

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. 5th & Washington Center Background

The Facility Master Plan includes a 5th and Washington Center on the undeveloped 30,000 SF (0.68 acre) site owned by the Port at this address. The site overlooks the Port, the beach, the Oregon Coast, and the Pacific Ocean and provides an incomparable panorama. The proposed facility development is detailed in this section.

1. Facility Concept

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

The design and use of the building retail, brew pub, and restaurant space on the ground floor. Commercial-retail space and vacation rentals will occupy the upper floor(s).

In addition to the concepts discussed in the 'Introduction' section of this plan, the follow asset concepts by the outreach effort apply to this facility.

- **Zoning = Commercial**

The zoning of the property is 'Commercial' and the proposed uses are allowed outright or are otherwise permitted uses.

- **45 Feet Height Limit = Three Stories, No Setback**

The zoning the property allows for a 45 foot height limit and no set backs required. In the proposed three story option, the building height will be about 35 feet. There will also be generous setbacks from the property boundaries. The set backs are also driven by creating a building that is less obstructive and has lots of views.



- **Three Stories May Interfere With Sight Lines**

During the outreach and workshop process, it was pointed out that some neighbors believe their current views may be obstructed by proposed development. The neighbors will have more opportunity to make comments when the actual architecture and engineering work is performed and during the permitting process.

- **Connect Development to Port**

This development should use the same or similar ‘signature’ architecture that is used for the developments in the Port itself. Using the signature design will connect this development to the Fishery and Research Facility and the Oceanside Commercial Retail Center and draw more people to the refurbished and visitor-friendly facility.

- **Ground Floor Restaurant**

A large space on the ground floor is set aside for a restaurant. This space will have the best views available on this floor. It will also include large glass roller doors with air curtains that can be opened in nice weather for an alfresco dining experience.

- **Includes Ground Floor Microbrewery and Brewpub**

A microbrewery and brewpub is also included on the first floor. This business may be separate from or incorporated with the ground floor restaurant.



Current Dock Road from 5th & Washington Property

A microbrewery or craft brewery is one which produces a limited amount of beer. The maximum amount of beer a brewery can produce and still be classed as a microbrewery varies by region and by authority, though is usually around 15,000 barrels (18,000 hectolitres/ 475,000 US gallons) a year. A brewpub is a type of microbrewery that incorporates a pub or other eating establishment.

Oregon is famous for microbreweries and brewpubs. They generally achieve a high level of success here. The brewpub nearest to Port Orford is in Brookings. It is a chain in Southern Oregon. For more details see: <http://www.wildriverbrewing.com/restaurants.html>. For more statistical details see: <http://www.beertown.org/craftbrewing/statistics.html> and for more information about Oregon see: <http://oregonbeer.org/the-coast/>

- **Includes One Floor Professional Offices, or**

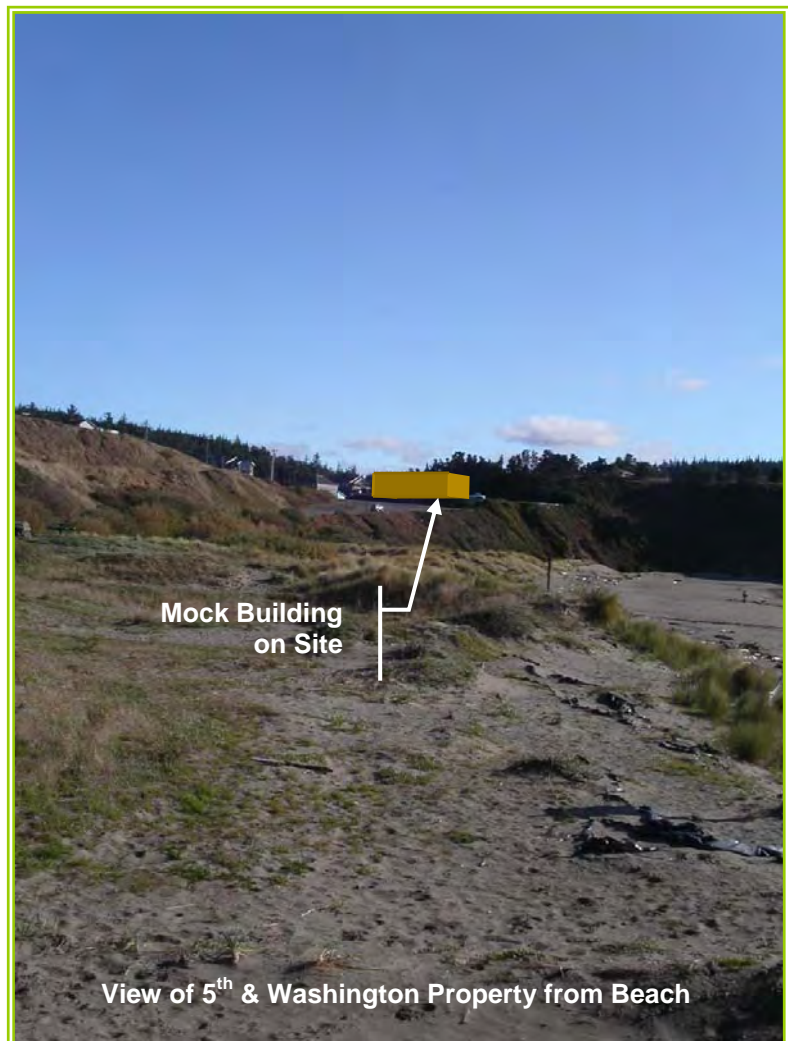
In the two story option, the second floor consists of professional offices or specialized commercial and retail facilities.

