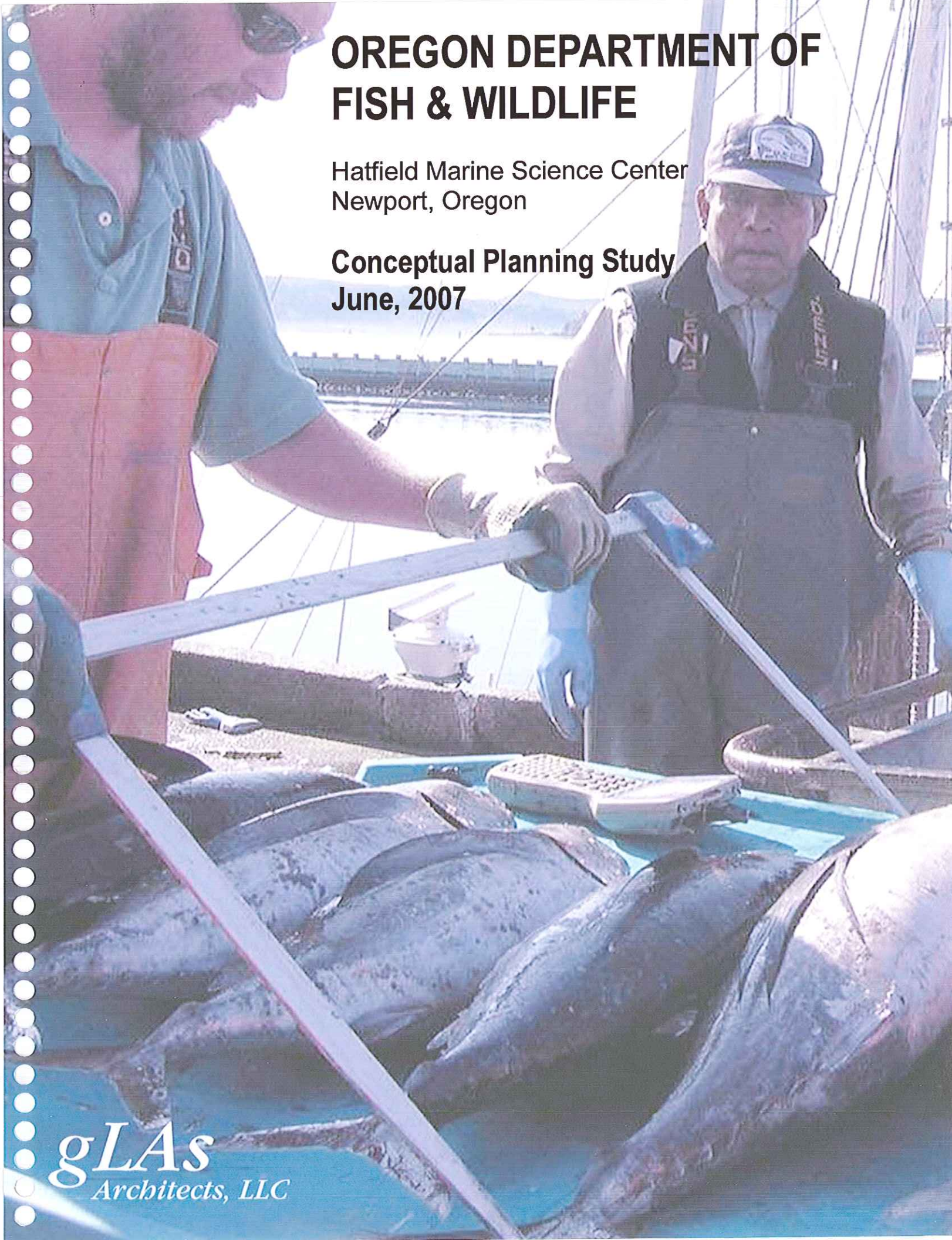
OREGON DEPARTMENT OF FISH & WILDLIFE

Hatfield Marine Science Center
Newport, Oregon

Conceptual Planning Study
June, 2007



gLAs
Architects, LLC

TABLE OF CONTENTS

INTRODUCTION

The Marine Resources Program (MRP) studies and manages the fish and marine mammals off Oregon's 369 miles of coastline and 1,410 miles of tidal shoreline. Oregon's diverse marine habitat supports commercial fisheries that annually contribute more than $342 million in personal income to Oregon - about 7 percent of all income earned along the Oregon coast. Saltwater sport fishing accounts for an additional $50 million or more in economic contribution to the state. The natural beauty of the Oregon coast attracts millions of visitors each year who enjoy tide pooling, whale watching, and other marine wildlife viewing opportunities.

As part of the Oregon Department of Fish and Wildlife (ODF&W) Fish Division, the MRP assesses and manages Oregon's marine habitat, biological resources and fisheries, (primarily groundfish, shellfish, coastal pelagic species, such as sardines, and highly migratory species such as albacore tuna). In addition to direct responsibilities in state waters (from shore to three miles seaward), the MRP provides technical support and policy recommendations to state, federal, regional and international decision-makers who develop management strategies from shore to 200 miles seaward that affect Oregon fish and shellfish stocks, fisheries, and coastal communities. MRP has been a leader in biological research related to fisheries management on the West Coast.

The MRP headquarters is in Newport at the Hatfield Marine Science Center on Yaquina Bay. The headquarters building, originally designed for about 30 personnel when it was built in 1970, now houses 52 MRP staff. This was accomplished by converting virtually all of the laboratory and equipment staging space to offices and by placing personnel in substandard office spaces. In addition, 15 staff from ODFW's North Coast Watershed District (NCWD) who share administrative infrastructure with MRP are housed in an Oregon State University building with a lease slated to end on December 31, 2007. The 2007 legislature added 4 permanent and 11 limited duration positions to MRP/NCWD. By the end of 2007, MRP/NCWD will need space for 82 people. In addition, implementation of new programs within ODFW may add more positions in the future.

There is a need to:

- Acquire office space to house the current and anticipated future staff from MRP and NCWD.
- Maintain both programs in close proximity so they can benefit from efficiencies with shared infrastructure.
- Reclaim laboratory and equipment space in a facility so MRP can continue cutting edge research.
- Maintain a presence at the Hatfield Marine Science Center to foster partnerships in research and resource management.

The purpose of this report is to identify current and projected facility needs, explore planning options, develop a project "vision", and to estimate overall project costs. This document is intended to serve as a platform for planning and fundraising efforts.

PARTICIPANTS

David Fox, ODF&W, Newport

Karen Tofte, ODF&W, Salem

Doug Bochsler, ODF&W, Salem

Ethan Clemons, ODF&W, Newport

Gway Kirchner, ODF&W/MRP

Bob Buckman, ODF&W/NCWD

Jerry Frampton, ODF&W, Salem

Bill Herber, ODF&W/MRR

Ken Hall, HMSC

Jim Lewis, gLAs Architects, LLC

PROJECT SUMMARY

PROJECT SUMMARY

The purpose of this study is to provide a conceptual framework for expansion of ODF&W facilities at the Hatfield Marine Science Center in Newport, Oregon.

As ODF&W space needs have steadily grown over the years, the building has become increasingly cramped. Offices originally intended as single occupancy are now typically occupied by two staff members, vital laboratory space has been converted to office use, and NCWD staff are being temporarily accommodated within an adjacent Oregon State University facility.

This study evaluates current and projected space needs. Facilities to accommodate 118 staff members are projected, in addition to laboratory, support, and storage needs. There is also a need to accommodate parking for 118 staff members, plus 30 state-owned vehicles for a total of 148 spaces.

The existing HMSC campus provides approximately 398 parking spaces serving approximately 243,000 sq. ft. of facility; excluding housing; for a ratio of about one space per 611 sq. ft. The Newport Land Use Ordinance requires one space per 600 sq. ft. for government buildings, so the current campus is in compliance, but with little reserve capacity. Any new HMSC facility will need to increase total on-site parking in accordance with the current code ratio, plus replacement of any existing parking which is displaced by the proposed development.

The summary of space needs, which is included on the pages to follow, describes the need for a total of 26,463 sq. ft. Since the existing building provides 8,998 sq. ft., the proposed expansion would need to provide an additional 17,465 sq. ft.

Additional parking mandated by the Newport code for 17,455 sq. ft. of new building area would only be 30 spaces. The actual functional need for 148 spaces is far in excess of this requirement; and should be used for programming and planning purposes.

DESCRIPTION OF EXISTING FACILITIES

DESCRIPTION OF EXISTING FACILITIES

The existing ODF&W facility is located at the west end of the HMSC campus, and was constructed in 1970. It is a single-story facility 56 ft. wide and 160'-8" long, with a ground floor area of 8,998 sq. ft. There is also a partial attic area which serves as mechanical and storage space.

The building is a wood frame structure with tilt-up concrete walls and a double-hipped "Tahitian" style roof configuration. Exterior windows are anodized aluminum and the roofing material is concrete tile. The ground floor is concrete slab-on-grade construction, and the attic floor and roof structure is wood framed. Interior bearing walls are concrete masonry, and non-bearing walls are wood frame.

Roof insulation consists of 4 inch batt insulation, which would likely be thermally rated at R-11. Exterior walls are uninsulated tilt-up concrete. There is no underslab or slab-edge insulation.

A marine-water trench serves the wet lab, entering the building from the north. This system originally also extended to the west, but these branches may have since been terminated.

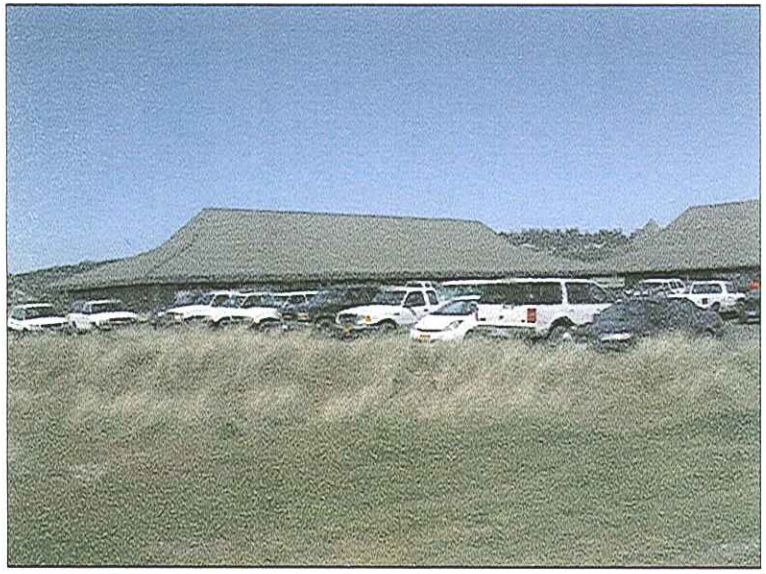
Mechanical units are located within the attic. No information is available from record drawings regarding the nature of this system, the age or condition of this equipment.

