FACILITIES INVENTORY   Recreational Marina/South Beach Facilities	Board & Bat
FACILITY DESCRIPTION  Buildings  Year  Building/Facility Area (sq. ft.)  Restroom/Shower  2010  318  Slab  Wood  Seamless Met  Old Storage Building  100  Slab  Wood  Built up  Additions  Rogue Ales Brewery  Dry Moorage Building  1980  15,900  Additions  Rogue Ales Of Spirits  1979  1,836  Slab  Wood  Seamless Met  Seamless Met  Additions  2010  46,400  Rogue Ales Distillery  2000  4,000  Slab  Wood  Composition  Marina Store  2006  2,000  Slab  Wood  Composition  Marina & RV Office/Laundry/Activity Center  2005  3,320  Slab  Wood  Composition  Marina & RV Office/Laundry/Activity Center  2005  About Composition  Cherry Processor - #1 Admin./Ops. Building  2010 renovated  2000  Slab  Wood  Composition  Cherry Processor - #1 Admin./Ops. Building	Exterior Envelope   Condition   Cost   Current Value
### FACILITY DESCRIPTION    Buildings   Year   Building/Facility   Foundation   Framing   Roof	Exterior Envelope   Condition   Cost   Current Value
BuildingS  RV Park Annex  Restroom/Shower  Old Storage Building  Old Registration Building  AROUGH RESTROOM/Shower  Old Registration Building  AROUGH RESTROOM/Shower  Old Registration Building  AROUGH RESTROOM/Shower  Old Registration Building  AROUGH REGISTROOM/Shower  Old Registration Building  AROUGH REGISTROOM/Shower  Old Registration Building  AROUGH REGISTROOM/Slab  AROUGH REGISTROOM/Parking Sites  ROUGH Ales  ROUGH Ales  ROUGH Ales  ROUGH Ales  ROUGH Ales  ROUGH Ales  Additions  AROUGH Ales  AROUGH ALES  ROUGH ALES  AROUGH ALES  AROUGH ALES  AROUGH ALES  BENIEDS  BENIEDS  AROUGH ALES  BUILT UP  A	Exterior Envelope   Condition   Cost   Current Value
Restroom/Shower 2010 318 Slab Wood Seamless Met Old Storage Building 197 Slab Wood Built up Old Registration Building 100 Slab Wood Built up 44 RV Hook-up/Parking Sites	Board & Bat
Old Storage Building 197 Slab Wood Built up Old Registration Building 100 Slab Wood Built up 100 Slab Wood Seamless Met 100 Structural Steel Seamless Met 100 Additions 100 Addit	Board & Bat
Old Registration Building 100 Slab Wood Built up 44 RV Hook-up/Parking Sites	Wood Lap
Additions 2010 46,400 Structural Steel Seamless Met Additions 2010 46,400 Slab Wood Composition Marina Store 2006 2,000 Slab Wood Composition Marina & RV Office/Laundry/Activity Center 2005 3,320 Slab Wood Composition Seamless Met 2009 200 Slab Wood Composition Seamless Met 2009 200 Slab Wood Composition Master 2005 Slab Wood Composition Seamless Met 2005 Slab Wood Composition Seamless Met 2006 Slab Wood Composition Marina & RV Office/Laundry/Activity Center 2005 3,320 Slab Wood Composition Seamless Met 2005 Slab Wood Composition Slab Wood Composition Slab Wood Seamless Met 2005 Slab Wood Seamless Met 2005 Slab Wood Composition Slab Wood Slab Wood Composition Slab Wood Slab Woo	\$ 660,000 \$ 219,998 Fair-good \$ 4,672,500 \$ 4,026,375 etal metal, vertical board Fair-good \$ 1,192,500 \$ 894,375 Seamless Metal Good \$ 3,480,000 \$ 3,132,000
