

# Port of Port Orford Facility Master Plan



## I. Introduction

## II. Fishery & Research Center

## III. 5<sup>th</sup> & 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 =  $\geq 20$  Slots High End Market**

Included in the Facility Master Plan is the development of a  $\geq 20$  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:

<b>Dive Equipment Sales &amp; Rental</b>	<b>Dive Equipment Repair</b>	<b>Diving Air Service</b>
<b>Bike &amp; Bike Equipment Sales</b>	<b>Bike Equipment Repair</b>	<b>Bike Equipment Rental</b>
<b>Kayak Equipment Sales</b>	<b>Kayak Equipment Repair</b>	<b>Kayak Equipment Rental</b>
<b>Fishing Equipment Sales</b>	<b>Fishing Equipment Repair</b>	<b>Fishing Equipment Rental</b>

- **More Commercial Retail Concepts**

Additional commercial-retail tenants to be recruited include:

<b>Gift Shop with Wide Range</b>	<b>Quality Fish Restaurant</b>	<b>Retail Fish Monger</b>
<b>Sea Water Day Spa</b>	<b>Weekly Farmers Market</b>	<b>FedEx &amp; UPS Kiosk</b>

- **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.

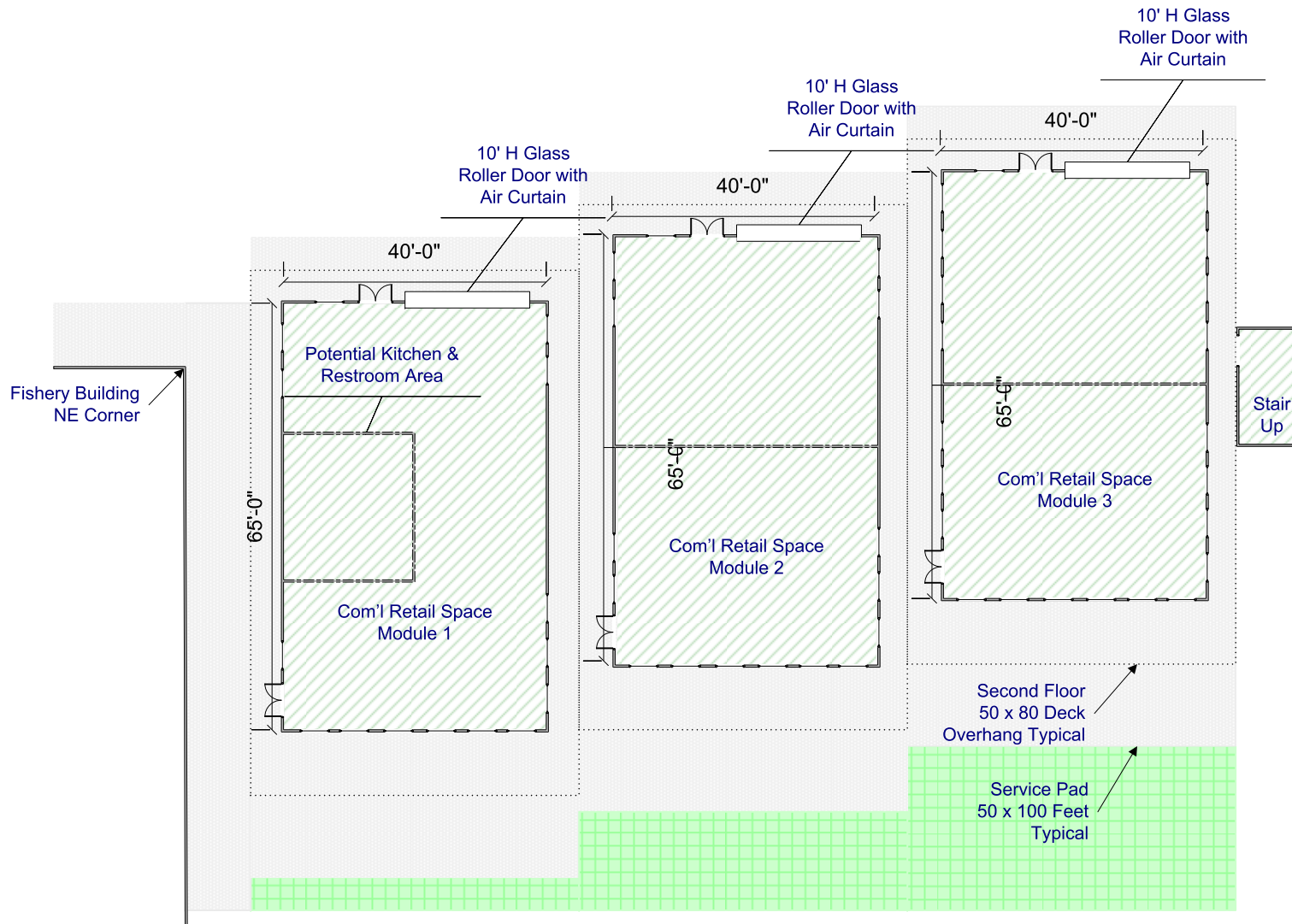
- **Web Assist from Local Educators & Tech Volunteers**

