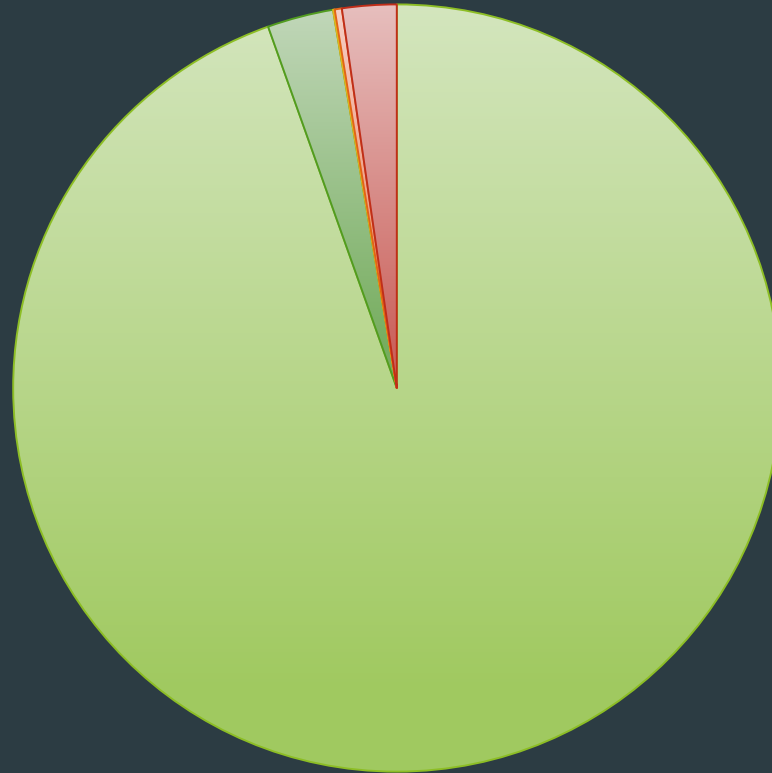


Priority	Location	Project	Cost Estimate
1.	Commercial Marina	Port Dock 5 Pier Engineering Phase III	\$ 86,625
2.	Recreational Marina	Replace Waste Water Pump Station Replace	16,000
3.	Recreational Marina	Fuel Dock Solenoid Valve Replace Electric	15,000
4.	Recreational Marina	Load Centers (first 3 of 9) PD7 Replace 8	38,000
5.	Commercial Marina	mid-pilings & 2 end pilings; PD5 Replace 2 Pilings	120,000
6.	NOAA	Repair/Replace Steel Pile Caps	6,000
7.	NOAA	Camel System Repairs/modifications	80,000
8.	RV Park	Design of RV Park Annex Full Upgrade – Phase 1	18,000
9.	Commercial Marina	Hoist Dock 110v Additions/moves	12,981
10.	Leased Properties	Evaluate Rogue Brewery Seawall	10,000
TOTAL			\$ 402,606



Sources of Revenue to the Port

2017-18 General Operating Fund Revenue by Source



■ Business Operations ■ Unrestricted Property Tax Revenue ■ Grant Revenue ■ Interest ■ Loan Proceeds





