-----------------|--------------------|----------------|
| Project: | | Facility Master Plan | | | | | | | | | |
| Estimate: | | Commercial Retail Module 2 or 3 | | | | | | | | | |
| Line | Code | Description | Unit | Length | Width | Height | Area | Volume | Multiplier | Total | Remarks |
| 114 | | Utility Upgrades | | | | | | | | | |
| 115 | Local Utility | Electrical, Building Feeder | Lot | | | | | | | \$2,000 | New Feeder |
| 116 | Local Utility | Water 2" | Lot | | | | | | | \$10,000 | Install |
| 117 | Local Utility | Sewer 4" & Lift Station | Lot | | | | | | | \$25,000 | Install |
| 118 | | | | | | | | | | | |
| 119 | | Conveying, Stair Tower, Relocate | | | | | | | | | |
| 120 | 2010 | Steel Frame | SF | 8 | 16 | | 128 | | \$6.00 | \$768 | |
| 121 | 2010 | Exterior Walls, Metal Sandwich | SF | 8 | 16 | 30 | 960 | | \$13.22 | \$12,691 | 2 Side 2" Core |
| 122 | C20101100780 | 24 Riser w/Landing, Picket Rail | EA | 1 | | | | | \$16,950 | \$16,950 | |
| 123 | 1020 | Roof Construction, Metal Deck | SF | 8 | 16 | | 128 | | \$9.01 | \$1,153 | |
| 124 | 6200 | Roof Covering, Membrane | SF | 8 | 16 | | 128 | | \$2.57 | \$329 | |
| 125 | | | | | | | | | | | |
| 126 | | Best Comparison | | | | | | | | | |
| 127 | M.210 | Office, 2 Story, Steel Frame | SF | 40 | 65 | 24 | 5,200 | 124,800 | \$222.20 | \$1,155,440 | Concrete Block |
| 128 | | Perimeter Difference | LF | 40 | 65 | | | | | | 110 V. 220 |
| 129 | | Total Perimeter Adjustment | LF | 100 | | | | | (\$10.00) | -\$52,000 | |
| 130 | | Story Height Adjustment | LF | 6 | | | | | \$5.70 | \$177,840 | 30 V. 24 |
| 131 | | | | | | | | | | | |
| 132 | | Cost per Square Foot | SF | 40 | 65 | 2 | 5,200 | | | \$230.78 | |
| 133 | | | | | | | | | | | |
| 134 | | Total Quick Square Foot Estimate for Comparison | | | | | | | | \$1,200,081 | RS Means SFCD |

Port of Port Orford

Rent Price Model

| Inputs | Inflation▶ | 4.00% | Interest, Prime +1.00%▶ | 6.00% | Land Price/Acre ▶ | \$1,000,000 | Land Price/SF▶ | \$22.91 | | | |
|----------------------|-----------------------------|---------------------------|---|---|-----------------------------|---|---|--|---|---|--|
| Facility | | Pacific Building, Fishery | Orford Reefs Area A Commercial Retail & Guest Parking | Orford Reefs Area B Flex Space & Tenant Parking | Orford Reefs Area C RV Park | Battle Rock Beach Building Commercial Retail Module 1 | Humbug Mountain Building Commercial Retail Module 2 | Captain Tichenor Building Commercial Retail Module 3 | Cedar Empire Building 5th & Washington Two Story | Cedar Empire Building 5th & Washington Three Story | Dock Road Realignment & Cedar Empire Parking |
| Target Building Rent | SF Area | 23,300 | N/A | N/A | N/A | 5,200 | 5,200 | 5,200 | 25,800 | 38,700 | N/A |
| | Capital Expense | \$3,763,536 | \$719,624 | \$749,000 | \$1,121,643 | \$1,139,948 | \$1,060,488 | \$1,060,488 | \$4,196,674 | \$5,093,032 | \$385,530 |
| | Debt Service | \$273,417 | \$52,280 | \$54,414 | \$81,486 | \$82,816 | \$77,043 | \$77,043 | \$304,884 | \$370,003 | \$28,008 |
| | Depreciation | \$124,785 | \$23,321 | \$24,300 | \$36,721 | \$37,332 | \$34,683 | \$34,683 | \$139,222 | \$169,101 | \$12,184 |
| | Debt Service + Depreciation | \$398,201 | \$75,601 | \$78,714 | \$118,208 | \$120,148 | \$111,726 | \$111,726 | \$444,106 | \$539,104 | \$40,193 |
| | Monthly | \$33,183 | \$6,300 | \$6,560 | \$9,851 | \$10,012 | \$9,311 | \$9,311 | \$37,009 | \$44,925 | \$3,349 |
| | Ground Floor | \$16,592 | N/A | N/A | N/A | \$5,006 | \$4,655 | \$4,655 | \$18,504 | \$14,975 | N/A |
| | Second Floor | \$16,592 | N/A | N/A | N/A | \$5,006 | \$4,655 | \$4,655 | \$18,504 | \$14,975 | N/A |
| | Third Floor | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | \$14,975 | N/A |