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 1<sup>st</sup> Floor

03/12/2009

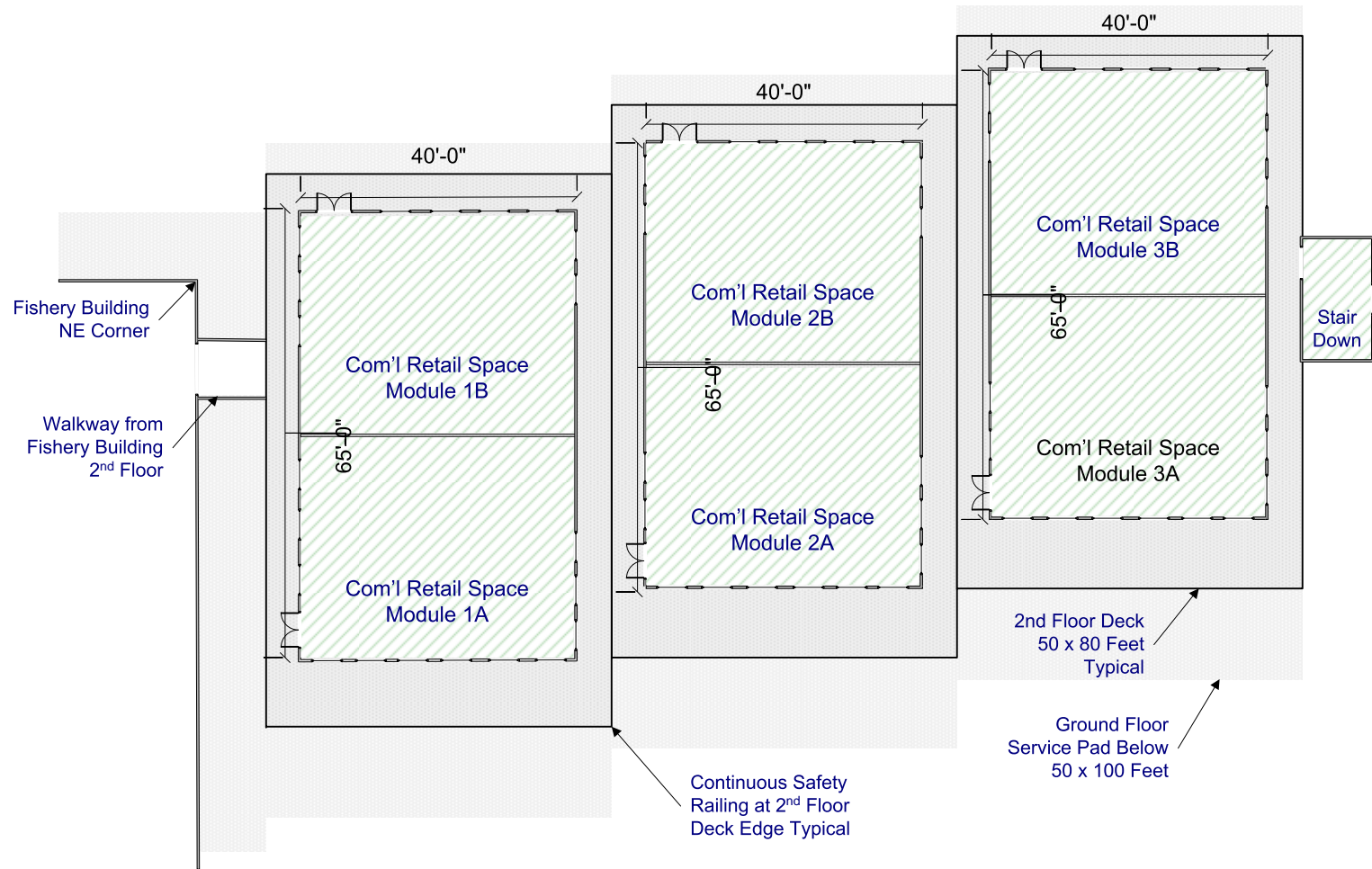
Note: The Digital Version of this Notional Layout is Available on CD at the Port