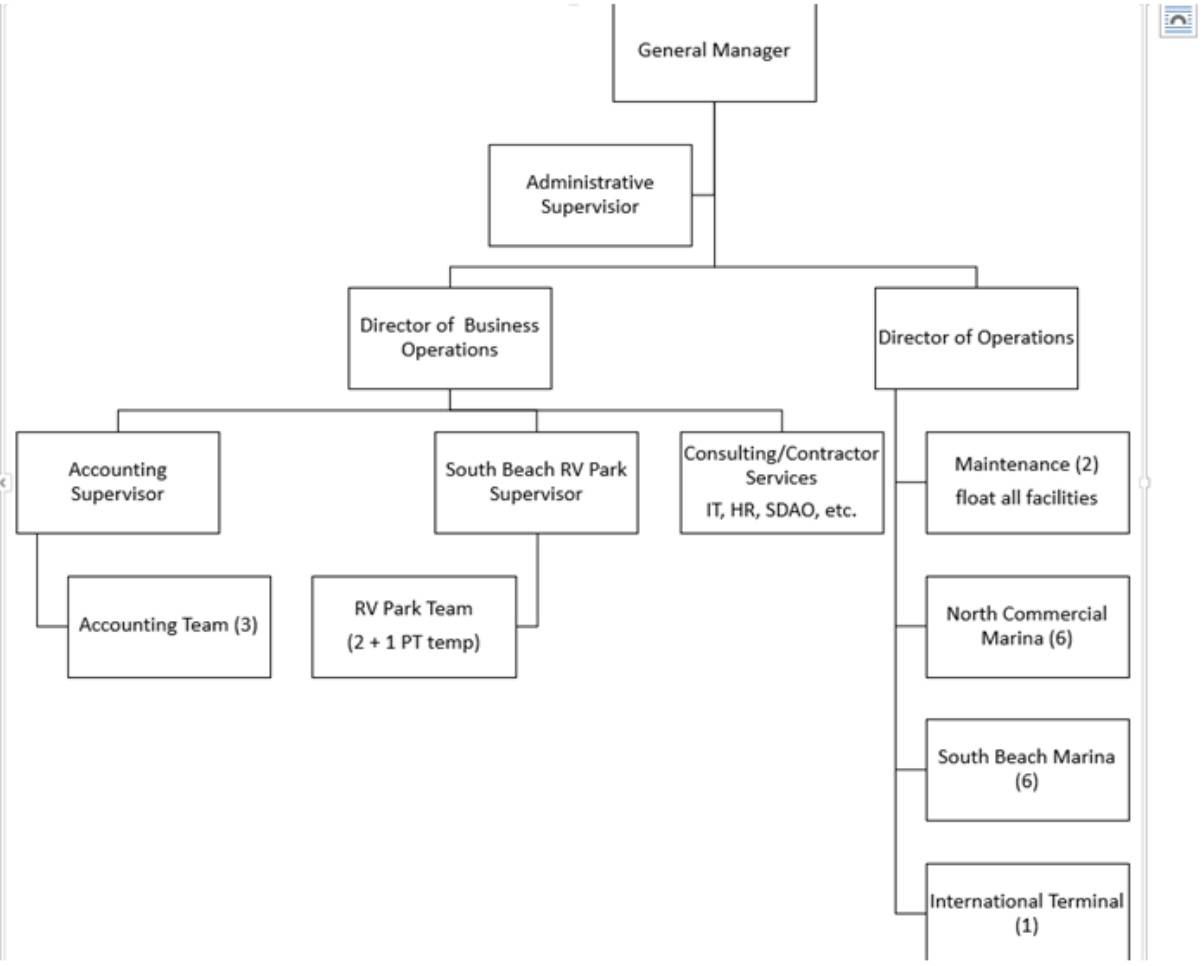






Wed 11/14/2018 7:56 AM
Teri Dresler

To Aaron Bretz





A Collaborative Team of Architects
Specializing in Oregon Coast Architecture

 capriarchitecture

541.961.0503 info@capriarchitecture.com

 DHGoebel, Architect

541.270.2758 dietmar@dhgoebel.com

IMPACT AREAS			
#	AREA ID	AREA (SF)	AREA (ACRES)
1	A	467	0.01
2	B	9587	0.22
3	C1	1145	0.03
5	C2	1407	0.03
6	C3	724	0.02
7	P	123	0.00
10	R	8282	0.19

WETLAND AREAS			
#	AREA ID	AREA (SF)	AREA (ACRES)
51	A	467	0.01
52	B	9587	0.22
53	C	7684	0.18
54	P	3014	0.07
55	Q	2133	0.05
56	R	8282	0.19