- **Includes One or Two Floors of Vacation Rentals**

In the three story building option, the second and third floors consist of a mix of professional offices, commercial-retail, and condominium vacation rentals. The arrangement of the space allows for flexibility in the proportion of the space that used of each purpose, and the space can be converted to other uses as desired.

- **Realign Dock Road to Provide Added Parking**

To provide additional parking space, the facility plan includes realignment of Dock Road which is described in more detail in the ‘Commercial-Retail, Flex, and RV Park’ section of this plan. While the ROM Estimate for realignment of the road does not include the cost of acquiring the property—the Port should pursue acquiring it.



View of 5th & Washington Property from Beach

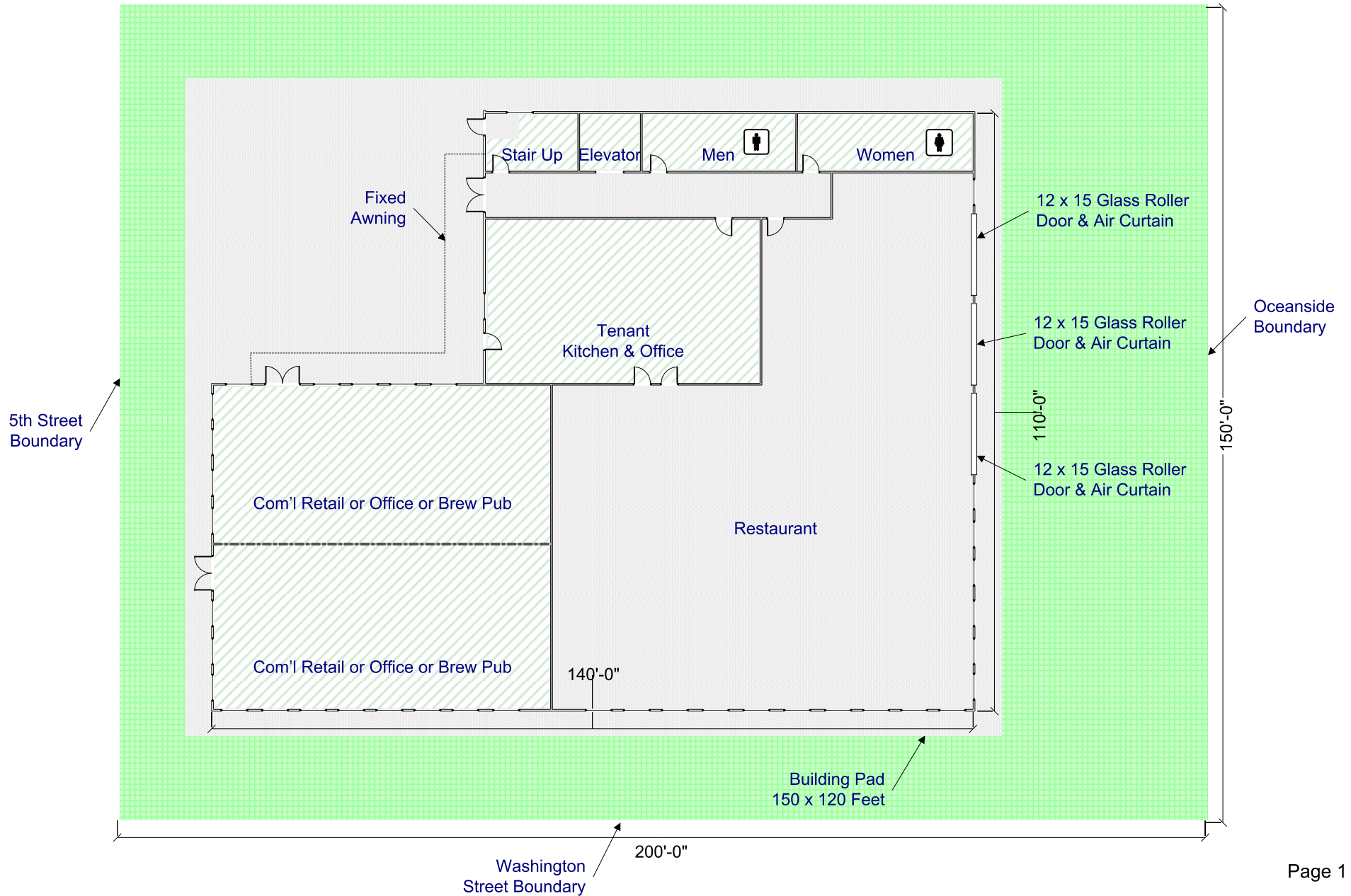
- **ROM Estimates Do Not Include Interior Finishes & Outfit**

The Rough Order of Magnitude Estimates for this facility do not include complete interior finishes and outfit. The estimate does include drywall, ceiling finish, floor finishes, and providing all of the utilities and their installed main supply systems. The costs of these use-driven interior improvements will be negotiated with the Port and borne by the tenant or condominium owner of that completed portion of the facility.