Electrical service extends underground from overhead Lincoln PUD power lines within Marine Science Drive, serving a pad-mounted transformer near the southwest corner of the building. Secondary service extends underground to main panels located in the west portion of the building.

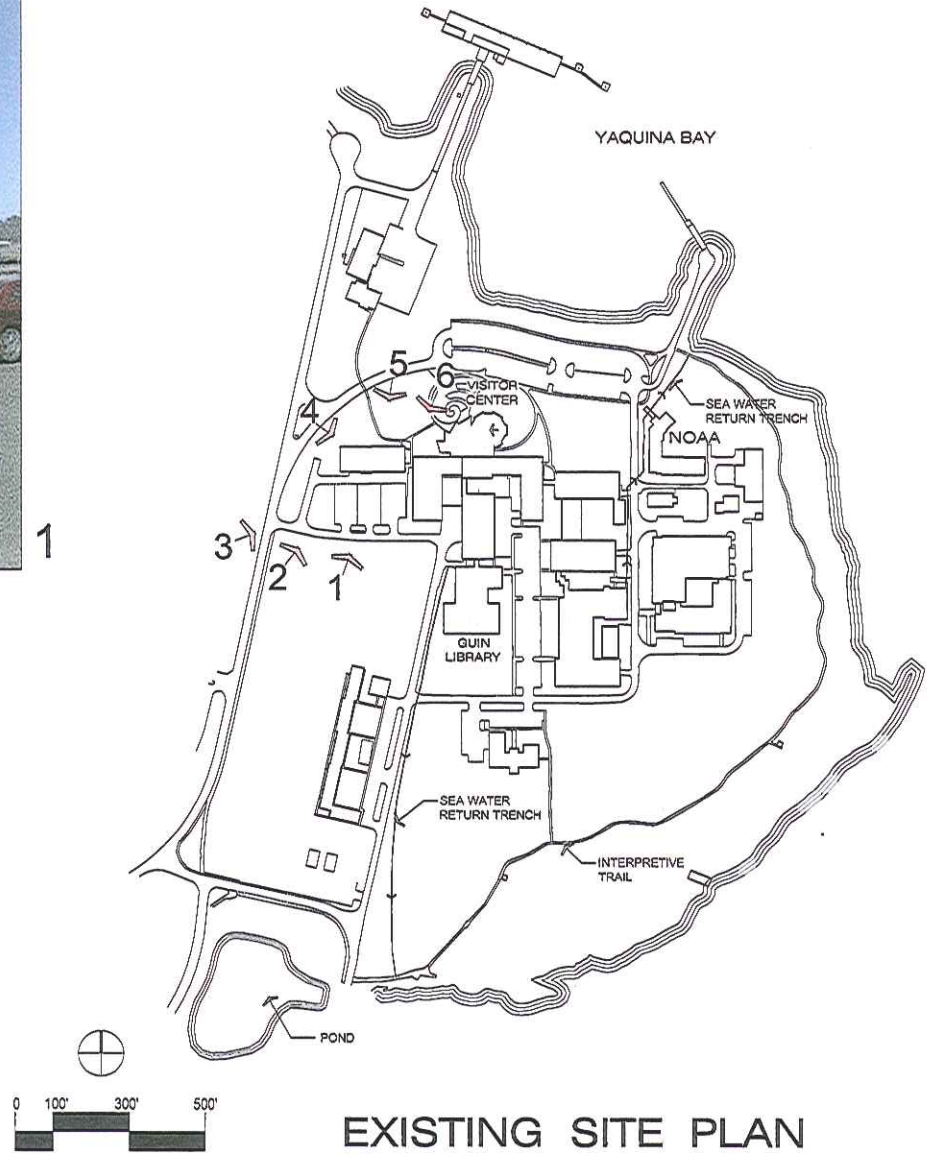
Access to the site is via an existing driveway to the south of this facility which connects to Marine Science Drive, and is linked to the general campus circulation system.

Directly to the south of the ODF&W building is an existing paved parking area which accommodates approximately 60 cars. A delivery lane is located between the building and this parking area. To the south of this parking area there is a wooded sand-dune area which is often used as an informal overflow parking area and dog-run.

1



2



EXISTING SITE PLAN

SITE PHOTOGRAPHS
ODF&W BUILDING

HATFIELD MARINE SCIENCE CENTER

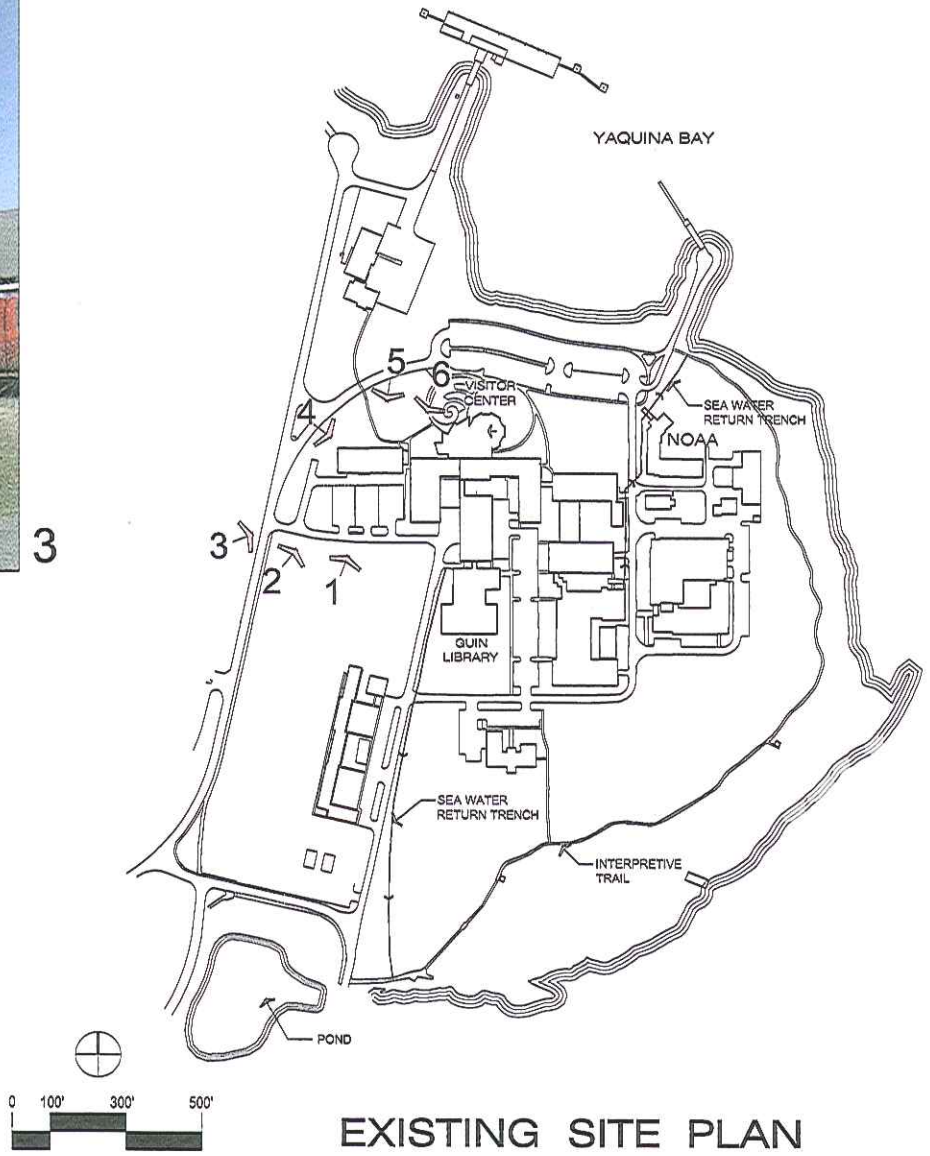
OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