Rogue Ales Brewery 62,300 Structural Steel Seamless Met Additions 2010 46,400 Slab Wood Composition Marina Store 2006 2,000 Slab Wood Composition Marina & RV Office/Laundry/Activity Center 2005 3,320 Slab Wood Seamless Met 2010 Slab Wood Composition Search Steel Seamless Met 2010 Slab Wood Composition Seamless Met 2010 Slab Wood Seamless Met 2010 Slab Wood Seamless Met 2010 Slab Wood Composition Seamless Met 2010 Slab Wood Composition Slab Wood Slab Wood Composition Slab Wood Slab Wood Compositi	Fair-good \$ 4,672,500 \$ 4,026,375 etal metal, vertical board Fair-good \$ 1,192,500 \$ 894,375 Seamless Metal Good \$ 3,480,000 \$ 3,132,000
Rogue Ales Brewery Dry Moorage Building 1980 15,900 Structural Steel Seamless Met Additions 2010 46,400  Rogue House of Spirits 1979 1,836 Slab Wood/Conc. Composition Marina Store 2006 2,000 Slab Wood Composition Vacant Office adjacent to Old Ramp Restroom 1979 380 Slab Wood Composition Marina & RV Office/Laundry/Activity Center 2005 3,320 Slab Wood Seamless Met 2015 Seamless Met 2016 Seamless Met 2016 Seamless Met 2017 Seamless Met 2018 Seamless Met 2018 Seamless Met 2018 Seamless Met 2019 Slab Wood Composition Seamless Met 2010 Slab Wood Composition Slab Wood Composition Slab Slab Wood Composition Slab Wood Composition Slab Slab Wood Composition	tal metal, vertical board Fair-good \$ 1,192,500 \$ 894,375  Seamless Metal Good \$ 3,480,000 \$ 3,132,000
Dry Moorage Building 1980 15,900 Structural Steel Seamless Met Additions 2010 46,400 Slab Wood/Conc. Composition Rogue House of Spirits 1979 1,836 Slab Wood Composition Marina Store 2006 2,000 Slab Wood Composition Wacant Office adjacent to Old Ramp Restroom 1979 380 Slab Wood Composition Marina & RV Office/Laundry/Activity Center 2005 3,320 Slab Wood Seamless Met 92 RV Hook-up/Parking Sites 2005 Waste Oil Shed 2009 200 Slab Wood Composition Cherry Processor - #1 Admin./Ops. Building 2010 renovated 2600 Slab Wood Composition Composition Modern Pay Station 2005 Slab Wood Composition Slab Wood Composition Composition Slab Wood Composition Composition Slab Wood Composition Slab Wood Composition Slab Wood Composition Slab Wood Composition Compositi	tal metal, vertical board Fair-good \$ 1,192,500 \$ 894,375  Seamless Metal Good \$ 3,480,000 \$ 3,132,000
