

Docks and Harbors Downtown Office Consolidation

4/16/2025

ROM Estimate / Building Requirements

Port Office

Port Director Office (100ish now)	150
Port Engineer Office (106 now)	125
Deputy Port Engineer Office (100ish now)	100
Admin Officer/Admin Assistant	250

Harbor Office

Lobby + Reception (3 work stations) (Statter 420)	450
Administrative Supervisor	125

Public Amenities

Restroom & Showers (Statter = 500)	500
Public Laundry (Statter = 200)	250

Harbormaster Office Functions

Harbormaster Office	150
Harbor Operations Supervisor	125
Bullpen/Cubicles for 6 employees	408
Gear room w/ Lockers & Wash/Dry	250
Unisex Restrooms for 12 staff (50 sf ea)	150

Garage/ Storage/Equipment

Tools/Parts/Storage	1000
Garage (Statter = 665)	1000

Harbor Board/Conference

Conference Room (PFO = 264, PO = 400)	450

Break Room / Kitchen

Break Room (Statter = 146)	250
Kitchen (PFO = 87)	125

Other Requirements

Secure Network Closet	25
Conditioned Archive/Storage	250
General Storage	100
Boiler Room (Statter = 250)	250
Janitorial (Statter = 25)	25

Total Square Footage	6508 SF
Hallways and Access (10%)	650.8 SF
Total Square Footage	7159 SF
Low Estimate (\$400/sf)	\$2,863,520
High Estimate (\$600/sf)	\$4,295,280