JUNE, 2007

gLAs Architects, LLC

3

4



EXISTING SITE PLAN

SITE PHOTOGRAPHS
ODF&W BUILDING

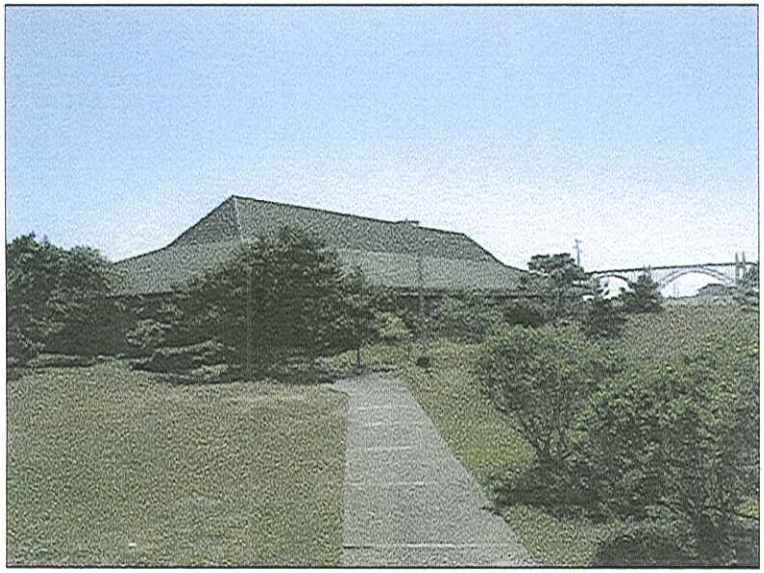
HATFIELD MARINE SCIENCE CENTER

OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

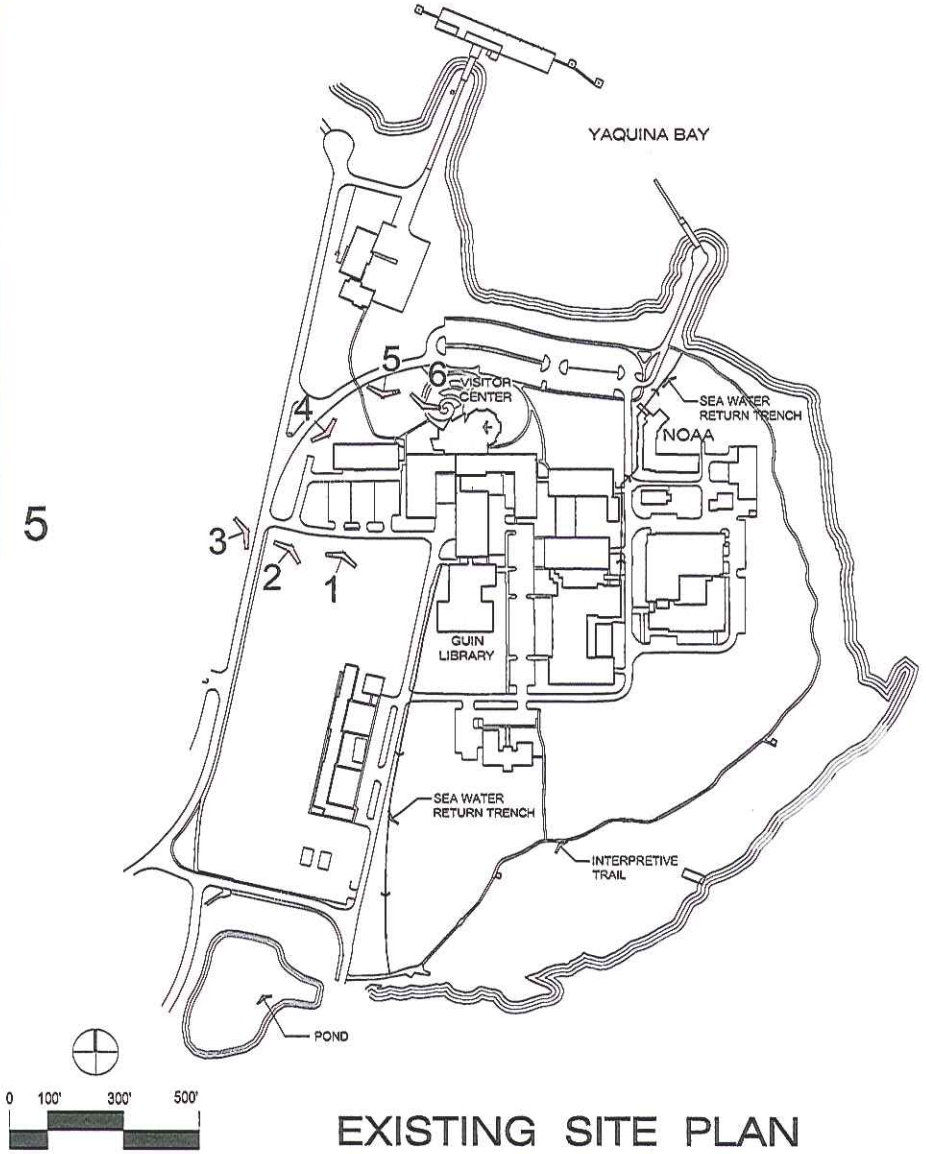
JUNE, 2007

gLAs Architects, LLC

5



6



EXISTING SITE PLAN

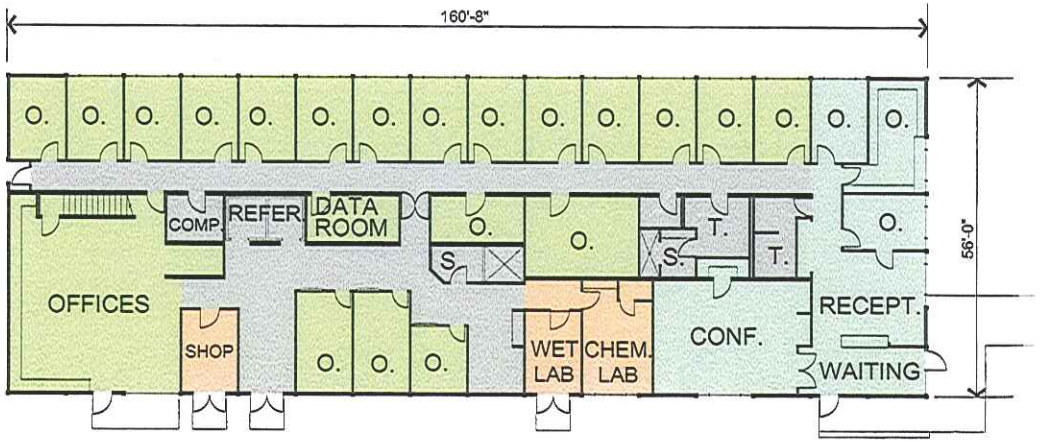
SITE PHOTOGRAPHS
ODF&W BUILDING

HATFIELD MARINE SCIENCE CENTER

OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

JUNE, 2007

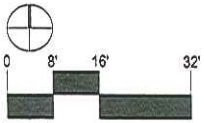
gLAs Architects, LLC



ODF&W BUILDING EXISTING FLOOR PLAN

EXISTING BUILDING AREA .....8,997 SQ. FT.

O=OFFICE
T=TOILET ROOMS
S=SHOWERS



HATFIELD MARINE SCIENCE CENTER

OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

JUNE, 2007

gLAs Architects, LLC

ANTICIPATED FUTURE DEVELOPMENT

ATICIPATED FUTURE DEVELOPMENT

Future HMSC improvements in the vicinity of the ODF&W building include a new two-story 28,000 sq. ft. Aquarium Science Building for Oregon Coast Community College (OCCC), proposed for construction within the next couple of years at a site located to the southeast of ODF&W, directly west of Guinn Library. The OCCC facility is likely to generate a code requirement for approximately 56 parking spaces, to be accommodated in the area directly west of their proposed building site and south of ODF&W. There have also been discussions of developing parking facilities in this area which would serve as additional parking for the overall campus.

Another potential future development in the vicinity of the ODF&W site is a proposed two-story 40,000 sq. ft. Marine Mammal Research Facility which may be constructed directly south of the Guin Library. Parking for this facility may be provided through the proposed parking area to the south of ODF&W which is described above; and/or development of a new parking lot to the east of the U.S. Fish and Wildlife building.

A conceptual planning study has also been completed for a two-story 20,000 sq. ft. Youth and Family Marine Education Building, which is likely to be located to the east of the Visitor's Center. Parking for this facility would be accommodated within the public parking area to the north and east of ODF&W; and by the HMSC general campus parking facility expansion program.

SPACE PROGRAM

ODFW Newport Building Needs Summary

5/23/2007

Current Plus Projected Staff by General Program and DAS Space Category

	DAS Space Category					
Program	A	B	C	D	Total	
Admin	2	6	3		11	
Fish Mgt	4	15			19	
Data/ Sampling	4	19		2	25	
Research	4	14		1	19	
Shellfish	4	13		1	18	
NCWD/ PST	1	22		3	26	
Total	19	89	3	7	118	118

Existing Building Office Space Summary

Space Type	# spaces or staff	
Spaces in individual offices	38	in 20 separate offices
Computer room	4	
Cubicles	8	
Total	50	

Staff Needs Summary

Staff	Total Number	DAS Space Category* A	B	C	D	Admin	Fish Mgt	Data/ Sampling	Research	Shellfish	NCWD/ PST
Current Staff											
Marine Resources Program											
Permanent	38	12	23	3		8	11	10	6	3	
Seasonal	7		6		1			3	3	1	
Contract	6		6				2	4			
North Coast Watershed District and PST	16	1	15								16
		13	50	3	1	8	13	17	9	4	16
Anticipated New Staff											
Marine Resources Program											
Additional planned staff during summer 2007	2		2						1	1	
MRP Newport positions from POP's (permanen	4	1	3					1		3	
MRP Newport positions from POP's (LD)	10	1	9					3		7	
MRP positions for conservation strategy implen	14	2	12			3	4	1	6		
North Coast Watershed District and PST											
NCWD Newport positions from POP's (LD)	1		1								1
NCWD positions for conservation strategy impl	2		2								2
Anticipated new PST needs	2		2								2
Either Program											
Unanticipated Future Positions	10	2	8				2	2	2	2	2
Rotating/Shared/Transient seasonal/visitor spa	6				6			1	1	1	3
Summary Totals											
Current Staff											
Marine Resource Program	51	12	35	3	1	8	13	17	9	4	0
NCWD/PST	16	1	15	0	0	0	0	0	0	0	16
Total Current	67	13	50	3	1	8	13	17	9	4	16
Additional Future Staff											
Marine Resource Program	30	4	26	0	0	3	4	5	7	11	0
NCWD/PST	5	0	5	0	0	0	0	0	0	0	5
Either Program	16	2	8	0	6	0	2	3	3	3	5
Total Additional Future Staff	51	6	39	0	6	3	6	8	10	14	10
Total Current Staff Plus Future Staff	118	19	89	3	7	11	19	25	19	18	26

*** DAS space needs specifications**

Space Category	Max. Sq. Ft. per Employee: Systems Furniture	Conventional Furniture
A - Manager (assume individual office per employee)		150
B - Professional/Technical	64	100
C - Support Staff	48 or 64	80
D - Field Worker/Data Entry	36 or48	50

Other Building Needs

Equipment Staging

space needs	Current building's garage area at a minimum (approx. 750 sq. ft)
configuration	Needs garage door to outside, ideally leading to covered outdoor work area; needs to accommodate truck/trailer circulation to garage/work area

Storage

space needs	Approx. 1000 sq. ft.

Meeting Rooms

current building	One room at 540 sq. ft.
building addition	One 8-person room at 170 sq. ft. and One 12-person room at 230 sq. ft.

Break Room

space needs	300 sq. ft.

Lab Space

1) Double the current wet lab space to approx. 120 square feet. Wet lab should have twin counter tops, with space for buckets of fish, multiple sampling projects occurring simultaneously, and the space to hose down and clean an area while still storing some supplies in the room.

2) The chem. Lab could remain as is (240 sq ft), but it should not be a place where people spend their day aging otoliths or doing computer work. The hood may be upgraded, but it is OK now. The lab should have a space for analytical balances, dissecting scopes with cameras etc.