# B. Commercial Retail 2<sup>nd</sup> 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	<b>Detailed Assembly Estimate Area A</b>										RS Means BCCD
2		<b>Parking &amp; Flex Area A</b>	SF	400	125		50,000				
3			SY	133.3	41.7		5,556				
4											
5		<b>Site Preparation</b>									
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		<b>Utility Upgrades</b>									
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		<b>Paving</b>									
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		<b>Landscaping</b>									
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		<b>Relocate Fisher Memorial</b>									
28	Estimate	Relocate Fisher Memorial	Lot	1					\$10,000	\$10,000	
29											
30		<b>Pole Lighting</b>									
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		<b>Total Detailed Estimate</b>								<b>\$529,130</b>	
36											
37		<b>Contingency</b>	%						105.00%	<b>\$555,587</b>	<b>\$26,457</b>
38											
39		<b>Overhead</b>	%						105.00%	<b>\$583,366</b>	<b>\$27,779</b>
40											
41		<b>Profit</b>	%						110.00%	<b>\$641,702</b>	<b>\$58,337</b>
42											
43		<b>Medford Area Multiplier</b>	%						101.80%	<b>\$653,253</b>	<b>\$11,551</b>
44											
45		<b>Architect, Engineering &amp; Permits</b>	%						108.00%	<b>\$705,513</b>	<b>\$52,260</b>
46											
47		<b>Construction Management</b>	%						102.00%	<b>\$719,624</b>	<b>\$14,110</b>
48											
49		<b>Cost per Square Foot</b>	SF	400	125		50,000			<b>\$14.39</b>	
50											
51		<b>Total Detailed Assembly Estimate Area A</b>								<b>\$719,624</b>	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	<b>Detailed Assembly Estimate Area B</b>										RS Means BCCD
54		<b>Parking &amp; Flex Area B</b>	SF	300	125		37,500				
55			SY	100	41.7		4,167				
56											
57		<b>Site Preparation</b>									
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		<b>Utility Upgrades</b>									
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		<b>Paving</b>									
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		<b>Landscaping</b>									
78	329623230100	Relocate Shrubs Onsite 24" Ball	EA	75					\$62.00	\$4,650	
79											
80		<b>Pole Lighting</b>									
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		<b>Total Detailed Estimate</b>								<b>\$550,730</b>	
86											
87		<b>Contingency</b>	%						105.00%	<b>\$578,267</b>	<b>\$27,537</b>
88											
89		<b>Overhead</b>	%						105.00%	<b>\$607,180</b>	<b>\$28,913</b>
90											
91		<b>Profit</b>	%						110.00%	<b>\$667,898</b>	<b>\$60,718</b>
92											
93		<b>Medford Area Multiplier</b>	%						101.80%	<b>\$679,920</b>	<b>\$12,022</b>
94											
95		<b>Architect, Engineering &amp; Permits</b>	%						108.00%	<b>\$734,314</b>	<b>\$54,394</b>
96											
97		<b>Construction Management</b>	%						102.00%	<b>\$749,000</b>	<b>\$14,686</b>
98											
99		<b>Cost per Square Foot</b>	SF	300	125		37,500			<b>\$19.97</b>	
100											
101		<b>Total Detailed Assembly Estimate Area B</b>								<b>\$749,000</b>	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	<b>Detailed Assembly Estimate Area C</b>										RS Means BCCD
104		<b>Parking &amp; Flex Area C</b>	SF	300	125		37,500				
105			SY	100	41.7		4,167				
106											
107		<b>Site Preparation</b>									
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		<b>Utility Upgrades</b>									