B. 5th & Washington Center 1st Floor

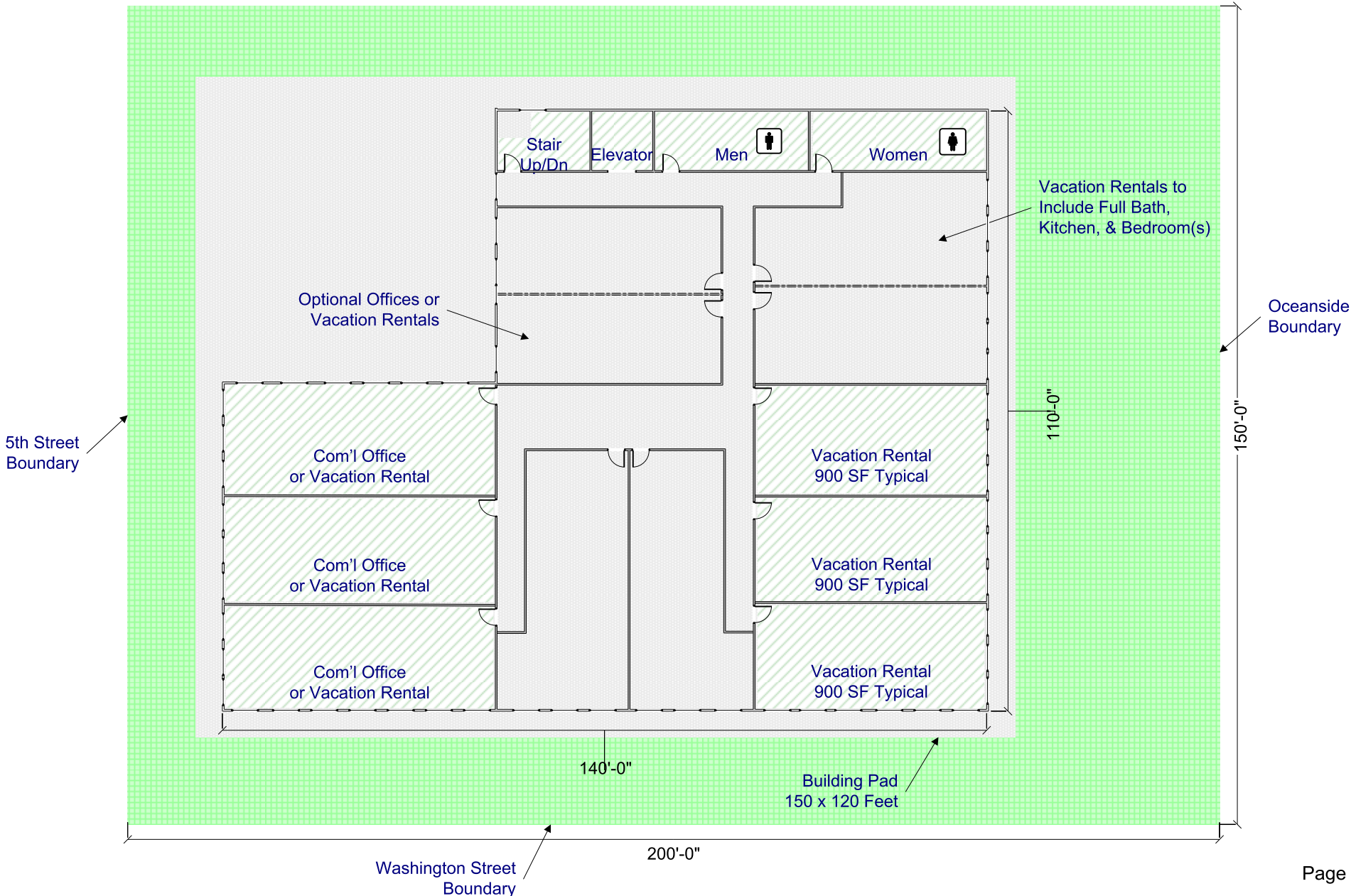
03/12/2009

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



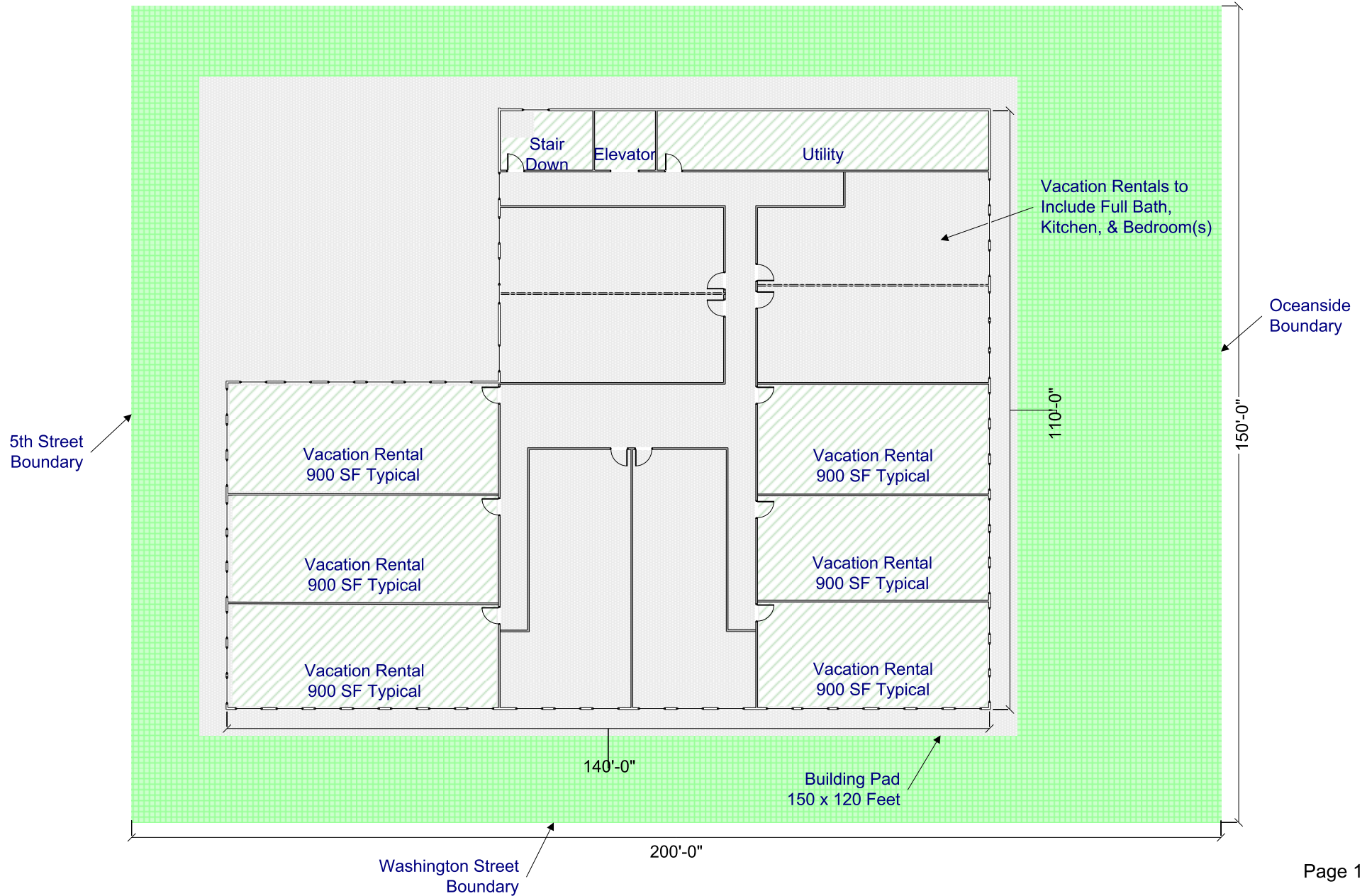
B. 5th & Washington Center 2nd Floor

03/12/2009



B. 5th & Washington Center 3rd Floor

03/12/2009



C. ROM Estimate 5th & Washington Two Story

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:	5th & Washington 2 Story Building

Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
1		Detailed Assembly Estimate									RS Means BCCD
2		5th & Washington 2 Story Building									
3		Western Area	CF	140	60	25	8,400	210,000			
4		Eastern Area	CF	90	50	25	4,500	112,500			
5		Total Footprint	SF				12,900				
6		Total Floor Area	SF				25,800				
7		Total Volume	CF					322,500			
8		Perimeter	LF						500		
9											
10		Site Preparation									
11	A20101103440	Grade, Gravel, Compact	SF	150	120		18,000		\$5.55	\$99,900	
12											
13		Utility Upgrades									
14	Local Utility	Electrical, Building Feeder	Lot							\$2,000	New Feeder
15	Local Utility	Water 2"	Lot							\$10,000	Install
16	Local Utility	Sewer 4" & Lift Station	Lot							\$25,000	Install
17											
18		Substructure									
19	1010	Standard Foundations	SF	140	110		12,900		\$2.26	\$29,154	
20	4560	Slab on Grade 4" Reinforced	SF	140	110		12,900		\$1.54	\$19,866	Heavy Industrial
21											
22		Shell									
23	2010	Steel Frame	SF	140	110		12,900		\$6.00	\$77,400	
24	1010	Second Floor Construction	SF	140	110		12,900		\$14.43	\$186,147	Open Steel Joists
25	1010	Third Floor Construction	SF	140	110		12,900		\$14.43	\$186,147	Open Steel Joists
26	1020	Roof Construction, Metal Deck	SF	140	110		12,900		\$9.01	\$116,229	
27	2010	Exterior Walls, EIFS Hardy Board	SF	280	220	24	15,848		\$18.65	\$295,565	4" EPS
28	3700	Exterior Entrance Door	EA	3					\$10,300	\$30,900	Double Swing

C. ROM Estimate 5th & Washington Two Story