3) There should be a dry, chemical free otoliths aging space, with storage facility for otoliths or genetics samples. Maybe the size of a current office (about 150 sq ft).

4) For lab experiments and staging, a large flexible space is most useful. This would be a room, approx 40x60 feet, that would have seawater, a chiller, head tank, floor drains, and tall ceilings with hoists for moving or loading heavy equipment. It should have a garage door so a fork lift could enter the room, move big tanks around, and would also have the ability to shelter experimental tanks from weather while providing light, temperature control, and freshwater and seawater for a flexible number and size range of tanks. We currently have tanks we would move into this room to gain control of the tank environment. This space would then be configurable for adult fish holding and

Shop Space

General purpose wood/metal shop	approx 450 sq. ft.
Electronics shop (separate from general shop)	approx 200 sq. ft.

Walk In Freezer

current building	84 sq ft.
additional freezers (walk in or floor space for ch	84 sq ft.

Other Rooms/Spaces

Computer Server Room	150 sq. ft.
Printer/copier/fax room(s)	would need one in existing bldg,, and one on each floor of addition
Library/map room	400 sq. ft.
Gear rinsing/drying area	300 sq. ft. ideally, this would have changing/shower rooms associated with it

Parking

Sized and configured to accommodate planned staff numbers, approx. 30 state vehicles, and several visitor/customer spaces

Notes:
- MRP = Marine Resources Program; NCWD = North Coast Watershed District; PST = Pacific Salmon Treaty; POP = Program Option Package (funding proposal)
- The 11 Limited Duration (LD) positions will likely be gone by the time a new building is in place. Do we need to plan for them?
- Room square footages listed above are suggestions, and require architectural review.

June 6, 2007

Hatfield Marine Science Center
Oregon Dept. of Fish & Wildlife
gLAs Project No. 07061

SPACE PROGRAM

OFFICES	Qty.	Space Std.	Area
Administrative:			
Category A, Manager: (Enclosed Office)	2	150 s.f.	300
Category B, Prof./Tech.: (Systems Furniture)	6	64	384
Category C, Support Staff: (Systems Furniture)	3	64	192
Category D, Field Worker/Data Entry: (Systems Furniture)	0		0
Subtotal:			876 s.f.
Data/Sampling:			
Category A, Manager: (Enclosed Office)	4	150 s.f.	600
Category B, Prof./Tech.: (Systems Furniture)	19	64	1,216
Category C, Support Staff: (Systems Furniture)	0		0
Category D, Field Worker/Data Entry: (Systems Furniture)	2	48	96
Subtotal:			1,912 s.f.
Research:			
Category A, Manager: (Enclosed Office)	4	150 s.f.	600
Category B, Prof./Tech.: (Systems Furniture)	14	64	896
Category C, Support Staff: (Systems Furniture)	0		0
Category D, Field Worker/Data Entry: (Systems Furniture)	1	48	48
Subtotal:			1,544 s.f.
Shellfish:			
Category A, Manager: (Enclosed Office)	4	150 s.f.	600
Category B, Prof./Tech.: (Systems Furniture)	13	64	832
Category C, Support Staff: (Systems Furniture)	0		0
Category D, Field Worker/Data Entry: (Systems Furniture)	1	48	48
Subtotal:			1,480 s.f.

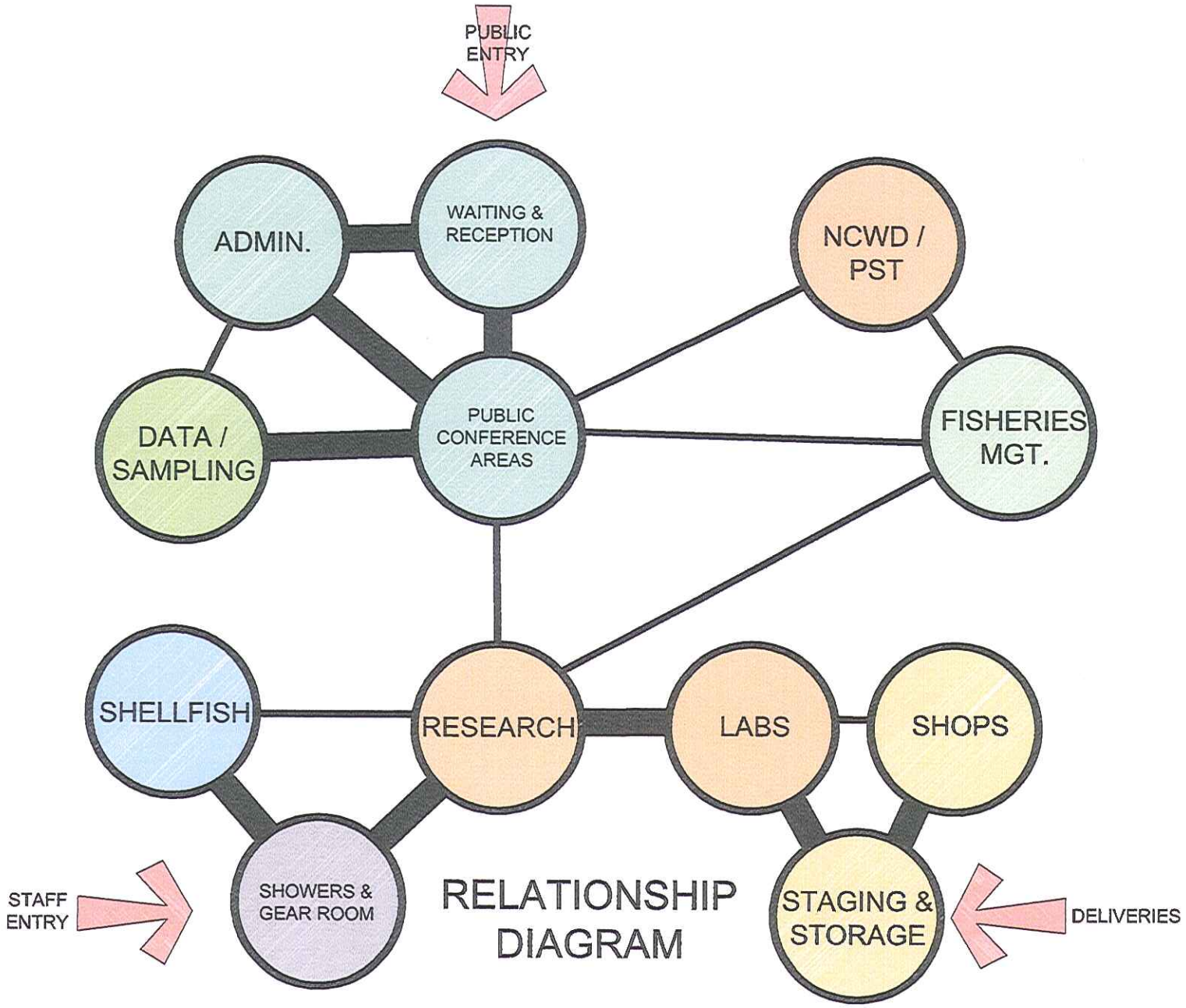
Fisheries Mgt.:			
Category A, Manager: (Enclosed Office)	4	150 s.f.	600
Category B, Prof./Tech.: (Systems Furniture)	15	64	960
Category C, Support Staff: (Systems Furniture)	0		0
Category D, Field Worker/Data Entry: (Systems Furniture)	0		0
Subtotal:			1,560 s.f.
NCWD/PST:			
Category A, Manager: (Enclosed Office)	1	150 s.f.	150
Category B, Prof./Tech.: (Systems Furniture)	22	64	1,408
Category C, Support Staff: (Systems Furniture)	0		0
Category D, Field Worker/Data Entry: (Systems Furniture)	3	48	144
Subtotal:			1,702 s.f.
EQUIPMENT STAGING	1	750	750 s.f.
STORAGE (Excluding existing attic storage space)		1,000	1,000 s.f.
MEETING ROOMS			
Existing:	1	540	540
Proposed:	2	170	340
Proposed:	1	230	230
Subtotal:			1,110 s.f.
BREAK ROOM	1	300	300 s.f.
LABORATORY SPACE			
Wet Lab.:	1	300	300
Chem. Lab. (existing):	1	240	240
Otoliths Aging Space: (well ventilated, enclosed)	1	150	150
Flex Space (40' x 60'): (12 ft. ceiling height)	1	2,400	2,400 s.f.
Subtotal:			3,090 s.f.
SHOP SPACE			
Gen. Purpose Wood/Metal Shop:	1	450	450
Electronics Shop:	1	200	200
Subtotal:			650 s.f.
WALK-IN FREEZER			
Existing:	1	84	84
Proposed:	1	84	84
Subtotal:			168 s.f.

OTHER			
Computer Server Room:	1	150	150
Printer/Copier/Fax Room(s):	3	150	450
Library/Map Room:	1	400	400
Gear rinsing/drying area: (with showers)	1	300	300
Waiting Room:	1	200	200
Subtotal:			1,500 s.f.

SUMMARY	
Net Area:	17,642
Support Area (50%):	8,821
Total:	26,463 s.f.
Existing Building Area: (56' x 160.67')	8,998
Proposed Expansion:	17,465
Total:	26,463 s.f.

SITE PROGRAM
Hazardous Storage Shed
Parking

Staff:	118
State:	30
Total:	148



RELATIONSHIP DIAGRAM

HATFIELD MARINE SCIENCE CENTER

OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

JUNE, 2007

gLAs Architects, LLC

SITE EVALUATION

SITE EVALUATION

Because of critical adjacency needs, it is felt that additional space should be provided as an addition to the existing building, rather than as a separate stand-alone facility.

Because of the need to preserve a view of the Yaquina Bay Bridge from the Visitor Center, it is essential that any new construction not project beyond the north wall of the existing building. Growth to the west is limited by Marine Science Drive, located approximately 100 feet to the west of the existing building.

The area to the south may be available for expansion, subject to approval of the HMSC Campus Planning Committee. The only physical obstacles appear to be the displacement of existing parking facilities and the presence of an existing electrical transformer near the southwest building corner. Given the anticipated size of the expansion, it is likely that the existing transformer would need to be replaced regardless.