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		<b>Paving</b>									
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		<b>RV Slot Installation</b>									
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		<b>Landscaping</b>									
133	329623230100	Relocate Shrubs Onsite 24" Ball	EA	75					\$62.00	\$4,650	
134											
135		<b>Pole Lighting</b>									
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		<b>Total Detailed Estimate</b>								<b>\$824,730</b>	
141											
142		<b>Contingency</b>	%						105.00%	<b>\$865,967</b>	<b>\$41,237</b>
143											
144		<b>Overhead</b>	%						105.00%	<b>\$909,265</b>	<b>\$43,298</b>
145											
146		<b>Profit</b>	%						110.00%	<b>\$1,000,191</b>	<b>\$90,926</b>
147											
148		<b>Medford Area Multiplier</b>	%						101.80%	<b>\$1,018,195</b>	<b>\$18,003</b>
149											
150		<b>Architect, Engineering &amp; Permits</b>	%						108.00%	<b>\$1,099,650</b>	<b>\$81,456</b>
151											
152		<b>Construction Management</b>	%						102.00%	<b>\$1,121,643</b>	<b>\$21,993</b>
153											
154		<b>Cost per Square Foot</b>	SF	300	125		37,500			<b>\$29.91</b>	
155											
156		<b>Total Detailed Assembly Estimate Area C</b>								<b>\$1,121,643</b>	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	<b>Detailed Assembly Estimate Area D</b>										RS Means BCCD
159		<b>Parking &amp; Flex Area D</b>	SF	200	125		25,000				
160			SY	66.67	41.7		2,778				
161											
162		<b>Site Preparation</b>									
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		<b>Utility Upgrades</b>									
170	Local Utility	Electrical, 50 Amp Light Feeder	Lot							\$8,000	Lighting Feeder
171											
172		<b>Paving</b>									
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		<b>Landscaping</b>									
181	329623230100	Relocate Shrubs Onsite 24" Ball	EA	30					\$62.00	\$1,860	
182											
183		<b>Pole Lighting</b>									
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		<b>Total Detailed Estimate</b>								<b>\$283,475</b>	
189											
190		<b>Contingency</b>	%						105.00%	<b>\$297,649</b>	<b>\$14,174</b>
191											
192		<b>Overhead</b>	%						105.00%	<b>\$312,531</b>	<b>\$14,882</b>
193											
194		<b>Profit</b>	%						110.00%	<b>\$343,784</b>	<b>\$31,253</b>
195											
196		<b>Medford Area Multiplier</b>	%						101.80%	<b>\$349,972</b>	<b>\$6,188</b>
197											
198		<b>Architect, Engineering &amp; Permits</b>	%						108.00%	<b>\$377,970</b>	<b>\$27,998</b>
199											
200		<b>Construction Management</b>	%						102.00%	<b>\$385,530</b>	<b>\$7,559</b>
201											
202		<b>Cost per Square Foot</b>	SF	200	125		25,000			<b>\$15.42</b>	
203											
204		<b>Total Detailed Assembly Estimate Area D</b>								<b>\$385,530</b>	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		<b>Detailed Assembly Estimate</b>									RS Means BCCD
2		<b>Commercial Retail Module</b>	CF	40	65	30	5,200	156,000			
3											
4		<b>Site Preparation</b>									
5	A20101103440	Grade, Gravel, Compact	SF	50	100		5,000		\$5.55	\$27,750	
6											
7		<b>Utility Upgrades</b>									
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		<b>Substructure</b>									
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		<b>Shell</b>									
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		<b>Interior, Ground Floor</b>									