Client:		Port of Port Orford									
Project:		Facility Master Plan									
Estimate:		5th & Washington 2 Story Building									
Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
29	5850	Exterior Door	EA	2					\$2,085	\$4,170	Steel & Glass Prem
30	5600	Glass Roller Doors 15 x 12	EA	3					\$12,000	\$36,000	With Air Curtain
31	5750	Exterior Windows, Ground Floor	EA	40					\$1,290	\$51,600	Picture Insulated
32	5750	Exterior Windows, Second Floor	EA	46					\$1,290	\$59,340	Picture Insulated
33	5750	Exterior Windows, Third Floor	EA	0					\$1,290	\$0	Picture Insulated
34	6200	Roof Covering, Membrane	SF	140	110		12,900		\$2.57	\$33,153	
35											
36		Interior, Ground Floor									
37		Excludes: Restaurant, Pub, Kitchen, Office and/or Commercial Space Lease Improvements									
38		Perimeter Walls	SF	140	110	12	6,000				
39		Interior Walls	SF	485		12	5,820				
40	7400	Dry Wall	SF	625		12	11,820		\$8.60	\$101,652	Metal Studs
41		Perimeter Walls	SF	140	110	12	6,000				
42		Interior Walls	SF	485		12	5,820				
43	C1030110	Toilet Partition	EA	6					\$10,000	\$60,000	Stainless Steel
44	3010	Wall Finishes	SF	625		12	11,820		\$1.29	\$15,248	Paint
45	C3010230	Floor Finish	SF	140	110		12,900		\$7.03	\$90,687	Various
46	3030	Ceiling Finish	SF	140	110		12,900		\$4.74	\$61,146	Grid & Fiberglas
47											
48		Interior, Second Floor									
49		Excludes: Vacation Rental, Kitchen, Office and/or Commercial Space Lease Improvements									
50	7400	Perimeter Walls	SF	140	110	10	5,000				
51	3010	Interior Walls	SF	930		10	9,300				
52	C3010231	Dry Wall	SF	1070		10	14,300		\$8.60	\$122,980	Metal Studs
53	3030	Perimeter Walls	SF	140	110	10	5,000				
54	7400	Interior Walls	SF	930		10	9,300				
55	C1030110	Toilet Partition	EA	6					\$10,000	\$60,000	Stainless Steel
56	3010	Wall Finishes	SF	1070		10	14,300		\$1.29	\$18,447	Paint
57	C3010230	Floor Finish	SF	140	110		12,900		\$7.03	\$90,687	Various