Port of Port Orford

Rent Price Model

| Inputs | Inflation▶ | 4.00% | Interest, Prime +1.00%▶ | 6.00% | Land Price/Acre ▶ | \$1,000,000 | Land Price/SF▶ | \$22.91 | | | |
|------------------|---------------------------|---|---|-----------------------------|---|---|--|---|---|--|-----------|
| Facility | Pacific Building, Fishery | Orford Reefs Area A Commercial Retail & Guest Parking | Orford Reefs Area B Flex Space & Tenant Parking | Orford Reefs Area C RV Park | Battle Rock Beach Building Commercial Retail Module 1 | Humber Mountain Building Commercial Retail Module 2 | Captain Tichenor Building Commercial Retail Module 3 | Cedar Empire Building 5th & Washington Two Story | Cedar Empire Building 5th & Washington Three Story | Dock Road Realignment & Cedar Empire Parking | |
| Target Land Rent | SF Area | 16,250 | 50,000 | 37,500 | 37,500 | 5,000 | 5,000 | 5,000 | 18,000 | 18,000 | 10,000 |
| | Value | \$372,279 | \$1,145,475 | \$859,107 | \$859,107 | \$114,548 | \$114,548 | \$114,548 | \$412,371 | \$412,371 | \$229,095 |
| | Land Rent | \$37,228 | \$114,548 | \$85,911 | \$85,911 | \$11,455 | \$11,455 | \$11,455 | \$41,237 | \$41,237 | \$22,910 |
| | Monthly Rent | \$3,102 | \$9,546 | \$7,159 | \$7,159 | \$955 | \$955 | \$955 | \$3,436 | \$3,436 | \$1,909 |
| | Ground Floor | \$1,551 | N/A | N/A | N/A | \$477 | \$477 | \$477 | \$1,718 | \$1,145.48 | N/A |
| | Second Floor | \$1,551 | N/A | N/A | N/A | \$477 | \$477 | \$477 | \$1,718 | \$1,145.48 | N/A |
| | Third Floor | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | \$1,145.48 | N/A |