## 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		<b>Interior, Second Floor</b>									
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		<b>Conveying, Stair Tower</b>									
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		<b>Conveying, Bridge</b>									
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		<b>Plumbing Fixtures, Ground Floor</b>									
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		<b>Plumbing Fixtures, Second Floor</b>									

## C. ROM Estimate Commercial Retail Module 1

<b>Client:</b>	<b>Port of Port Orford</b>
<b>Project:</b>	<b>Facility Master Plan</b>
<b>Estimate:</b>	<b>Commercial Retail Module 1</b>

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		<b>HVAC, Ground Floor</b>									
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		<b>HVAC, Second Floor</b>									
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		<b>Fire Protection, Ground Floor</b>									
70	1080	Dry Pipe Sprinkler System	SF	40	65		2,600		\$3.96	\$10,296	
71											
72		<b>Fire Protection, Second Floor</b>									
73	1080	Dry Pipe Sprinkler System	SF	40	65		2,600		\$3.96	\$10,296	
74											
75		<b>Electrical, Ground Floor</b>									
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		<b>Electrical, Second Floor</b>									

## 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		<b>Total Detailed Estimate</b>								<b>\$838,189</b>	
98											
99		<b>Contingency</b>	%						105.00%	<b>\$880,098</b>	<b>\$41,909</b>
100											
101		<b>Overhead</b>	%						105.00%	<b>\$924,103</b>	<b>\$44,005</b>
102											
103		<b>Profit</b>	%						110.00%	<b>\$1,016,514</b>	<b>\$92,410</b>
104											
105		<b>Medford Area Multiplier</b>	%						101.80%	<b>\$1,034,811</b>	<b>\$18,297</b>
106											
107		<b>Architect, Engineering &amp; Permits</b>	%						108.00%	<b>\$1,117,596</b>	<b>\$82,785</b>
108											
109		<b>Construction Management</b>	%						102.00%	<b>\$1,139,948</b>	<b>\$22,352</b>
110											
111		<b>Cost per Square Foot</b>	SF	40	65	2	5,200			<b>\$219.22</b>	
112											
113		<b>Total Detailed Assembly Estimate</b>								<b>\$1,139,948</b>	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	<b>Quick Square Foot Estimate for Comparison</b>										RS Means SFCD
116											
117		<b>Site Preparation</b>									
118	A20101103440	Grade, Gravel, Compact	SF	50	100		5,000		\$5.55	\$27,750	
119											
120		<b>Utility Upgrades</b>									
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		<b>Conveying, Stair Tower</b>									
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		<b>Conveying, Bridge</b>									
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		<b>Best Comparison</b>									
139	M.210	<b>Office, 2 Story, Steel Frame</b>	SF	40	65	24	5,200	124,800	<b>\$222.20</b>	\$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		<b>Cost per Square Foot</b>	SF	40	65	2	5,200			<b>\$231.38</b>	
145											
146		<b>Total Quick Square Foot Estimate for Comparison</b>								<b>\$1,203,154</b>	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		<b>Detailed Assembly Estimate</b>									RS Means BCCD
2		<b>Commercial Retail Module</b>	CF	40	65	30	5,200	156,000			
3											
4		<b>Site Preparation</b>									
5	A20101103440	Grade, Gravel, Compact	SF	50	100		5,000		\$5.55	\$27,750	
6											
7		<b>Utility Upgrades</b>									
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		<b>Substructure</b>									
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		<b>Shell</b>									
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		<b>Interior, Ground Floor</b>									