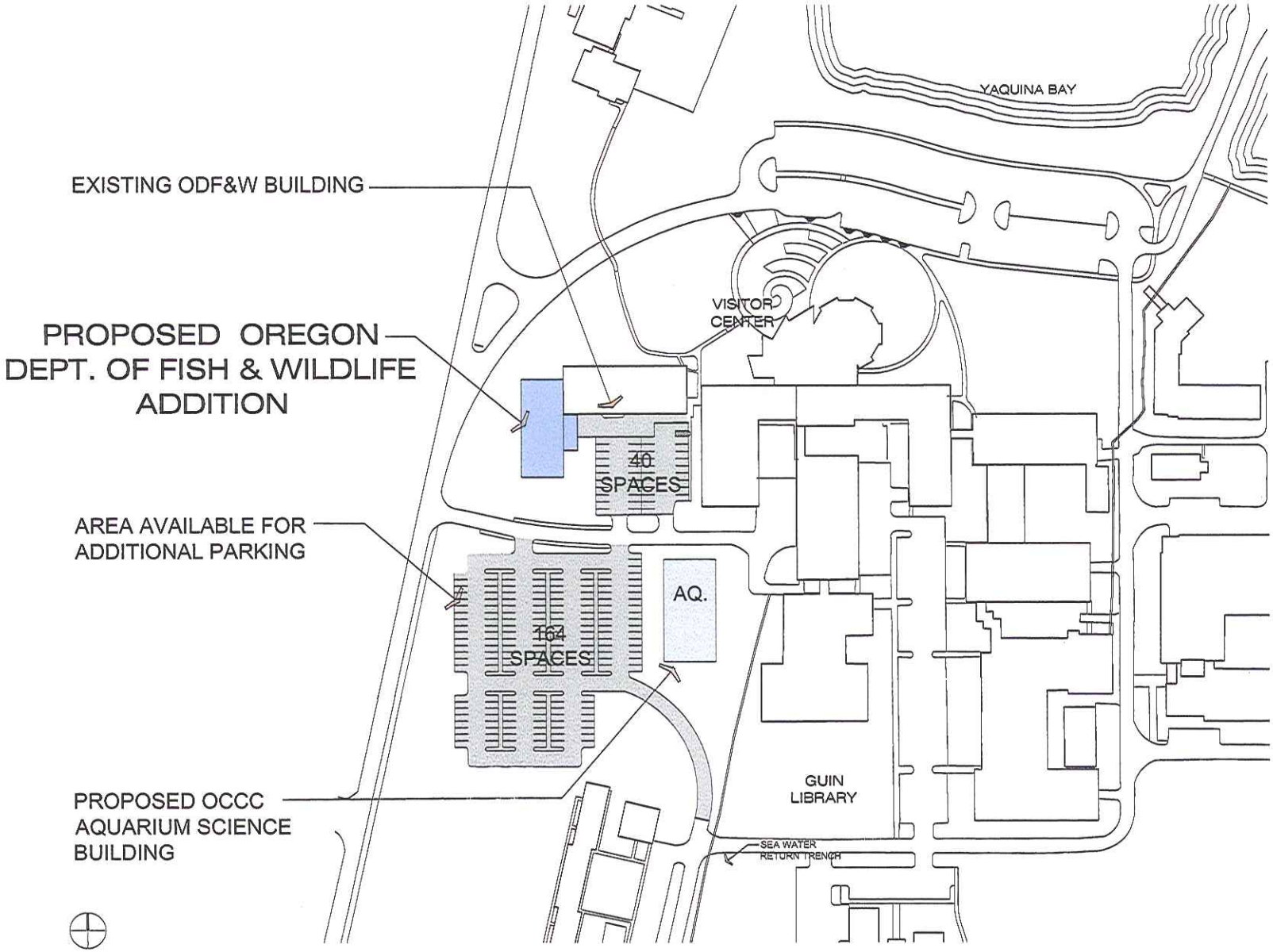
This study identifies the area to the south and west of the existing building for a proposed two-story addition approximately 17,500 sq. ft. in area. There appears to be remaining parking area to accommodate approximately 40 parking spaces. The remaining 108 parking spaces would need to be accommodated elsewhere.

Parking is critical to all facilities at HMSC. There is a concern that the growth of ODF&W facilities will consume existing and planned parking areas at the west end of the campus. A new Aquarium Science Building for Oregon Coast Community College is planned for the area directly west of Guin Library, and an initial conceptual planning study has been completed for a new Marine Mammal Research Building to be constructed directly south of Guin Library. Although new parking areas are projected for the southwest and southeast areas of the campus, it is clear that parking is going to become increasingly problematic as this side of the campus continues to be developed.

To help alleviate these concerns, it may be possible to lease property owned by the Port of Newport which is located at the west side of Marine Science Drive. This area could then be developed as a parking facility which would accommodate ODF&W growth. This option is identified as Option B on the attached drawings.

Another planning option which was considered by the planning committee would be to construct a new building on the Port of Newport property. Because of critical adjacencies, a new facility on this site would need to be sized to accommodate all ODF&W functions; and the existing building would then assumably be converted to other uses. This option is described as Option C on the attached drawings.

It should be noted that Oregon State University and Hatfield Marine Science Center are in the process of developing a campus master plan. The Design Team acknowledges that final siting of any new facilities is subject to the processes and planning criteria described under the HMSC Master Plan.



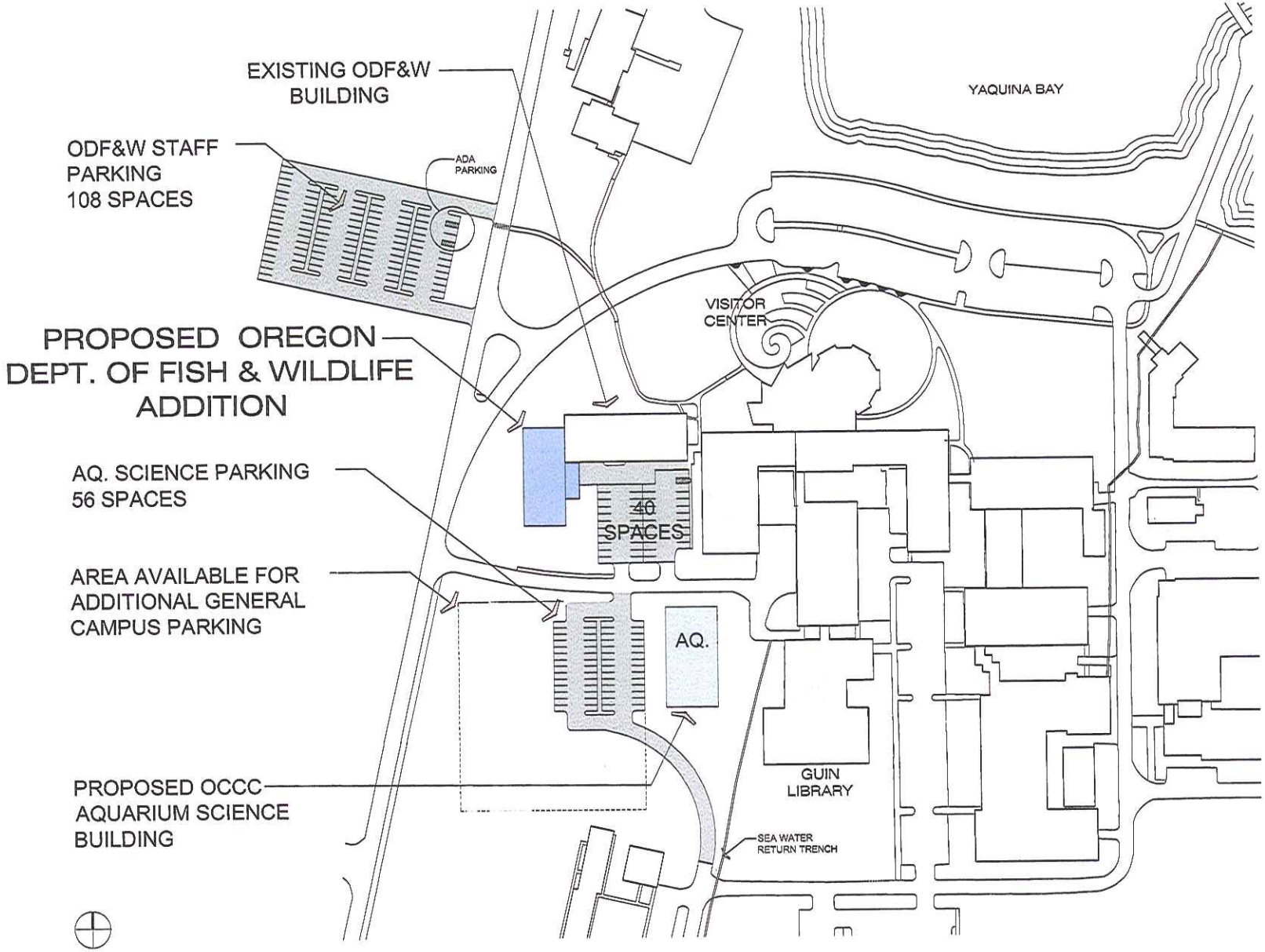
SITE OPTION "A"