Port of Port Orford

Rent Price Model

| Inputs | Inflation▶ | 4.00% | Interest, Prime +1.00%▶ | 6.00% | Land Price/Acre ▶ | \$1,000,000 | Land Price/SF▶ | \$22.91 | | | |
|--------------------------|---------------------------|---|---|-----------------------------|---|---|--|---|---|--|-----|
| Facility | Pacific Building, Fishery | Orford Reefs Area A Commercial Retail & Guest Parking | Orford Reefs Area B Flex Space & Tenant Parking | Orford Reefs Area C RV Park | Battle Rock Beach Building Commercial Retail Module 1 | Humber Mountain Building Commercial Retail Module 2 | Captain Tichenor Building Commercial Retail Module 3 | Cedar Empire Building 5th & Washington Two Story | Cedar Empire Building 5th & Washington Three Story | Dock Road Realignment & Cedar Empire Parking | |
| Target Mall Fees | Allocation | 54% | 0% | 0% | 0% | 16% | 15% | 15% | 100% | 100% | 0% |
| | Parking A & B | \$12,860 | \$0 | \$0 | \$0 | \$12,860 | \$12,860 | \$12,860 | N/A | N/A | 0% |
| | Parking D | N/A | \$0 | \$0 | \$0 | N/A | N/A | N/A | \$1,909 | \$1,909 | 0% |
| | Total | \$6,890 | \$0 | \$0 | \$0 | \$2,087 | \$1,941 | \$1,941 | \$1,909 | \$1,909 | 0% |
| | Ground Floor | \$3,445 | \$0 | \$0 | \$0 | \$1,043 | \$971 | \$971 | \$955 | \$636 | 0% |
| | Second Floor | \$3,445 | \$0 | \$0 | \$0 | \$1,043 | \$971 | \$971 | \$955 | \$636 | 0% |
| | Third Floor | N/A | \$0 | \$0 | \$0 | N/A | N/A | N/A | N/A | \$636 | 0% |
| Monthly Rent & Mall Fees | Ground Floor | \$21,588 | \$0 | \$0 | \$0 | \$6,527 | \$6,103 | \$6,103 | \$21,177 | \$16,757 | \$0 |
| | Second Floor | \$21,588 | \$0 | \$0 | \$0 | \$6,527 | \$6,103 | \$6,103 | \$21,177 | \$16,757 | \$0 |
| | Third Floor | N/A | \$0 | \$0 | \$0 | N/A | N/A | N/A | N/A | \$16,757 | \$0 |

Port of Port Orford

Condominium Price Model

| Inputs | Inflation▶ | 4.00% | Interest, Prime +1.00%▶ | 6.00% | Land Price/Acre ▶ | \$1,000,000 | Land Price/SF▶ | \$22.91 | | | |
|------------------|----------------------------|---------------------------|---|---|-----------------------------|---|---|--|---|---|--|
| Facility | | Pacific Building, Fishery | Orford Reefs Area A Commercial Retail & Guest Parking | Orford Reefs Area B Flex Space & Tenant Parking | Orford Reefs Area C RV Park | Battle Rock Beach Building Commercial Retail Module 1 | Humbug Mountain Building Commercial Retail Module 2 | Captain Tichenor Building Commercial Retail Module 3 | Cedar Empire Building 5th & Washington Two Story | Cedar Empire Building 5th & Washington Three Story | Dock Road Realignment & Cedar Empire Parking |
| Target Condo Fee | SF Area | 23,300 | N/A | N/A | N/A | 5,200 | 5,200 | 5,200 | 25,800 | 38,700 | N/A |
| | Capital Expense | \$3,763,536 | \$719,624 | \$749,000 | \$1,121,643 | \$1,139,948 | \$1,060,488 | \$1,060,488 | \$4,196,674 | \$5,093,032 | \$385,530 |
| | Debt Service | \$273,417 | \$52,280 | \$54,414 | \$81,486 | \$82,816 | \$77,043 | \$77,043 | \$304,884 | \$370,003 | \$28,008 |
| | Depreciation | \$124,785 | \$23,321 | \$24,300 | \$36,721 | \$37,332 | \$34,683 | \$34,683 | \$139,222 | \$169,101 | \$12,184 |
| | Dep or Debt + Depreciation | \$124,785 | \$75,601 | \$78,714 | \$36,721 | \$37,332 | \$34,683 | \$34,683 | \$139,222 | \$169,101 | \$40,193 |
| | Monthly | \$10,399 | \$6,300 | \$6,560 | \$3,060 | \$3,111 | \$2,890 | \$2,890 | \$11,602 | \$14,092 | \$3,349 |
| | Ground Floor | \$5,199 | N/A | N/A | N/A | \$1,555 | \$1,445 | \$1,445 | \$5,801 | \$4,697 | N/A |
| | Second Floor | \$5,199 | N/A | N/A | N/A | \$1,555 | \$1,445 | \$1,445 | \$5,801 | \$4,697 | N/A |
| | Third Floor | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | \$4,697 | N/A |