## 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		<b>Interior, Second Floor</b>									
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		<b>Conveying, Stair Tower, Relocate</b>									
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		<b>Plumbing Fixtures, Ground Floor</b>									
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		<b>Plumbing Fixtures, Second Floor</b>									
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		<b>HVAC, Ground Floor</b>									
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		<b>HVAC, Second Floor</b>									
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		<b>Fire Protection, Ground Floor</b>									
64	1080	Dry Pipe Sprinkler System	SF	40	65		2,600		\$3.96	\$10,296	
65											
66		<b>Fire Protection, Second Floor</b>									
67	1080	Dry Pipe Sprinkler System	SF	40	65		2,600		\$3.96	\$10,296	
68											
69		<b>Electrical, Ground Floor</b>									
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		<b>Electrical, Second Floor</b>									
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		<b>Total Detailed Estimate</b>								<b>\$817,616</b>	
92											
93		<b>Contingency</b>	%						105.00%	<b>\$858,497</b>	<b>\$40,881</b>
94											
95		<b>Overhead</b>	%						105.00%	<b>\$901,422</b>	<b>\$42,925</b>
96											
97		<b>Profit</b>	%						110.00%	<b>\$991,564</b>	<b>\$90,142</b>
98											
99		<b>Medford Area Multiplier</b>	%						101.80%	<b>\$1,009,412</b>	<b>\$17,848</b>
100											
101		<b>Reduced Architect, Engineering &amp; Permits</b>	%						103.00%	<b>\$1,039,694</b>	<b>\$30,282</b>
102											
103		<b>Construction Management</b>	%						102.00%	<b>\$1,060,488</b>	<b>\$20,794</b>
104											
105		<b>Cost per Square Foot</b>	SF	40	65	2	5,200			<b>\$203.94</b>	
106											
107		<b>Total Detailed Assembly Estimate</b>								<b>\$1,060,488</b>	RS Means BCCD
108											
109		<b>Quick Square Foot Estimate for Comparison</b>									RS Means SFCD
110											
111		<b>Site Preparation</b>									
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		<b>Utility Upgrades</b>									
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		<b>Conveying, Stair Tower, Relocate</b>									
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		<b>Best Comparison</b>									
127	M.210	<b>Office, 2 Story, Steel Frame</b>	SF	40	65	24	5,200	124,800	<b>\$222.20</b>	\$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		<b>Cost per Square Foot</b>	SF	40	65	2	5,200			<b>\$230.78</b>	
133											
134		<b>Total Quick Square Foot Estimate for Comparison</b>								<b>\$1,200,081</b>	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 <b>Two</b> Story	Cedar Empire Building 5th & Washington <b>Three</b> 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	Humbug Mountain Building Commercial Retail Module 2	Captain Tichenor Building Commercial Retail Module 3	Cedar Empire Building 5th & Washington <b>Two</b> Story	Cedar Empire Building 5th & Washington <b>Three</b> 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	Humberg Mountain Building Commercial Retail Module 2	Captain Tichenor Building Commercial Retail Module 3	Cedar Empire Building 5th & Washington <b>Two</b> Story	Cedar Empire Building 5th & Washington <b>Three</b> 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 <b>Two</b> Story	Cedar Empire Building 5th & Washington <b>Three</b> 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 <b>Two</b> Story	Cedar Empire Building 5th & Washington <b>Three</b> 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 <b>Two</b> Story	Cedar Empire Building 5th & Washington <b>Three</b> 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