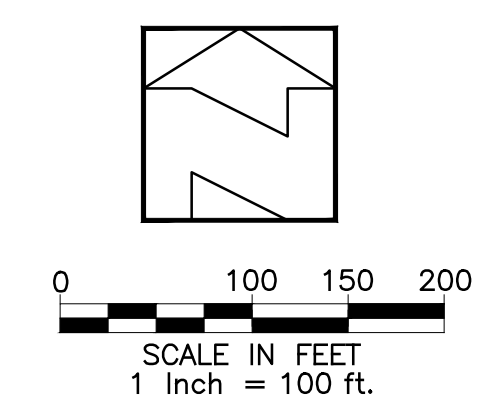
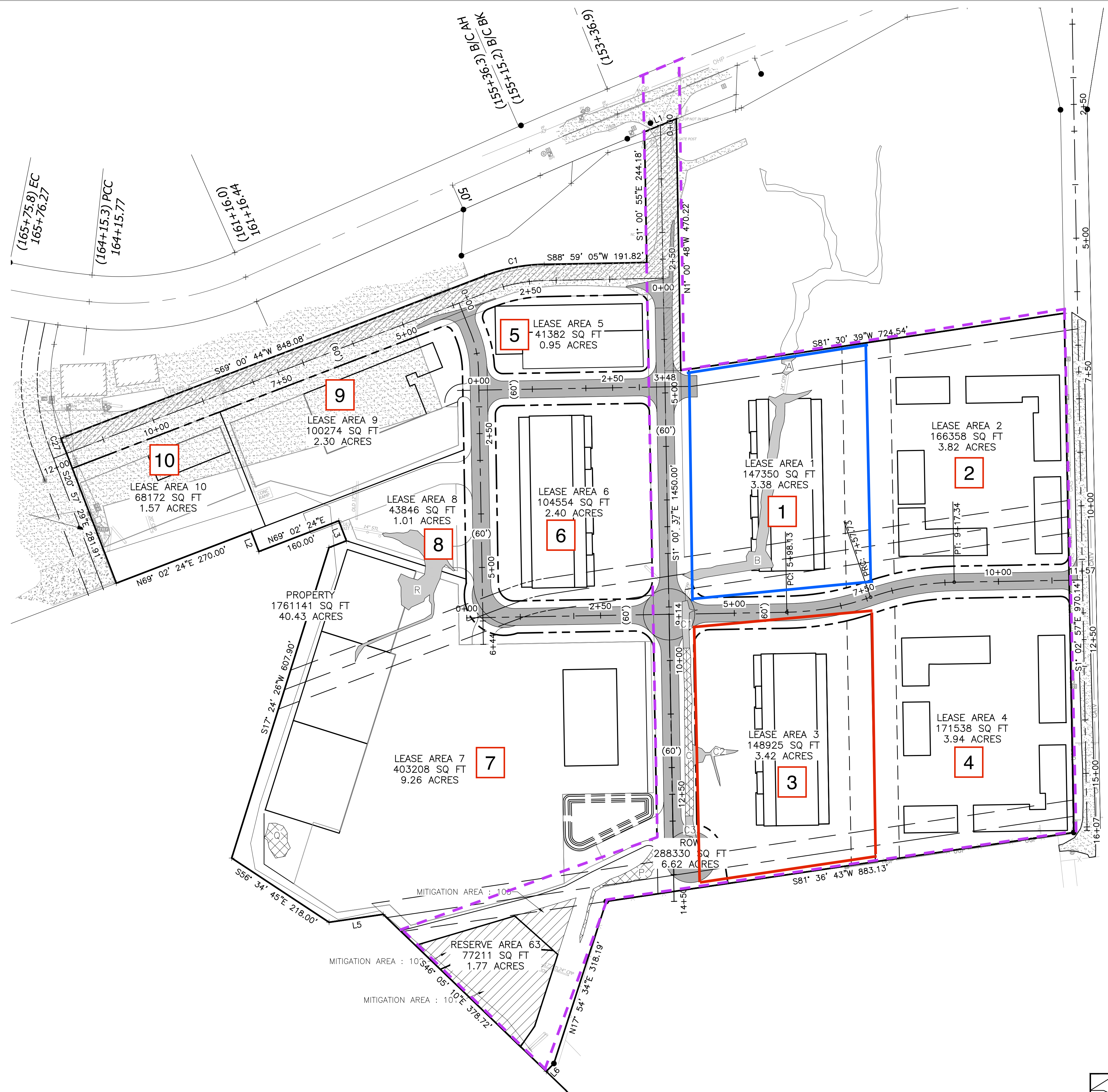
MITIGATION AREAS		
AREA#	AREA (SF)	AREA (ACRES)
101	21855	0.50
102	11506	0.26
103	5483	0.13

Conceptual Site Plan

Phase One - Site Improvements
 Strip 20k cu yds of unbuildable top soils, place on Lot 4
 Move, grade 40k cu yds of dredge spoils on Lots 1,2,3
 Improve road way access down center road
 Construct drainage system (collect water from Port site)
 Connect to City water and run main line to Lot 3
 Connect to PUD run power to Lot 3
 Construct wetland Mitigation Area

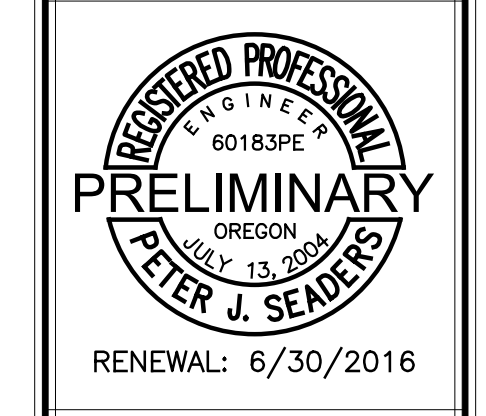
Phase Two - Lease Area 3
 Fishermen's Warehouse
 Construct 4 buildings, 40k sq ft of leasable space
 Includes secured yards

Phase Three - Lease Area 1
 Mixed-Use Warehouse
 48k sq ft building with parking and secured yard
 Tenant improvements may include office/retail space



RONDYS, INC

YAQUINA INDUSTRIAL PARK NEWPORT, OREGON LEASE AREA SITE PLAN



MSS INC
 ENGINEERING CONSULTANTS
 AND PLANNERS
 215 NW 4th STREET
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JOB # 15064 FILE DRAW PJS
 SCALE AS SHOWN DATE 10.18.16

C211
 # OF SHEETS

BID / CONSTRUCTION DOCUMENTS

MSS, Inc. holds all rights to the plans and ideas on this sheet. These plans and specifications are for the construction of one project and restricted to the original site for any form whatsoever without the expressed written permission of MSS, Inc. The contractor shall be responsible for checking dimensions and site conditions and to report any errors or omissions in writing to the designers before the start of construction.

16/7/2020 10:18:57 AM BY: RONDYS, INC. DESIGNED BY: RONDYS, INC. DATE: 10/14/2017