Port of Port Orford

Condominium Price Model

| Inputs | Inflation▶ | 4.00% | Interest, Prime +1.00%▶ | 6.00% | Land Price/Acre ▶ | \$1,000,000 | Land Price/SF▶ | \$22.91 | | | |
|------------------|---------------------------|---|---|-----------------------------|---|---|--|---|---|--|-----------|
| Facility | Pacific Building, Fishery | Orford Reefs Area A Commercial Retail & Guest Parking | Orford Reefs Area B Flex Space & Tenant Parking | Orford Reefs Area C RV Park | Battle Rock Beach Building Commercial Retail Module 1 | Humbug Mountain Building Commercial Retail Module 2 | Captain Tichenor Building Commercial Retail Module 3 | Cedar Empire Building 5th & Washington Two Story | Cedar Empire Building 5th & Washington Three Story | Dock Road Realignment & Cedar Empire Parking | |
| Target Land Rent | SF Area | 16,250 | 50,000 | 37,500 | 37,500 | 5,000 | 5,000 | 5,000 | 18,000 | 18,000 | 10,000 |
| | Value | \$372,279 | \$1,145,475 | \$859,107 | \$859,107 | \$114,548 | \$114,548 | \$114,548 | \$412,371 | \$412,371 | \$229,095 |
| | Land Rent | \$37,228 | \$114,548 | \$85,911 | \$85,911 | \$11,455 | \$11,455 | \$11,455 | \$41,237 | \$41,237 | \$22,910 |
| | Monthly Rent | \$3,102 | \$9,546 | \$7,159 | \$7,159 | \$955 | \$955 | \$955 | \$3,436 | \$3,436 | \$1,909 |
| | Ground Floor | \$1,551 | N/A | N/A | N/A | \$477 | \$477 | \$477 | \$1,718 | \$1,145.48 | N/A |
| | Second Floor | \$1,551 | N/A | N/A | N/A | \$477 | \$477 | \$477 | \$1,718 | \$1,145.48 | N/A |
| | Third Floor | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | \$1,145.48 | N/A |

Port of Port Orford

Condominium Price Model

| Inputs | Inflation▶ | 4.00% | Interest, Prime +1.00%▶ | 6.00% | Land Price/Acre ▶ | \$1,000,000 | Land Price/SF▶ | \$22.91 | | | |
|---------------------------|---------------------------|---|---|-----------------------------|---|---|--|---|---|--|-----|
| Facility | Pacific Building, Fishery | Orford Reefs Area A Commercial Retail & Guest Parking | Orford Reefs Area B Flex Space & Tenant Parking | Orford Reefs Area C RV Park | Battle Rock Beach Building Commercial Retail Module 1 | Humbug Mountain Building Commercial Retail Module 2 | Captain Tichenor Building Commercial Retail Module 3 | Cedar Empire Building 5th & Washington Two Story | Cedar Empire Building 5th & Washington Three Story | Dock Road Realignment & Cedar Empire Parking | |
| Target Mall Fees | Allocation | 54% | 0% | 0% | 0% | 16% | 15% | 15% | 100% | 100% | 0% |
| | Parking A & B | \$12,860 | \$0 | \$0 | \$0 | \$12,860 | \$12,860 | \$12,860 | N/A | N/A | 0% |
| | Parking D | N/A | \$0 | \$0 | \$0 | N/A | N/A | N/A | \$1,909 | \$1,909 | 0% |
| | Total | \$6,890 | \$0 | \$0 | \$0 | \$2,087 | \$1,941 | \$1,941 | \$1,909 | \$1,909 | 0% |
| | Ground Floor | \$3,445 | \$0 | \$0 | \$0 | \$1,043 | \$971 | \$971 | \$955 | \$636 | 0% |
| | Second Floor | \$3,445 | \$0 | \$0 | \$0 | \$1,043 | \$971 | \$971 | \$955 | \$636 | 0% |
| | Third Floor | N/A | \$0 | \$0 | \$0 | N/A | N/A | N/A | N/A | \$636 | 0% |
| Monthly Condo & Mall Fees | Ground Floor | \$10,195 | \$0 | \$0 | \$0 | \$3,076 | \$2,893 | \$2,893 | \$8,474 | \$6,479 | \$0 |
| | Second Floor | \$10,195 | \$0 | \$0 | \$0 | \$3,076 | \$2,893 | \$2,893 | \$8,474 | \$6,479 | \$0 |
| | Third Floor | N/A | \$0 | \$0 | \$0 | N/A | N/A | N/A | N/A | \$6,479 | \$0 |