

**PORT OF NEWPORT  
FACILITIES INVENTORY**

**Recreational Marina/South Beach Facilities**

<b>FACILITY DESCRIPTION</b>									
<b>Buildings</b>	<b>Year</b>	<b>Building/Facility Area (sq. ft.)</b>	<b>Foundation</b>	<b>Framing</b>	<b>Roof</b>	<b>Exterior Envelope</b>	<b>Condition</b>	<b>Replacement Cost</b>	<b>Current Value</b>
<b>RV Park Annex</b>									
Restroom/Shower	2010	318	Slab	Wood	Seamless Metal	Hardy Plank	Good	\$ 47,700	\$ 42,930
Old Storage Building		197	Slab	Wood	Built up	Board & Bat	Poor	\$ 14,800	\$ 3,700
Old Registration Building		100	Slab	Wood	Built up	Wood Lap	Poor	\$ 7,500	\$ -
44 RV Hook-up/Parking Sites								\$ 660,000	\$ 219,998
<b>Rogue Ales</b>									
Rogue Ales Brewery		62,300					Fair-good	\$ 4,672,500	\$ 4,026,375
Dry Moorage Building	1980	15,900		Structural Steel	Seamless Metal	metal, vertical board	Fair-good	\$ 1,192,500	\$ 894,375
Additions	2010	46,400				Seamless Metal	Good	\$ 3,480,000	\$ 3,132,000
Rogue House of Spirits	1979	1,836	Slab	Wood/Conc.	Composition	Vertical Seam Plywood	Fair	\$ 229,500	\$ 137,700
Rogue Ales Distillery	2000	4,000	Slab	Wood	Composition	Wood Lap	Good	\$ 460,000	\$ 414,000
Marina Store	2006	2,000	Slab	Wood	Composition	Wood Lap	Good	\$ 320,000	\$ 256,000
Vacant Office adjacent to Old Ramp Restroom	1979	380	Slab	Wood	Composition	Vertical Seam Plywood	Fair	\$ 38,000	\$ 28,500
Marina & RV Office/Laundry/Activity Center	2005	3,320	Slab	Wood	Seamless Metal	Wood Lap	Good	\$ 581,000	\$ 522,900
92 RV Hook-up/Parking Sites	2005						Good	\$ 2,530,000	\$ 2,277,000
Waste Oil Shed	2009	200	Slab	Wood	Composition		Good	\$ 3,000	\$ 2,700
Boat Ramp Pay Station	2005	60	Slab	Wood	Composition	Wood Lap	Good	\$ 20,000	\$ 18,000
Cherry Processor - #1 Admin./Ops. Building	2010 renovated	2600	Slab	Wood	Composition	Wood Lap	Good	\$ 390,000	\$ 351,000
Cherry Processor - #2 Harvesting Building	1978	3110	Slab	Wood	Composition	Wood Lap	Poor	\$ 233,250	\$ 209,925
Cherry Processor - #3 Storage Building	1978	5110	Slab	Wood	Composition	Wood Lap	Poor	\$ 383,250	\$ 344,925
<b>MOC-P Facilities</b>									
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
<b>Public Restrooms</b>									
Marina Restroom/Shop	2006	1,620	Slab	Wood	Composition	Wood Lap	Good	\$ 246,000	\$ 221,400
Marina Restroom (House of Spirits vicinity)	1979	756	Slab	Wood	Composition	Vertical Seam Plywood	Fair	\$ 151,200	\$ 113,400
Marina Restroom (New Parking/Fish Cleaning)	2005	413	Slab	CMU	Composition	CMU	Good	\$ 129,500	\$ 110,075
North Point Restroom/Storage	1979	670	Slab	Wood/Conc.	Composition	Vertical Seam Plywood	Poor	\$ 134,000	\$ 33,500
Restroom at Fishing Pier	1979	735	Slab	Wood/Conc.	Composition	Vertical Seam Plywood	Fair	\$ 147,000	\$ 110,250
Restroom/Laundry/Shower - Marina	1981	1,970	Slab	Wood/Conc.	Composition	Vertical Seam Plywood	Good	\$ 394,000	\$ 295,500

Cleaning Stations		Type	Condition	Replacement Cost	Existing Value				
Fishing Pier	1979	Single, back-back stainless table	Good	\$ 30,000	\$ 27,000.00				
Old Boat Ramp	1979	Two, back-back stainless table	Good	\$ 40,000	\$ 36,000.00				
Boat Ramp	1979	Two, back-back stainless table	Good	\$ 40,000	\$ 36,000.00				
Picnic Facilities		Number Bunkers	Condition	Replacement Cost	Existing Value				
Fishing Pier	1979	3	Fair-Poor	\$ 9,000	\$ 3,000				
Old Boat Ramp	1979	3	Poor	\$ 9,000	\$ 3,000				
North Point	1979	6	Poor	\$ 18,000	\$ 5,999				
Information Kiosks		Condition	Replacement Cost	Existing Value					
Old Boat Ramp	1979	Poor	\$ 3,000	\$ 500					
New Boat Ramp	2010	Fair	\$ 10,000	\$ 9,000					
North Point	2010	Good	\$ 10,000	\$ 9,000					
		Length	Condition	Replacement Cost	Existing Value				
Fishing Pier	1998 rebuilt	1,045	Fair	\$ 2,090,000	\$ 1,254,000				
Parking		Pavement Area (sq. ft.)	Condition	Age	Replacement Cost	Existing Value	No. of Delineated Spaces		
West of Bridge (Fishing Pier)		16,316	fair	5	\$81,580	\$40,790	12		
Rogue Ales Brewery		113,119	Fair *	20	\$565,595	\$424,196	62		
Dry Camping		159,069	Fair - Poor*	20	\$795,345	\$318,138	102		
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	77		
Marina Store		37,287	Good	5	\$186,435	\$177,113	86		
Boat/Trailer Parking @ Boat Ramp		225,509	Good	5	\$1,127,545	\$1,071,168	304		
MOC-P Facilities		145,000	Good	1	\$300,000	\$290,000	178		
* - Condition - No Alligatoring, asphalt erosion on surface resulting in exposed aggregate surface - needs seal coat									
Port Roadways		77,953	Fair - Poor		\$233,859	\$116,930			