HATFIELD MARINE SCIENCE CENTER

OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

JUNE, 2007

gLAs Architects, LLC



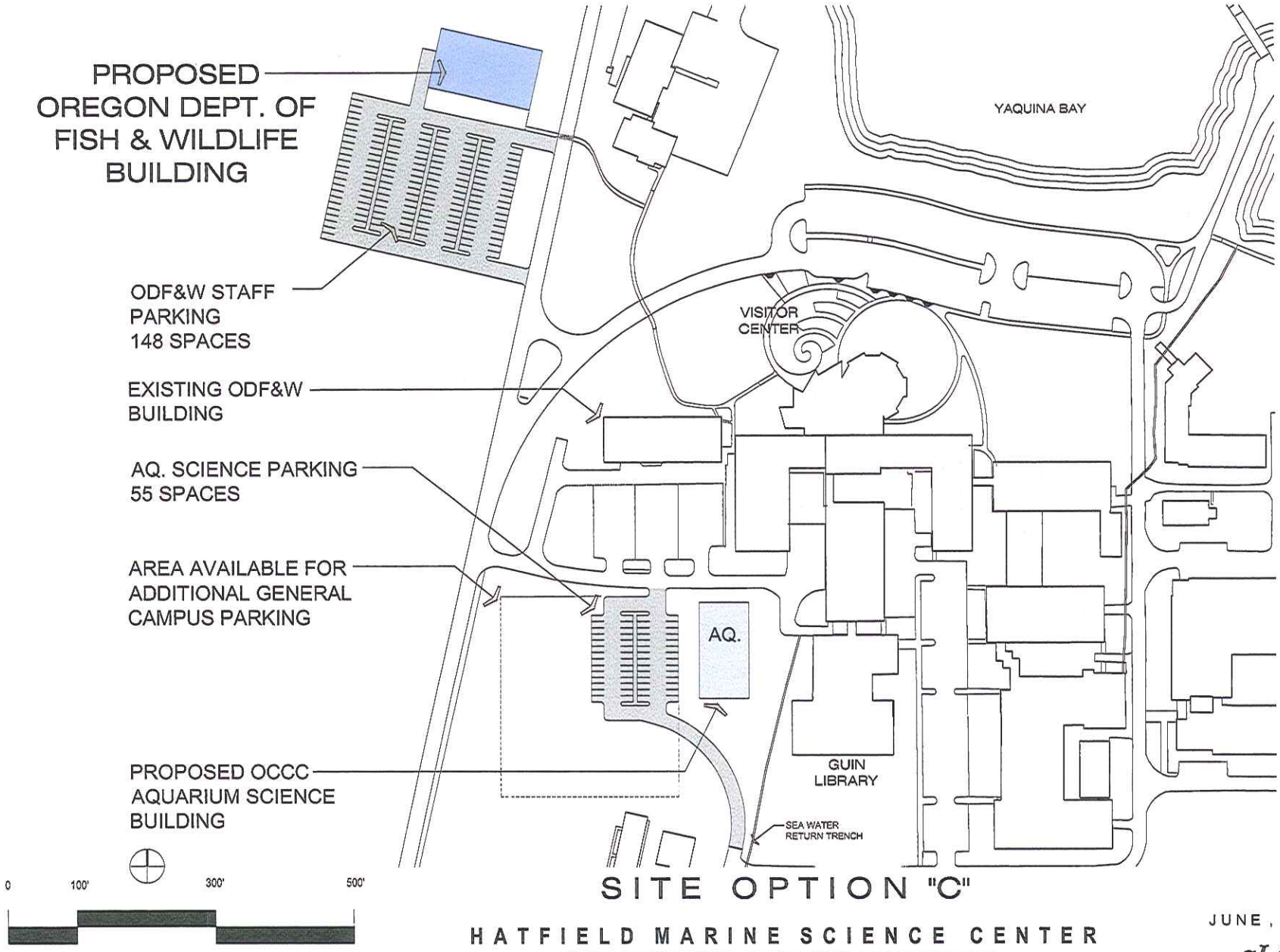
SITE OPTION "B"

HATFIELD MARINE SCIENCE CENTER

OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

JUNE, 2007

gLAs Architects, LLC



SITE OPTION "C"

HATFIELD MARINE SCIENCE CENTER

OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

JUNE, 2007

gLAs Architects, LLC

DESCRIPTION OF PROPOSED FACILITY

DESCRIPTION OF PROPOSED FACILITY

The proposed design is for a two-story facility attached to the west end of the existing building and oriented north-south. This L-shaped configuration repeats a pattern found elsewhere on the HMSC campus and forms a semi-enclosed parking plaza which accommodates 39 cars. The area of the proposed two-story addition is projected to be approximately 17,326 sq. ft., for a total ODF&W facility of 26,324 sq. ft. including the existing 8,998 sq. ft. building.

The existing building is proposed to be remodeled, with additional conference space and expanded laboratory areas. This renovation is intended to restore the laboratory facilities and single-occupancy offices which were available when the building was initially occupied. The laboratories occur in an area of the building which is served by an existing marine water trench, and where desirable high-ceiling spaces are present. The planned addition would link to the existing corridor, and the second floor would be accessed by a connecting elevator and two stairways.

Office spaces are arranged based upon programmed adjacency requirements, with open office cubicles generally clustered around enclosed manager's offices and shared workroom and conferencing spaces.

A single-story delivery, staging, and storage area is located at the ground floor, directly adjacent to laboratory and shop areas. This storage area is served by an overhead door and winch to facilitate deliveries.

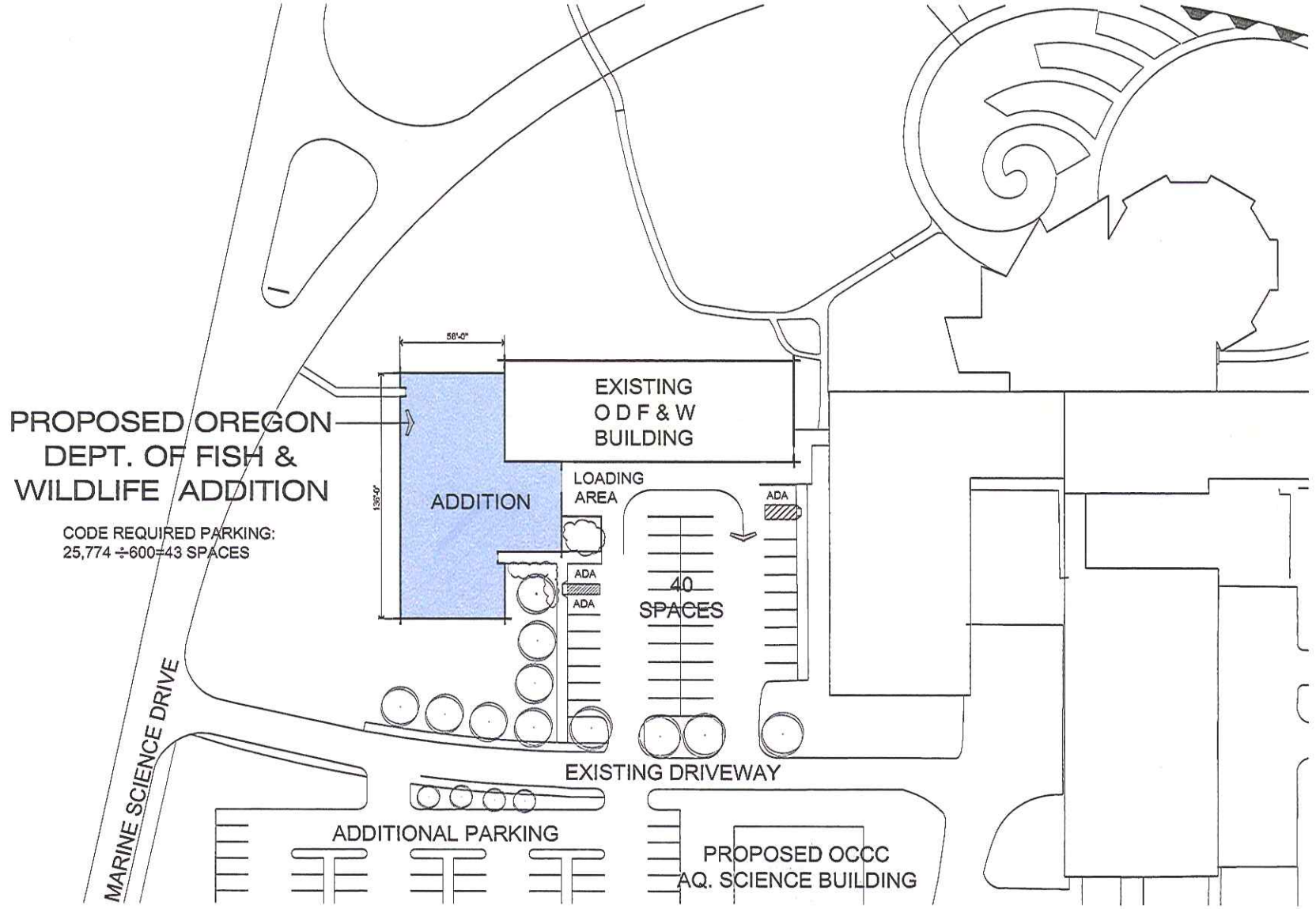
Most new office and conference spaces would be oriented to the west, with an enviable view of the Yaquina Bay Bridge.

The overall building form would be consistent with the established campus aesthetic, with a sloping hipped-roof configuration with concrete tile; and precast concrete exterior walls. The precast concrete walls would include decorative exposed aggregate patterning, similar to other HMSC buildings. Windows and doors are envisioned as anodized aluminum.

A connecting walkway is proposed to connect adjacent parking facilities to the south, and possibly to the north.

Although not projected as part of the programming process, there would be site area available for additional future expansion to the south of the proposed addition.

The facility will be designed with the intent of meeting the State of Oregon SEED energy efficiency standards; and possibly also LEED Silver or better standards. Recent legislation would also require a 1 1/2% budgetary allocation for utilization of solar energy systems. The State of Oregon Percent for Art program would also apply.