C. ROM Estimate 5th & Washington Two Story

Client:	Port of Port Orford
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Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
58	3030	Ceiling Finish	SF	140	110		12,900		\$4.74	\$61,146	Grid & Fiberglas
59											
60		Interior, Third Floor									
61		Excludes: Vacation Rental, Kitchen, Office and/or Commercial Space Lease Improvements									
62	7400	Perimeter Walls	SF	0	0	0	0				
63	3010	Interior Walls	SF	0	0	0	0				
64	C3010231	Dry Wall	SF	0	0	0	0		\$8.60	\$0	Metal Studs
65	3030	Perimeter Walls	SF	0	0	0	0				
66	7400	Interior Walls	SF	0	0	0	0				
67	3010	Wall Finishes	SF	0	0	0	0		\$1.29	\$0	Paint
68	C3010230	Floor Finish	SF	0	0	0	0		\$7.03	\$0	Various
69	3030	Ceiling Finish	SF	0	0	0	0		\$4.74	\$0	Grid & Fiberglas
70											
71		Conveying									
72	C2010110	Stair Construction	Flight	3					\$6,925	\$20,775	Concrete
73	2800	Elevator, 4000 lb. 2 Floors	EA	1					\$59,900	\$59,900	Hydraulic
74											
75		Plumbing Fixtures, Ground Floor									
76	D20 2010	Toilet & Service Fixtures Supply	SF	140	110		12,900		\$1.79	\$23,091	No Fixtures
77	1760	WC Group (2)	GR	5					\$1,795	\$8,975	
78	2000	Urinal, Wall Hung	EA	4					\$1,235	\$4,940	
79	2080	Lavatory, Vitreous Wall Hung	EA	10					\$1,410	\$14,100	
80	1840	Water Fountain, Vitreous Wall	EA	2					\$1,125	\$2,250	
81	1820	Water Heater, 50 Gallon	EA	2					\$5,850	\$11,700	Commercial
82		Other Fixtures Added According to Lease									Not Included
83											
84		Plumbing Fixtures, Second Floor									
85	D20 2010	Toilet & Service Fixtures Supply	SF	140	110		12,900		\$1.79	\$23,091	No Fixtures
86	1760	WC Group (2)	GR	5					\$1,795	\$8,975	

C. ROM Estimate 5th & Washington Two Story

Client:	Port of Port Orford
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Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
87	2000	Urinal, Wall Hung	EA	4					\$1,235	\$4,940	
88	2080	Lavatory, Vitreous Wall Hung	EA	10					\$1,410	\$14,100	
89	1840	Water Fountain, Vitreous Wall	EA	2					\$1,125	\$2,250	
90	1820	Water Heater, 50 Gallon	EA	2					\$5,850	\$11,700	Commercial
91		Other Fixtures Added According to Lease									Not Included
92											
93		Plumbing Fixtures, Third Floor									
94	D20 2010	Toilet & Service Fixtures Supply	SF	0	0		0		\$1.79	\$0	No Fixtures
95	1760	WC Group (2)	GR	0					\$1,795	\$0	
96	2000	Urinal, Wall Hung	EA	0					\$1,235	\$0	
97	2080	Lavatory, Vitreous Wall Hung	EA	0					\$1,410	\$0	
98	1840	Water Fountain, Vitreous Wall	EA	0					\$1,125	\$0	
99	1820	Water Heater, 50 Gallon	EA	0					\$5,850	\$0	Commercial
100		Other Fixtures Added According to Lease									Not Included
101											
102		HVAC, Ground Floor									
103	1400	Electric Hot Water (1), 2500 SF	SF	140	110		12,900		\$13.35	\$172,215	Hydronic
104	N/A	Air Conditioning									No A/C
105											
106		HVAC, Second Floor									
107	1400	Electric Hot Water (1), 2500 SF	SF	140	110		12,900		\$13.35	\$172,215	Hydronic
108	N/A	Air Conditioning									No A/C
109											
110		HVAC, Third Floor									
111	1400	Electric Hot Water (1), 2500 SF	SF	0	0		0		\$13.35	\$0	Hydronic
112	N/A	Air Conditioning									No A/C
113											
114		Fire Protection, Ground Floor									
115	1080	Dry Pipe Sprinkler System	SF	140	110		12,900		\$3.96	\$51,084	

