

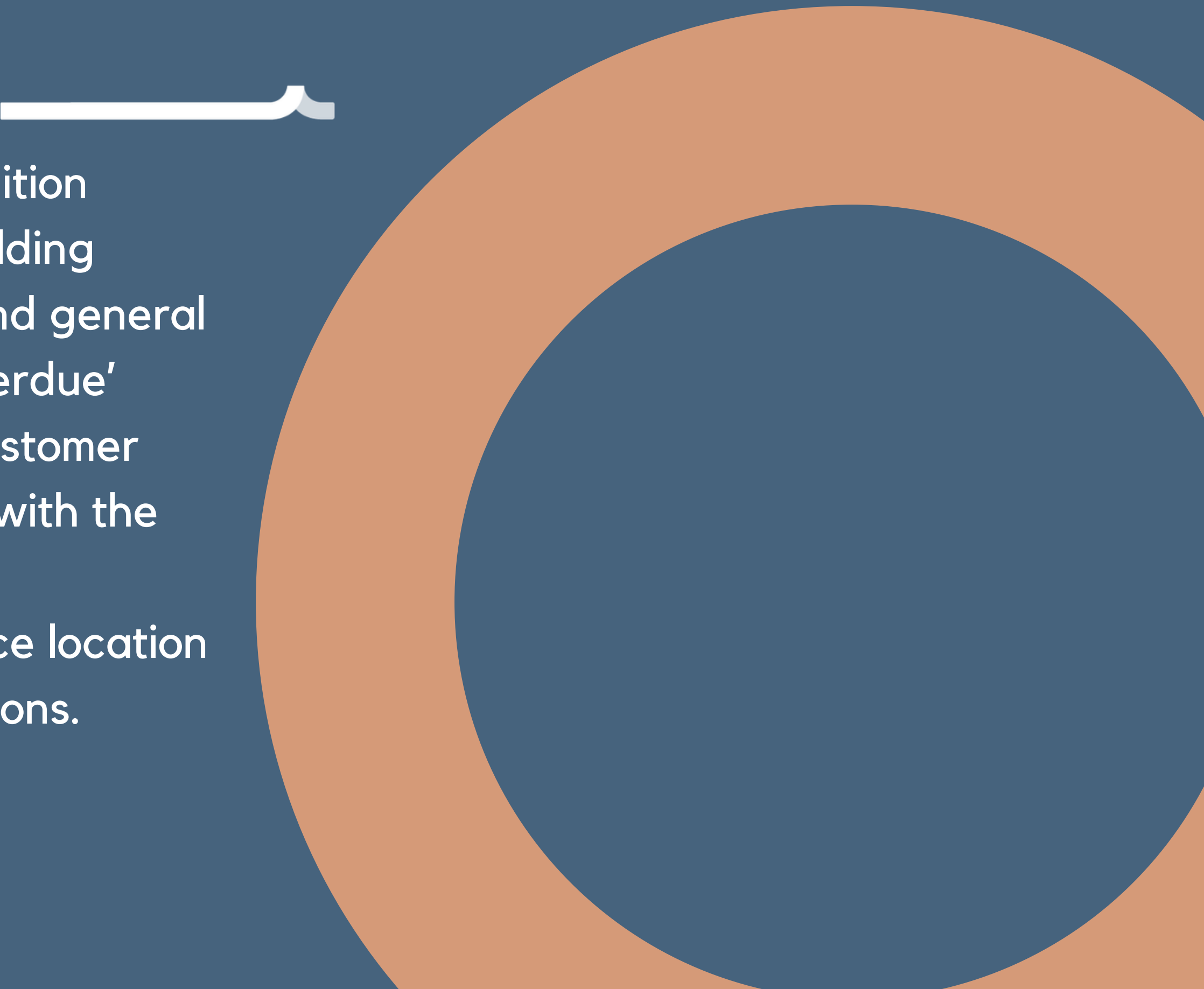
Marina Operations Office Renovation

458 Admiral Way

BUILDING ASSESSMENT FINDINGS + NEXT STEPS



What We've Heard



- Complete a comprehensive condition assessment of the Anthony's Building
- Overall support of the project and general comments that the project is 'overdue'
- Appreciation for the focus on customer experience and staff efficiency with the design
- Agreement that the current office location is best suited for Marina Operations.

Estimated Timeline

- ✓ Building Assessment Report available by end of July
- ✓ August 10 Meeting: Review and Discuss the Report
 - If ready, decide to proceed with 100% design
- OPS Staff review and final feedback
- Final Design Review with Jessen (4 Weeks)
- Construction Drawings (4 Weeks)
- Structural Engineering for Awning (4 Weeks)
- MEP Design (12 Weeks)
- City Permit Submittal (December)
- Bidding and Contracting (June 2027)
- Construction Start (Late October 2027)
- Substantial Completion (March 2028)



Remaining Design



Expense Item	Estimated Cost
Building Condition Assessment (MENG)	Complete
Construction Drawings (Jessen)	\$10,000.00
Mechanical, Electrical, and Plumbing Design (Wood Harbinger)	\$65,000.00
Structural Design for Awning (CG)	\$15,000.00
City Permits	\$50,000.00
Estimated Soft Costs	\$140,000.00

Rough Order of Magnitude



Expense Item	Estimated Cost
Remaining Design Cost	\$140,000.00
Estimated Construction Cost (\$650/sqft assumed)	\$715,000.00
Construction Contingency (20 percent)	\$143,000.00
Temporary Office Rental	\$25,000.00
Technology Implementation	\$12,000.00
Furniture, Fixtures, and Equipment	\$20,000.00
Estimated Project Cost	\$1,055,000.00

"With ongoing care, regular maintenance, and renewals the general condition of the Anthony's building is in fair condition. Despite being originally constructed in 1965, the facility should easily have decades or more remaining useful life with ongoing care and attention."

-MENG Analysis Report, July 2026

Building Assessment Findings

Estimated Budget Year	Expense Item	Estimated Amount (\$)
2026	West Office Windows	\$27,000.00
2028	Flooring	\$74,000.00
2030	Structural Glulam Outrigger Rehabilitation	\$65,000.00
2031	Casework in Breakroom	\$102,000.00
2031	HVAC	\$20,000.00
2032	Roof Replacement	\$188,000.00
2026-2032	Contingency	\$65,000.00
	Total Identified Port Responsible Repairs and Maintenance	\$541,000.00

Building Assessment Findings

Estimated Budget Year	Expense Item	Estimated Amount (\$)
2030	Structural Glulam Outrigger Rehabilitation	\$65,000.00
2032	Roof Replacement	\$188,000.00
2026-2032	Contingency	\$65,000.00
	Total Excluding Items within the Marina Operations Renovation Plan	\$318,000.00

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