ENLARGED PLAN OF POTENTIAL BUILDING SITE OPTIONS "A" & "B"

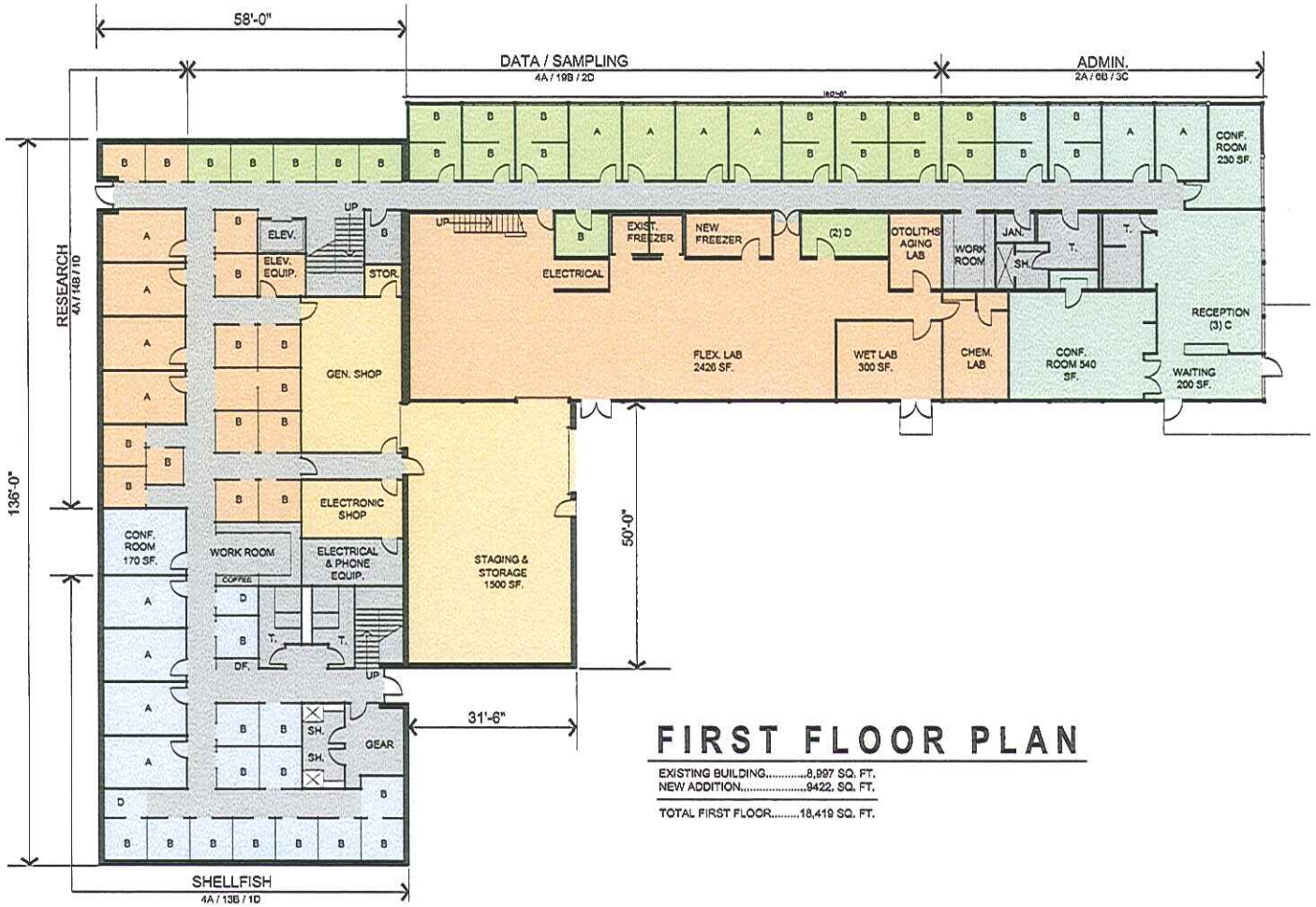
0 20' 60' 100'

HATFIELD MARINE SCIENCE CENTER

OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

JUNE, 2007

gLAs Architects, LLC



FIRST FLOOR PLAN

EXISTING BUILDING.....8,997 SQ. FT.
NEW ADDITION.....9422. SQ. FT.

TOTAL FIRST FLOOR.....18,419 SQ. FT.

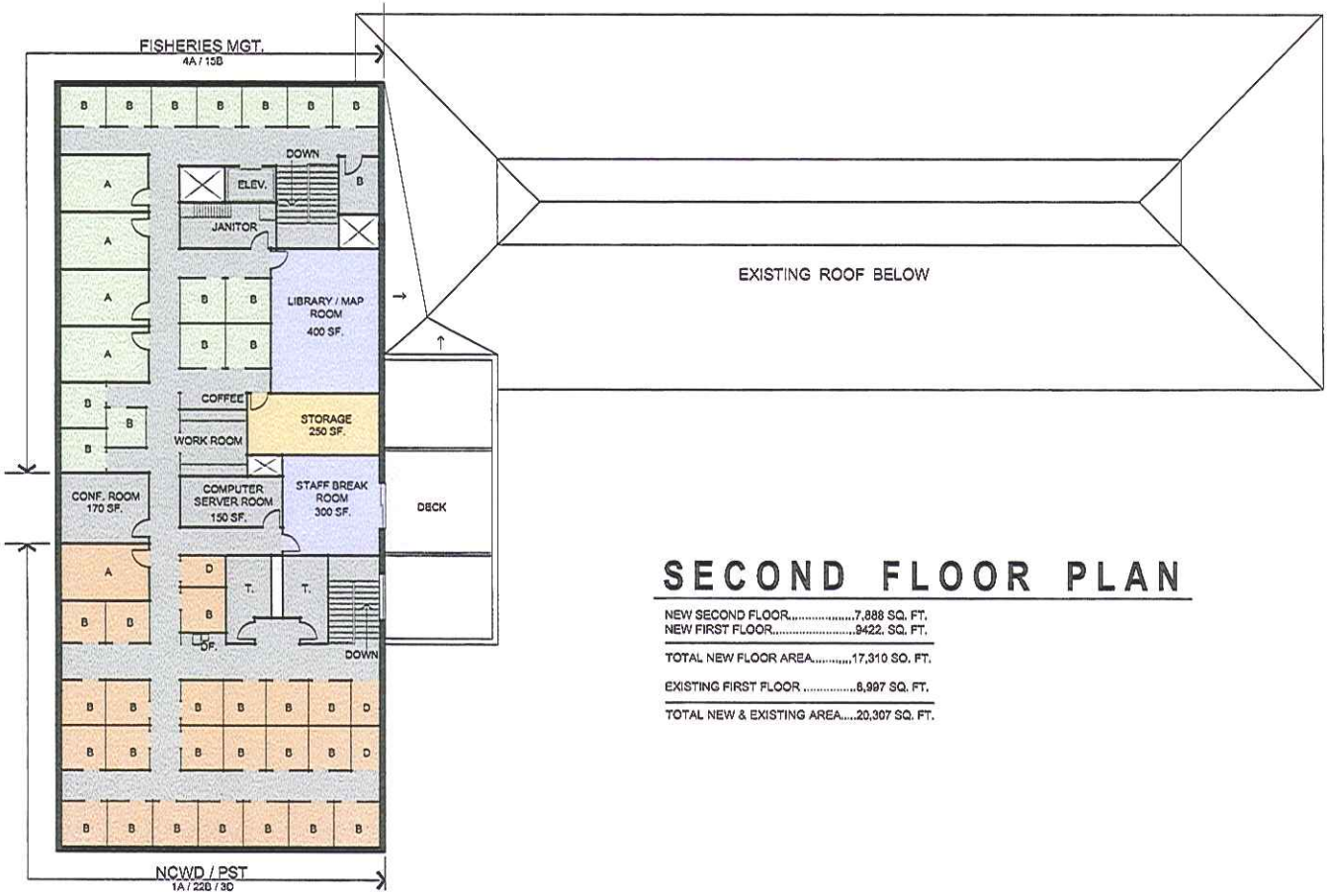
0 8' 16' 32'

HATFIELD MARINE SCIENCE CENTER

OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

JUNE, 2007

gLAs Architects, LLC



SECOND FLOOR PLAN

NEW SECOND FLOOR.....7,888 SQ. FT.
NEW FIRST FLOOR.....9422. SQ. FT.

TOTAL NEW FLOOR AREA.....17,310 SQ. FT.

EXISTING FIRST FLOOR .....8,997 SQ. FT.

TOTAL NEW & EXISTING AREA....20,307 SQ. FT.

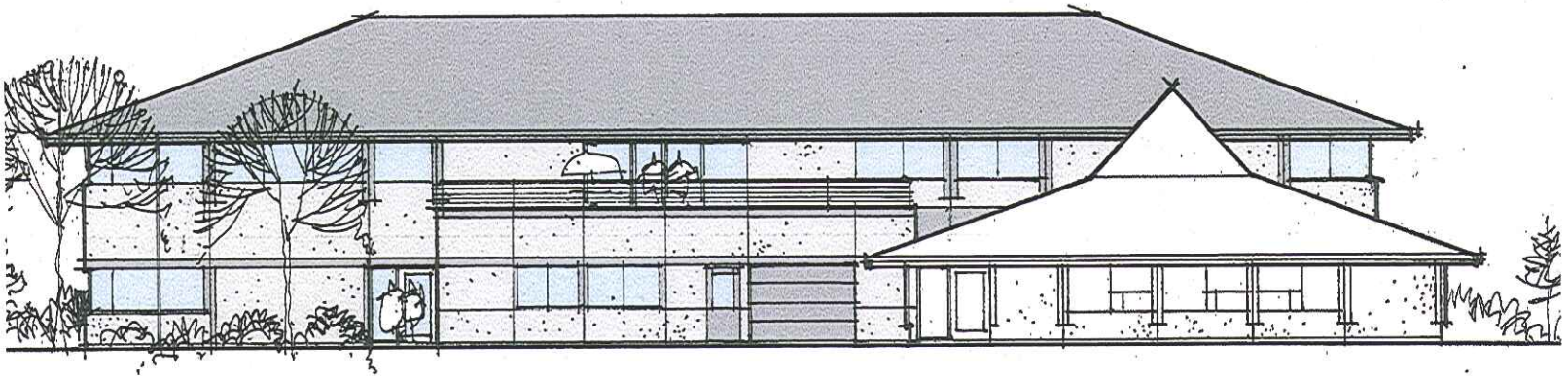
0 8' 16' 32'

HATFIELD MARINE SCIENCE CENTER

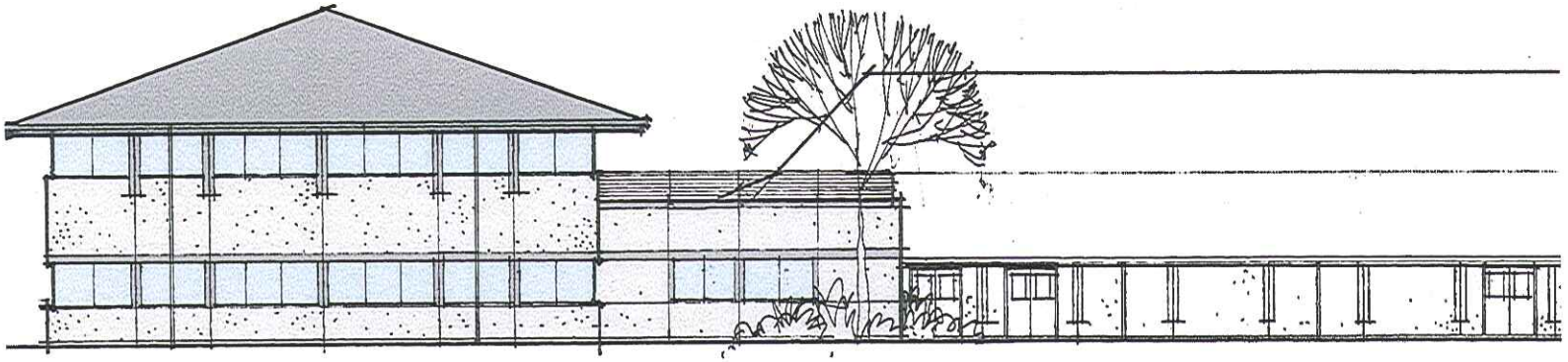
OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