C. ROM Estimate 5th & Washington Two Story

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Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
116											
117		Fire Protection, Second Floor									
118	1080	Dry Pipe Sprinkler System	SF	140	110		12,900		\$3.96	\$51,084	
119											
120		Fire Protection, Third Floor									
121	1080	Dry Pipe Sprinkler System	SF	0	0		0		\$3.96	\$0	
122											
123		Electrical, Ground Floor									
124	D50	Lighting, 3W/SF	SF	140	110		12,900		\$6.92	\$89,268	D50202100280
125	D50	Receptacles, 2W/SF	SF	140	110		12,900		\$4.10	\$52,890	D50201100640
126	D50	Heating, 4W/SF	SF	140	110		12,900		\$0.53	\$6,837	D50201400180
127	D50	Wall Switches, 2/1000 SF	SF	140	110		12,900		\$0.41	\$5,289	D50201300280
128	D50	400 Amp Service	EA	1					\$6,925	\$6,925	D50101200440
129	D50	Switchgear	EA	1					\$7,525	\$7,525	D50102400400
130	D50	Feeder	LF	100					\$91	\$9,050	D50102300560
131	D50	Elevator Power, 10 HP	EA	1					\$2,825	\$2,825	D50201450680
132	D50	Fire System w/12 Detectors	EA	1					\$8,425	\$8,425	D50309100400
133	D50	Alarm, Internet, Phone, Exit Light	SF	140	110		12,900		\$4.68	\$60,372	5090
134											
135		Electrical, Second Floor									
136	D50	Lighting, 3W/SF	SF	140	110		12,900		\$6.92	\$89,268	D50202100280
137	D50	Receptacles, 2W/SF	SF	140	110		12,900		\$4.10	\$52,890	D50201100640
138	D50	Heating, 4W/SF	SF	140	110		12,900		\$0.53	\$6,837	D50201400180
139	D50	Wall Switches, 2/1000 SF	SF	140	110		12,900		\$0.41	\$5,289	D50201300280
140	D50	200 Amp Service	EA	1					\$3,275	\$3,275	D50101200440
141	D50	Switchgear	EA	1					\$3,550	\$3,550	D50102400400
142	D50	Feeder	LF	100					\$45	\$4,500	D50102300560
143	D50	Fire System w/12 Detectors	EA	1					\$8,425	\$8,425	D50309100400
144	D50	Alarm, Internet, Phone, Exit Light	SF	140	110		12,900		\$4.68	\$60,372	5090

C. ROM Estimate 5th & Washington Two Story

Client:		Port of Port Orford									
Project:		Facility Master Plan									
Estimate:		5th & Washington 2 Story Building									
Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
145											
146		Electrical, Third Floor									
147	D50	Lighting, 3W/SF	SF	0	0		0		\$6.92	\$0	D50202100280
148	D50	Receptacles, 2W/SF	SF	0	0		0		\$4.10	\$0	D50201100640
149	D50	Heating, 4W/SF	SF	0	0		0		\$0.53	\$0	D50201400180
150	D50	Wall Switches, 2/1000 SF	SF	0	0		0		\$0.41	\$0	D50201300280
151	D50	200 Amp Service	EA	0	0		0		\$3,275	\$0	D50101200440
152	D50	Switchgear	EA	0	0		0		\$3,550	\$0	D50102400400
153	D50	Feeder	LF	0	0		0		\$45	\$0	D50102300560
154	D50	Fire System w/12 Detectors	EA	0	0		0		\$8,425	\$0	D50309100400
155	D50	Alarm, Internet, Phone, Exit Light	SF	0	0		0		\$4.68	\$0	5090
156											
157		Total Detailed Estimate								\$3,085,761	
158											
159		Contingency	%						105.00%	\$3,240,049	\$154,288
160											
161		Overhead	%						105.00%	\$3,402,052	\$162,002
162											
163		Profit	%						110.00%	\$3,742,257	\$340,205
164											
165		Medford Area Multiplier	%						101.80%	\$3,809,617	\$67,361
166											
167		Architect, Engineering & Permits	%						108.00%	\$4,114,387	\$304,769
168											
169		Construction Management	%						102.00%	\$4,196,674	\$82,288
170											
171		Excludes: Vacation Rental, Restaurant, Pub, Kitchen, Office and/or Commercial Space Lease Improvements									
172		Cost per Square Foot	SF				25,800			\$162.66	

C. ROM Estimate 5th & Washington Two Story

Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
173											
174		Total Detailed Assembly Estimate								\$4,196,674	RS Means BCCD
175											
176		Quick Square Foot Estimate for Comparison									RS Means SFCD
177											
178		Site Preparation									
179	A20101103440	Grade, Gravel, Compact	SF	140	110		15,400		\$5.55	\$85,470	
180											
181		Utility Upgrades									
182	Local Utility	Electrical, Building Feeder	Lot							\$2,000	New Feeder
183	Local Utility	Water 2"	Lot							\$10,000	Install
184	Local Utility	Sewer 4" & Lift Station	Lot							\$25,000	Install
185											
186		Best Comparison									
187	M.460	Office, 2 Story, Steel Frame	SF	140	110	24	25,800		\$139.95	\$3,610,710	Concrete Block
188		Perimeter Difference	LF	140	110	500					500' V. 440'
189		Total Perimeter Adjustment	LF	60			25,800		\$3.00	\$77,400	\$5.00/100LF
190		Story Height Adjustment	LF	1			25,800		\$1.60	\$41,280	34' V. 36'
191											
192		Cost per Square Foot	SF				25,800			\$147.70	
193											
194		Total Quick Square Foot Estimate for Comparison								\$3,810,580	RS Means SFCD

C. ROM Estimate 5th & Washington 3 Story

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2		5th & Washington 3 Story Building									
3		Western Area	CF	140	60	35	8,400	294,000			
4		Eastern Area	CF	90	50	35	4,500	157,500			
5		Total Footprint	SF				12,900				
6		Total Floor Area	SF				38,700				
7		Total Volume	CF					451,500			
8		Perimeter	LF						500		
9											
10		Site Preparation									
11	A20101103440	Grade, Gravel, Compact	SF	150	120		18,000		\$5.55	\$99,900	
12											
13		Utility Upgrades									
14	Local Utility	Electrical, Building Feeder	Lot							\$2,000	New Feeder
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34	6200	Roof Covering, Membrane	SF	140	110		12,900		\$2.57	\$33,153	
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36		Interior, Ground Floor									
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47											
48		Interior, Second Floor									
49		Excludes: Vacation Rental, Kitchen, Office and/or Commercial Space Lease Improvements									
50	7400	Perimeter Walls	SF	140	110	10	5,000				
51	3010	Interior Walls	SF	930		10	9,300				
52	C3010231	Dry Wall	SF	1070		10	14,300		\$8.60	\$122,980	Metal Studs
53	3030	Perimeter Walls	SF	140	110	10	5,000				
54	7400	Interior Walls	SF	930		10	9,300				
55	C1030110	Toilet Partition	EA	6					\$10,000	\$60,000	Stainless Steel
56	3010	Wall Finishes	SF	1070		10	14,300		\$1.29	\$18,447	Paint
57	C3010230	Floor Finish	SF	140	110		12,900		\$7.03	\$90,687	Various