Additions 2010 46,400 Rogue House of Spirits 1979 1,836 Slab Wood/Conc. Composition Rogue Ales Distillery 2000 4,000 Slab Wood Composition Marina Store 2006 2,000 Slab Wood Composition Vacant Office adjacent to Old Ramp Restroom 1979 380 Slab Wood Composition Marina & RV Office/Laundry/Activity Center 2005 3,320 Slab Wood Seamless Met 92 RV Hook-up/Parking Sites 2005 Waste Oil Shed 2009 200 Slab Wood Composition Cherry Processor - #1 Admin./Ops. Building 2010 renovated 2600 Slab Wood Composition Composition Composition 2005 60 Slab Wood Composition Composition Composition 2005 60 Slab Wood Composition Composition 2005 60 Slab Wood Composition Composition Composition 2005 60 Slab Wood Composition Composition 2005 60 Slab Wood Composition Composition Composition 2005 60 Slab Wood Composition Composition Composition 2005 60 Slab Wood Composition Composition 2005 60 Slab Wood Composition Composition Composition 2005 60 Slab Wood Composition Compositi	Seamless Metal Good \$ 3,480,000 \$ 3,132,000
Rogue House of Spirits  1979  1,836  Slab  Wood/Conc.  Composition  Rogue Ales Distillery  2000  4,000  Slab  Wood  Composition  Marina Store  2006  2,000  Slab  Wood  Composition  Marina Store  2006  2,000  Slab  Wood  Composition  Marina & RV Office adjacent to Old Ramp Restroom  1979  380  Slab  Wood  Composition  Marina & RV Office/Laundry/Activity Center  2005  3,320  Slab  Wood  Seamless Met  92 RV Hook-up/Parking Sites  2005  Waste Oil Shed  2009  200  Slab  Wood  Composition  Composition  Cherry Processor - #1 Admin./Ops. Building  2010 renovated  2600  Slab  Wood  Composition  Cherry Processor - #1 Admin./Ops. Building	
Rogue Ales Distillery  2000  4,000  Slab  Wood  Composition  Marina Store  2006  2,000  Slab  Wood  Composition  Vacant Office adjacent to Old Ramp Restroom  1979  380  Slab  Wood  Composition  Marina & RV Office/Laundry/Activity Center  2005  3,320  Slab  Wood  Seamless Met  92 RV Hook-up/Parking Sites  2005  Waste Oil Shed  2009  200  Slab  Wood  Composition  Cherry Processor - #1 Admin./Ops. Building  2010 renovated  2600  Slab  Wood  Composition	n Vertical Seam Plywood Fair \$ 229,500 \$ 137,700
Marina Store 2006 2,000 Slab Wood Composition  Vacant Office adjacent to Old Ramp Restroom 1979 380 Slab Wood Composition  Marina & RV Office/Laundry/Activity Center 2005 3,320 Slab Wood Seamless Met 92 RV Hook-up/Parking Sites 2005  Waste Oil Shed 2009 200 Slab Wood Composition  Boat Ramp Pay Station 2005 60 Slab Wood Composition  Cherry Processor - #1 Admin./Ops. Building 2010 renovated 2600 Slab Wood Composition	
Vacant Office adjacent to Old Ramp Restroom  1979  380  Slab  Wood  Composition  Marina & RV Office/Laundry/Activity Center  2005  3,320  Slab  Wood  Seamless Met  92 RV Hook-up/Parking Sites  2005  Waste Oil Shed  2009  200  Slab  Wood  Composition  Boat Ramp Pay Station  2005  Cherry Processor - #1 Admin./Ops. Building  2010 renovated  2600  Slab  Wood  Composition	on Wood Lap Good \$ 460,000 \$ 414,000
Marina & RV Office/Laundry/Activity Center 2005 3,320 Slab Wood Seamless Met 2015 Parking Sites 2005 Slab Wood Composition 2009 200 Slab Wood Composition 2005 GO Slab Wood Composition Cherry Processor - #1 Admin./Ops. Building 2010 renovated 2600 Slab Wood Composition	on Wood Lap Good \$ 320,000 \$ 256,000