JUNE, 2007

gLAs Architects, LLC



EAST ELEVATION



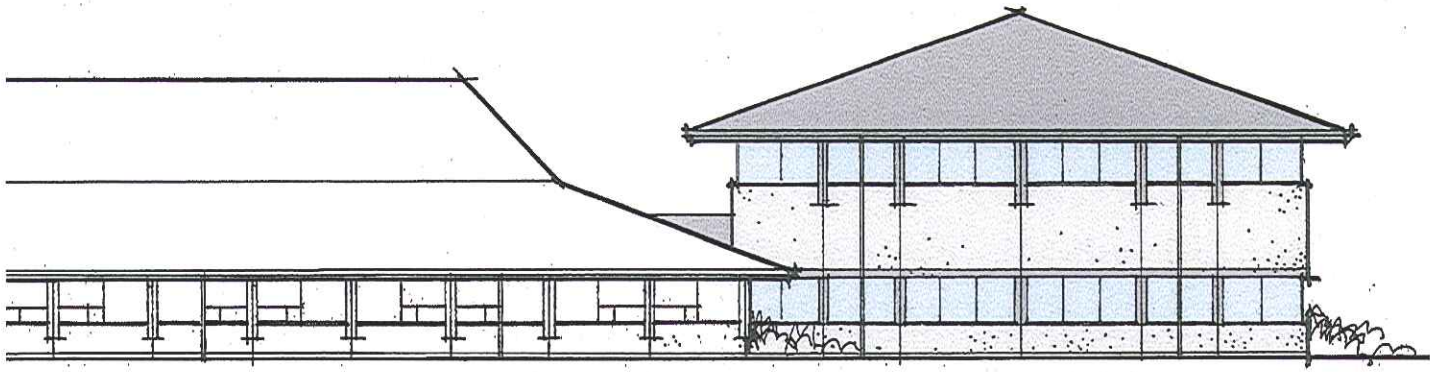
SOUTH ELEVATION

HATFIELD MARINE SCIENCE CENTER

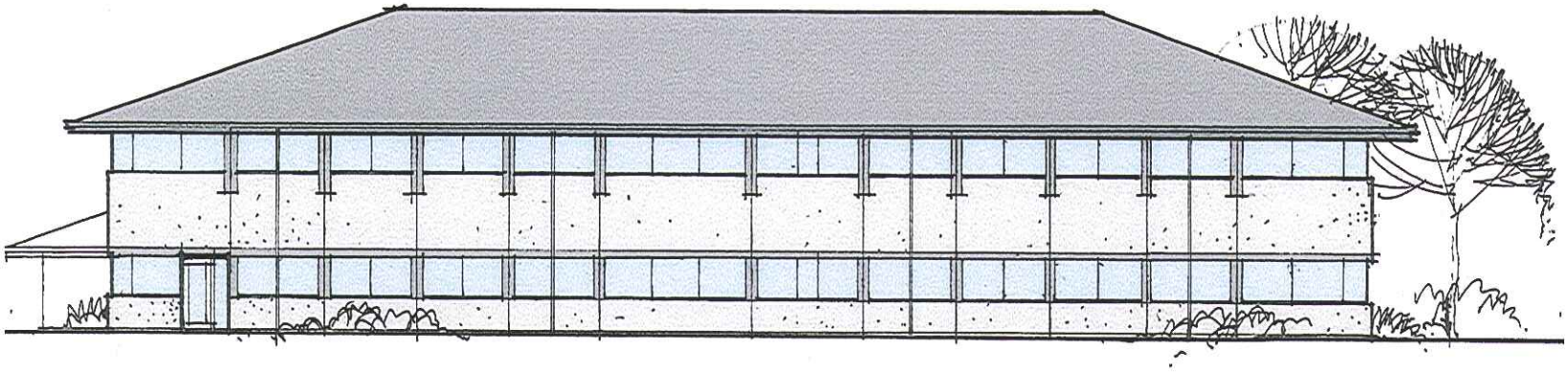
OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

JUNE, 2007

gLAs Architects, LLC



NORTH ELEVATION



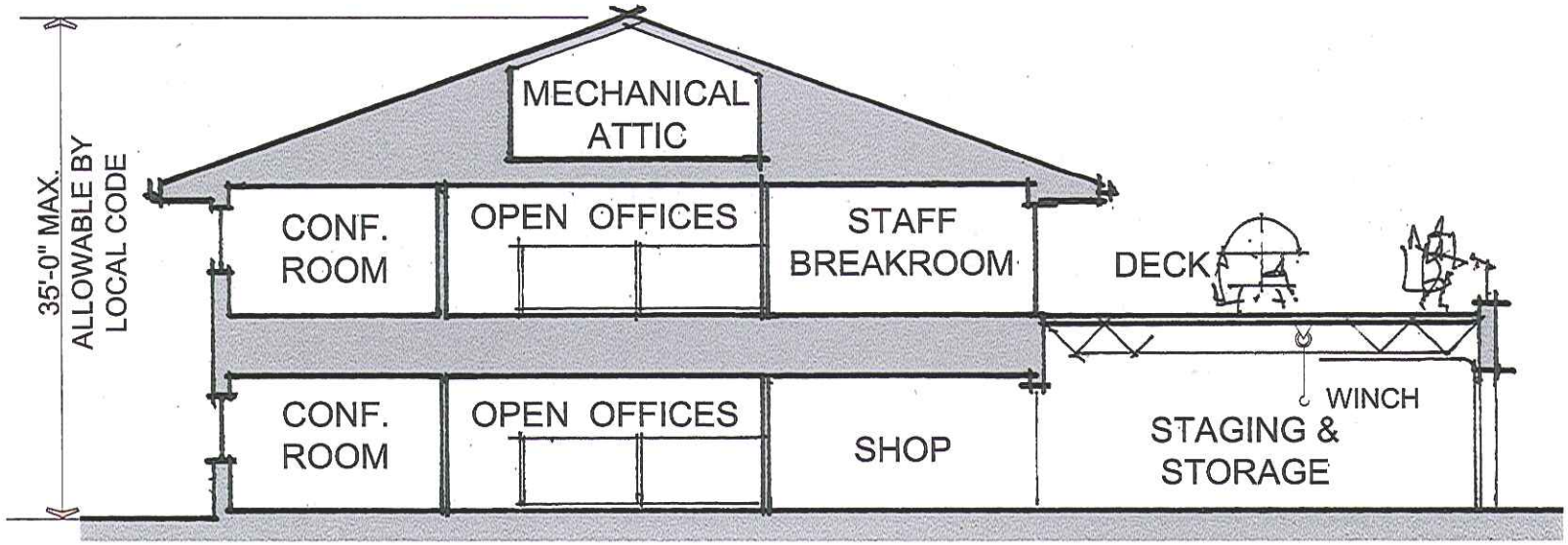
WEST ELEVATION

HATFIELD MARINE SCIENCE CENTER

OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

JUNE, 2007

gLAs Architects, LLC



SECTION LOOKING NORTH

HATFIELD MARINE SCIENCE CENTER

OREGON DEPARTMENT OF FISH & WILDLIFE BUILDING

JUNE, 2007

gLAs Architects, LLC

ANTICIPATED PROJECT COST

ANTICIPATED PROJECT COST

There are three primary components to the construction cost of this project; remodeling of the existing building, the new building addition, and the provision of a new parking lot. Development cost per square foot for the new parking lot will be similar regardless of which of the locations being considered are selected.

Although an engineering evaluation of the existing building structural, mechanical, and electrical systems has not been completed, and is not a part of this planning study, it is likely that some degree of upgrading will be required. As proposed, the reconfiguration of space within the facility is relatively minor. We have allocated a budgetary allowance of $300,000 for this renovation.

Direct construction cost for the new building addition is anticipated to currently be in the range of $265 per square foot. The actual cost of the facility will be largely dependent upon more detailed decisions related to the type of construction, sustainable and energy efficient design strategies, interior finishes, the extent of built-in equipment, the selection of mechanical and electrical systems, the extent of site development, the bidding climate at the time of construction, weather impacts, soil conditions, etc. It is likely that soil conditions will require the foundations to bear on pilings. Oregon Structural Specialty Code seismic zone 4 lateral load resistance requirements will also impact overall project costs.

The cost for a new 108 space parking lot is likely to be similar, regardless of which location is selected. We project a need for a parking lot of 46,000 sq. ft. in size, with asphalt paving, landscaping and lighting.

In addition to the direct construction cost of these components, there should be an additional 30% "soft cost" allocation for design and engineering; commissioning; testing and balancing; special inspections; City plan review, building permit and systems development fees; furnishings; equipment; and administrative costs.

The following is a summery of projected project costs for the site options considered in this report:

SITE OPTIONS A AND B:

Renovation allowance:	$ 300,000
New building addition:	
17,326 sq. ft. x $265 =	$4,591,390
Parking lot (108 spaces)	
46,000 sq. ft. x $7.50 =	$ 345,000
Subtotal: Direct construction cost:	$5,236,390
Soft cost allowance (30%):	$1,570,917
Total project cost:	$6,807,307

SITE OPTION C

As a comparison, the cost of a new facility constructed on either the adjacent Port of Newport property or elsewhere in the Newport community with a 148 space parking lot would be summarized as follows:

New building construction:	
26,324 s.f. x $265 =	$6,975,860
Parking lot (148 spaces)	
60,000 s.f. x $7.50 =	$ 450,000
Subtotal: Direct construction cost:	$7,425,860
Soft cost allowance (30%):	$2,227,758
Total project cost:	$9,653,618

Because the schedule for this project is currently undetermined, it is difficult to project the impact of future inflationary pressures. In general, a factor of at least 6 to 7 percent should be applied to allow for expected annual inflation, beginning in January of 2008.