C. ROM Estimate 5th & Washington 3 Story

Client:	Port of Port Orford
Project:	Facility Master Plan
Estimate:	5th & Washington 3 Story Building

Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
58	3030	Ceiling Finish	SF	140	110		12,900		\$4.74	\$61,146	Grid & Fiberglas
59											
60		Interior, Third Floor									
61		Excludes: Vacation Rental, Kitchen, Office and/or Commercial Space Lease Improvements									
62	7400	Perimeter Walls	SF	140	110	10	5,000				
63	3010	Interior Walls	SF	930		10	9,300				
64	C3010231	Dry Wall	SF	1070		10	14,300		\$8.60	\$122,980	Metal Studs
65	3030	Perimeter Walls	SF	140	110	10	5,000				
66	7400	Interior Walls	SF	930		10	9,300				
67	3010	Wall Finishes	SF	1070		10	14,300		\$1.29	\$18,447	Paint
68	C3010230	Floor Finish	SF	140	110		12,900		\$7.03	\$90,687	Various
69	3030	Ceiling Finish	SF	140	110		12,900		\$4.74	\$61,146	Grid & Fiberglas
70											
71		Conveying									
72	C2010110	Stair Construction	Flight	4					\$6,925	\$27,700	Concrete
73	2800	Elevator, 4000 lb. 3 Floors	EA	1					\$71,100	\$71,100	Hydraulic
74											
75		Plumbing Fixtures, Ground Floor									
76	D20 2010	Toilet & Service Fixtures Supply	SF	140	110		12,900		\$1.79	\$23,091	No Fixtures
77	1760	WC Group (2)	GR	5					\$1,795	\$8,975	
78	2000	Urinal, Wall Hung	EA	4					\$1,235	\$4,940	
79	2080	Lavatory, Vitreous Wall Hung	EA	10					\$1,410	\$14,100	
80	1840	Water Fountain, Vitreous Wall	EA	2					\$1,125	\$2,250	
81	1820	Water Heater, 50 Gallon	EA	2					\$5,850	\$11,700	Commercial
82		Other Fixtures Added According to Lease									Not Included
83											
84		Plumbing Fixtures, Second Floor									
85	D20 2010	Toilet & Service Fixtures Supply	SF	140	110		12,900		\$1.79	\$23,091	No Fixtures
86	1760	WC Group (2)	GR	5					\$1,795	\$8,975	

C. ROM Estimate 5th & Washington 3 Story

Client:	Port of Port Orford
Project:	Facility Master Plan
Estimate:	5th & Washington 3 Story Building

Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
87	2000	Urinal, Wall Hung	EA	4					\$1,235	\$4,940	
88	2080	Lavatory, Vitreous Wall Hung	EA	10					\$1,410	\$14,100	
89	1840	Water Fountain, Vitreous Wall	EA	2					\$1,125	\$2,250	
90	1820	Water Heater, 50 Gallon	EA	2					\$5,850	\$11,700	Commercial
91		Other Fixtures Added According to Lease									Not Included
92											
93		Plumbing Fixtures, Third Floor									
94	D20 2010	Toilet & Service Fixtures Supply	SF	140	110		12,900		\$1.79	\$23,091	No Fixtures
95	1760	WC Group (2)	GR	5					\$1,795	\$8,975	
96	2000	Urinal, Wall Hung	EA	4					\$1,235	\$4,940	
97	2080	Lavatory, Vitreous Wall Hung	EA	10					\$1,410	\$14,100	
98	1840	Water Fountain, Vitreous Wall	EA	2					\$1,125	\$2,250	
99	1820	Water Heater, 50 Gallon	EA	2					\$5,850	\$11,700	Commercial
100		Other Fixtures Added According to Lease									Not Included
101											
102		HVAC, Ground Floor									
103	1400	Electric Hot Water (1), 2500 SF	SF	140	110		12,900		\$13.35	\$172,215	Hydronic
104	N/A	Air Conditioning									No A/C
105											
106		HVAC, Second Floor									
107	1400	Electric Hot Water (1), 2500 SF	SF	140	110		12,900		\$13.35	\$172,215	Hydronic
108	N/A	Air Conditioning									No A/C
109											
110		HVAC, Third Floor									
111	1400	Electric Hot Water (1), 2500 SF	SF	140	110		12,900		\$13.35	\$172,215	Hydronic
112	N/A	Air Conditioning									No A/C
113											
114		Fire Protection, Ground Floor									
115	1080	Dry Pipe Sprinkler System	SF	140	110		12,900		\$3.96	\$51,084	

C. ROM Estimate 5th & Washington 3 Story

Client:	Port of Port Orford
Project:	Facility Master Plan
Estimate:	5th & Washington 3 Story Building

Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
116											
117		Fire Protection, Second Floor									
118	1080	Dry Pipe Sprinkler System	SF	140	110		12,900		\$3.96	\$51,084	
119											
120		Fire Protection, Third Floor									
121	1080	Dry Pipe Sprinkler System	SF	140	110		12,900		\$3.96	\$51,084	
122											
123		Electrical, Ground Floor									
124	D50	Lighting, 3W/SF	SF	140	110		12,900		\$6.92	\$89,268	D50202100280
125	D50	Receptacles, 2W/SF	SF	140	110		12,900		\$4.10	\$52,890	D50201100640
126	D50	Heating, 4W/SF	SF	140	110		12,900		\$0.53	\$6,837	D50201400180
127	D50	Wall Switches, 2/1000 SF	SF	140	110		12,900		\$0.41	\$5,289	D50201300280
128	D50	400 Amp Service	EA	1					\$6,925	\$6,925	D50101200440
129	D50	Switchgear	EA	1					\$7,525	\$7,525	D50102400400
130	D50	Feeder	LF	100					\$91	\$9,050	D50102300560
131	D50	Elevator Power, 10 HP	EA	1					\$2,825	\$2,825	D50201450680
132	D50	Fire System w/12 Detectors	EA	1					\$8,425	\$8,425	D50309100400
133	D50	Alarm, Internet, Phone, Exit Light	SF	140	110		12,900		\$4.68	\$60,372	5090
134											
135		Electrical, Second Floor									
136	D50	Lighting, 3W/SF	SF	140	110		12,900		\$6.92	\$89,268	D50202100280
137	D50	Receptacles, 2W/SF	SF	140	110		12,900		\$4.10	\$52,890	D50201100640
138	D50	Heating, 4W/SF	SF	140	110		12,900		\$0.53	\$6,837	D50201400180
139	D50	Wall Switches, 2/1000 SF	SF	140	110		12,900		\$0.41	\$5,289	D50201300280
140	D50	200 Amp Service	EA	1					\$3,275	\$3,275	D50101200440
141	D50	Switchgear	EA	1					\$3,550	\$3,550	D50102400400
142	D50	Feeder	LF	100					\$45	\$4,500	D50102300560
143	D50	Fire System w/12 Detectors	EA	1					\$8,425	\$8,425	D50309100400
144	D50	Alarm, Internet, Phone, Exit Light	SF	140	110		12,900		\$4.68	\$60,372	5090

C. ROM Estimate 5th & Washington 3 Story

Client:		Port of Port Orford									
Project:		Facility Master Plan									
Estimate:		5th & Washington 3 Story Building									
Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
145											
146		Electrical, Third Floor									
147	D50	Lighting, 3W/SF	SF	140	110		12,900		\$6.92	\$89,268	D50202100280
148	D50	Receptacles, 2W/SF	SF	140	110		12,900		\$4.10	\$52,890	D50201100640
149	D50	Heating, 4W/SF	SF	140	110		12,900		\$0.53	\$6,837	D50201400180
150	D50	Wall Switches, 2/1000 SF	SF	140	110		12,900		\$0.41	\$5,289	D50201300280
151	D50	200 Amp Service	EA	1					\$3,275	\$3,275	D50101200440
152	D50	Switchgear	EA	1					\$3,550	\$3,550	D50102400400
153	D50	Feeder	LF	100					\$45	\$4,500	D50102300560
154	D50	Fire System w/12 Detectors	EA	1					\$8,425	\$8,425	D50309100400
155	D50	Alarm, Internet, Phone, Exit Light	SF	140	110		12,900		\$4.68	\$60,372	5090
156											
157		Total Detailed Estimate								\$3,744,841	
158											
159		Contingency	%						105.00%	\$3,932,083	\$187,242
160											
161		Overhead	%						105.00%	\$4,128,687	\$196,604
162											
163		Profit	%						110.00%	\$4,541,556	\$412,869
164											
165		Medford Area Multiplier	%						101.80%	\$4,623,304	\$81,748
166											
167		Architect, Engineering & Permits	%						108.00%	\$4,993,168	\$369,864
168											
169		Construction Management	%						102.00%	\$5,093,032	\$99,863
170											
171		Excludes: Vacation Rental, Restaurant, Pub, Kitchen, Office and/or Commercial Space Lease Improvements									
172		Cost per Square Foot	SF				38,700			\$131.60	

C. ROM Estimate 5th & Washington 3 Story

Line	Code	Description	Unit	Length	Width	Height	Area	Volume	Multiplier	Total	Remarks
173											
174		Total Detailed Assembly Estimate								\$5,093,032	RS Means BCCD
175											
176		Quick Square Foot Estimate for Comparison									RS Means SFCD
177											
178		Site Preparation									
179	A20101103440	Grade, Gravel, Compact	SF	140	110		15,400		\$5.55	\$85,470	
180											
181		Utility Upgrades									
182	Local Utility	Electrical, Building Feeder	Lot							\$2,000	New Feeder
183	Local Utility	Water 2"	Lot							\$10,000	Install
184	Local Utility	Sewer 4" & Lift Station	Lot							\$25,000	Install
185											
186		Best Comparison									
187	M.460	Office, 3 Story, Steel Frame	SF	140	110	32	38,700		\$139.95	\$5,416,065	Concrete Block
188		Perimeter Difference	LF	140	110	500					500' V. 440'
189		Total Perimeter Adjustment	LF	60			38,700		\$3.00	\$116,100	\$5.00/100LF
190		Story Height Adjustment	LF	-2			38,700		(\$3.20)	-\$123,840	34' V. 36'
191											
192		Cost per Square Foot	SF				38,700			\$146.11	
193											
194		Total Quick Square Foot Estimate for Comparison								\$5,654,635	RS Means SFCD

Port of Port Orford

Note: This Table includes All Sites and is Not Repeated in Other Sections of this Plan

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

Note: This Table includes All Sites and is Not Repeated in Other Sections of this Plan

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