92 RV Hook-up/Parking Sites 2005  Waste Oil Shed 2009 200 Slab Wood Composition  Boat Ramp Pay Station 2005 60 Slab Wood Composition  Cherry Processor - #1 Admin./Ops. Building 2010 renovated 2600 Slab Wood Composition	on Vertical Seam Plywood Fair \$ 38,000 \$ 28,500
Waste Oil Shed 2009 200 Slab Wood Composition  Boat Ramp Pay Station 2005 60 Slab Wood Composition  Cherry Processor - #1 Admin./Ops. Building 2010 renovated 2600 Slab Wood Composition	etal Wood Lap Good \$ 581,000 \$ 522,900
Boat Ramp Pay Station 2005 60 Slab Wood Composition  Cherry Processor - #1 Admin./Ops. Building 2010 renovated 2600 Slab Wood Composition	Good \$ 2,530,000 \$ 2,277,000
Cherry Processor - #1 Admin./Ops. Building 2010 renovated 2600 Slab Wood Composition	Good \$ 3,000 \$ 2,700
	on Wood Lap Good \$ 20,000 \$ 18,000
el 9 "9" 1 9 "1" 1 9 "" 1 9 "" 1 9 "" 1 9 "" 1 9 "" 1 9 "" 1 9 "" 1 9 "" 1 9 "" 1 9 "" 1 9 ""	on Wood Lap Good \$ 390,000 \$ 351,000
Cherry Processor - #2 Harvesting Building 1978 3110 Slab Wood Composition	on Wood Lap Poor \$ 233,250 \$ 209,925
Cherry Processor - #3 Storage Building 1978 5110 Slab Wood Composition	on Wood Lap Poor \$ 383,250 \$ 344,925
MOC-P Facilities	
NOAA WAREHOUSE 2011 28,900	Good \$ 5,382,325 \$ 5,202,914
NOAA OFFICE BUILDING 2011 12,800	Good \$ 5,897,703 \$ 5,701,113
NOAA GENERATOR BUILDING 2011 1,000	Good \$ 120,192 \$ 116,185
NOAA GUARD BUILDING 2011 300	Good \$ 73,270 \$ 70,827
NOAA HAZ-MAT STORAGE BUILDING 2011	Good \$ 129,606 \$ 125,286
Public Restrooms	
Marina Restroom/Shop 2006 1,620 Slab Wood Composition	on Wood Lap Good \$ 246,000 \$ 221,400
Marina Restroom (House of Spirits vicinity) 1979 756 Slab Wood Composition	
Marina Restroom (New Parking/Fish Cleaning) 2005 413 Slab CMU Composition	
North Point Restroom/Storage 1979 670 Slab Wood/Conc. Composition	
Restroom at Fishing Pier 1979 735 Slab Wood/Conc. Composition	
Restroom/Laundry/Shower - Marina 1981 1,970 Slab Wood/Conc. Composition	on Vertical Seam Plywood Good \$ 394,000 \$ 295,500

				Re	placement			
Cleaning Stations		Туре	Condition		Cost	Existing Value		No.
		Single, back-back					l	
Fishing Pier	1979	stainless table	Good	\$	30,000	\$ 27,000.00		
	2373	Two, back-back	3000	Ť	30,000	27,000.00	H	
Old Boat Ramp	1979	stainless table	Good	\$	40,000	\$ 36,000.00		
		Two, back-back		7	,	7 00,000.00	H	
Boat Ramp	1979	stainless table	Good	\$	40,000	\$ 36,000.00		
				1	,	, 22,230.00	H	
				Re	placement			1
Picnic Facilities		Number Bunkers	Condition		Cost	Existing Value		
Fishing Pier	1979	3	Fair-Poor	\$	9,000		Г	
Old Boat Ramp	1979	3	Poor	\$	9,000	\$ 3,000		J
North Point	1979	6	Poor	\$	18,000		Г	
			Replacement					
Information Kiosks		Condition	Cost	Exis	sting Value	The Real Property lies.		
Old Boat Ramp	1979	Poor	\$ 3,000		500	R To State Land		
New Boat Ramp	2010	Fair	\$ 10,000	\$	9,000			
North Point	2010	Good	\$ 10,000	\$	9,000	Life B Brake		
				Re	placement		Γ	
		Length	Condition		Cost	Existing Value		
Fishing Pier	1998 rebuilt	1,045	Fair	\$	2,090,000	\$ 1,254,000		
		Davis and Accor						
		Pavement Area						
Parking		(sq. ft.)	Condition		Age	Replacement Cost		Existing Value
West of Bridge (Fishing Pier)		16,316	fair		5	\$81,580		\$40,790
Rogue Ales Brewery		113,119	Fair *		20	\$565,595		\$424,196
Dry Camping		159,069	Fair - Poor*		20	\$795,345		\$318,138
Rogue Office		43,439	Fair - Poor*		20	\$217,195		\$86,878
House of Spirits' (Rogue) /Old Boat Ramp Area		37,703	Fair *		20	\$188,515		\$94,258
Marina Store		37,287	Good		5	\$186,435		\$177,113
Boat/Trailer Parking @ Boat Ramp		225,509	Good		5	\$1,127,545		\$1,071,168
MOC-P Facilities		145,000	Good		1	\$300,000		\$290,000
* - Condition - No Alligatoring, asphalt erosion on sur	rface resulting in	exposed aggregate s	surface - needs se	al coat				
Port Roadways		77,953	Fair - Poor			\$233,859		\$116,930

Adamina Danka		Laurath	F:	Dilaa	Bankhina Lauret	Doubles	6	Condition	Rep	placement	<b></b>	
Marina Docks		Length 715	Fingers	Piles	Berthing Length	Berths	Gangway		_	Cost		rent Value
A			30	47	24 - 40	62	52	Fair-Poor	-	1,552,500	_	516,983
A-B Inter tie dock		180						Fair-Poor	\$	262,000		87,246
В		715	41	48	48 - 26	82	52	Fair-Poor		1,601,100		533,166
<u>C</u>		690	46	33	26	89	52	Fair-Poor		1,467,200		488,578
D		660	38	28	32	75	50	Fair-Poor	-	1,376,400	-	458,341
E		620	36	28	32	71	50	Fair-Poor		1,314,800		437,828
F		585	17	13	32	34	50	Fair-Poor	\$	935,100		311,388
G		538	26	34	40	50	50	Good	_	1,238,200	_	990,560
Н		494	23	30	40	44	50	Good	\$	1,122,600		898,080
J		375	10	9	40	20	50	Fair-Poor	\$	660,500		219,947
Fuel Dock		300		7				Fair	\$	419,000	\$	209,500
Transient Dock		300		12				Fair-Poor	\$	454,000	\$	151,182
				Replacement								
MOC-P Facilities (Docks)	Area	Condition	Gangway	Cost	Current Value							
Pier	80700	good		\$ 17,224,598	\$ 16,707,860							
Small Boat Dock	3740	good	100	\$ 361,416	\$ 350,573						<u> </u>	
				Replacement							<del>                                     </del>	
Other Facilities		Number	Condition	Cost	Current Value							
Garbage Dumpster Receptacle		8	Fair-Good	8,000	4000							-
Diver Shower		1	Fair	\$500	\$125							
Boat Wash down Facility		2	Poor/Good	\$1,500	\$375							
Exterior Stairs		3	Fair	\$3,000	\$2,250							
Area Lighting		30	Poor	\$15,000	\$3,750							
Underground Fuel Tanks (2-20,000 gal fiberglass clad)		2	Fair	\$400,000	\$40,000							
Waste Oil Facility		1	Good	\$60,000	\$12,000							
Fuel Dispensing Facilities			Good	\$100,000	\$95,000							-
Trash Compactor - North Point		1	Good	\$30,000	\$27,000							-
Electric Load Centers		10	Poor	\$100,000	\$25,000							-

			PO	RT OF NEWPO	RT					
			FACI	LITIES INVENT	ORY					
Commercial Marina/Internation	nal Termi	inal								
FACILITY DESCRIPTION										
- " "		Building/Facility						Replacement		
Buildings	Year	Area (sq. ft.)	Foundation	Framing	Roof	Exterior Envelope	Condition	Cost	Current Value	
CXT Restroom	2004	700	Slab	CMU	Composition	CMU	Good	\$160,000	\$144,000	
Waste Oil Facility	2000	600	Slab	CMU	Seamless Metal	CMU	Good	\$28,000	\$25,200	
Old Port Offices	1977	1,800						\$225,000	\$0	
Operations Building	1980's	2,400	Slab	Wood	Seamless Metal	Metal/T-111	Fair	\$204,000	\$163,200	
Foulweather Trawl Building	2008	3,520	Slab	Wood	Composition	Wood Lap	Good	\$440,000	\$396,000	
Office/Storage Rental Building	2008	5,000	Slab	Wood	Composition	Wood Lap	Good	\$625,000	\$562,500	
Metal Storage Building	2002	5,300	Slab	Steel	Metal	Metal	Fair	\$450,500	\$337,875	
		المحمد	Fiv	D:1	Dorth -	Cam	Acces Dis	Condition	Replacement	Commont 1/2!
Dort Dook 1		Length	Fingers	Piles	Berths Tourist Viewpoint	Gangway	Access Pier	Condition	Cost	Current Value
Port Dock 1 Port Dock 3		275	N/A 24	13	Tourist Viewpoint 8	N/A 48	200 148	Fair-Poor Fair	\$483,000 \$934,300	\$ 160,839 \$ 467,150
Port Dock 5		1,835	23	97	76	48	235	Fair	\$3,844,350	\$ 467,150
Port Dock 7		2,100	49	110	130	48	233	Poor	\$3,474,800	\$ 1,922,175
Swede's Pier		240	N/A	13	varies	40		Poor	\$468,000	\$ 46,800
Hoist Dock		220	10000	sq. ft. of dock	N/A	N/A	N/A	Poor/Good	\$1,750,000	\$ 1,166,550
International Terminal		840	N/A	sq. it. of dock	1471	N/A	N/A	Good	\$9,250,000	\$ 9,157,500
The state of the s		0.0	,			.,,,,	,	3000	ψ3)230)000	ψ 3,237,300
							_			
		Pavement Area					No. of			
		(sq. ft.)					Delineated			
Parking/Dry Storage			Condition	Age	Replacement Cost	Existing Value	Spaces			
Port Dock 7/Office Area		172,879	Good	5	\$864,395	\$821,175	60			
Englund Marine Parking		17,508	Good	5	\$87,540	\$83,163	23			
International Terminal Paved Areas		90,942 13,500	Good	5	\$454,710	\$431,975	3			
Port Dock 5 - <u>Gravel</u> Parking area		13,500	Fair		\$20,250	\$15,188				
			Replacement							
Equipment	Year	Condition	Cost	Current Value						
Tugboat (34', 200 horsepower)	icai	Good	\$ 150,000							
Boston Whaler (90hp outboard)		Fair	\$ 20,000							
GROVE RT530E 30T MOBILE CRANE	2007	Good	\$ 250,000							
FORKLIFT - 25 TON - NIT	2000	Good	\$ 60,000				+	+		
FORKLIFT - DAEWOO G25	2001	Good	\$ 20,000							
FORKLIFT - TOYOTA 8FGU18	2008	Good	\$ 40,000				1			
9K Hyster Forklift - NIT	2008	Good	\$ 35,000							
TOYOTA 8FGU30 FORKLIFT	2009									
Ford 1/2 ton Pick-up	1997	fair	\$ 20,000	\$1,000						
Ford Ranger, 1/2 ton Pick-up	2009	Good	\$ 20,000							
1/2 ton Pick-up	1990	Fair	\$ 20,000	\$5,000						
Ford Ranger, 1/2 ton Pick-up	2008	Good	\$ 20,000							
Ford, 1/2 ton Pick-up	2010	Good	\$ 20,000	\$16,000						
Ford F-350, 1 ton Pick-up	2006	Good	\$ 25,000							
Ford Dump, 2 1/2 ton Stake Side Truck	1999	Good	\$ 35,000							
5 Ton Dock Hoist		Fair	\$ 8,000	\$4,500						
5 Ton Dock Hoist		Poor	\$ 8,000							
1 Ton Dock Hoist		Fair	\$ 4,500							
1,500 lb Dock Hoist		Fair	\$ 4,000	\$3,000						
2 Ton Dock Hoist (International Terminal)		Good								