**Office Building (12,700 sq ft)**

**Community Programs/Education space (1230 sq ft)**

*Primary Function(s):* Offices for education staff.

*Alternative Function(s):* classroom functions as a meeting space,

*Number/Size:* Two 100 sq ft private offices, one 250 sq ft shared office, one 500 sq ft classroom, 30% of net space for halls etc.

*Justification and Assumptions:* Private offices will be for the community program director and program manager. The shared office is for education specialists and interns. The classroom supports education activities and serves as a meeting space.

**Research space (6,100 sq ft)**

*Primary Function(s):* Office and laboratory spaces for staff and visiting researchers.

*Alternative Function(s):* Dry storage, equipment repair, additional education space, meeting space, rental space

*Number/Size:* Twelve 100 sq ft private offices, four 250 sq ft shared offices, One 400 sq ft chemistry lab, One 400 sq ft dry lab, two 400 sq ft wet lab, two 120 sq ft lab, One 400 sq ft sample storage area, two 120 sq ft restrooms, 30% of net space for halls etc.

*Justification and Assumptions:* The offices will hold 9 full-time staff (assumes increasing from the 4 currently using offices) and 3 for visiting researchers. Each 250 sq ft office will hold up to four technicians or interns (approximate size of existing shared offices, of which one is currently occupied by full time staff and ½ by seasonal staff). The chemistry labs (wet and dry) will separate equipment from potential sources of contamination from sample preparation areas. Another wet and dry lab will be for other projects (current need is for fish processing). The small labs are for tasks that require isolation, such as chlorophyll analysis that needs to be done in the dark. All labs will be designed to be as flexible as possible to allow shifting uses.

**Administrative/shared space (5,370 sq ft)**

*Primary Function(s):* Main entrance and visitor area, offices for administrative staff, space to lease to partner organizations.

*Alternative Function(s):* Dry storage, equipment repair, additional education space, meeting space

*Number/Size:* One 400 sq ft lobby, Two 150 sq ft private offices, One 250 sq ft Finance office, One 150 sq ft development office, One 120 sq ft OSRI office, One 200 sq ft conference room, One 200 sq ft breakroom, Two 120 sq ft restrooms, 300 sq ft mechanical space, 300 sq ft storage and janitor space, 1500 sq ft for rental space, 30% of net space for halls etc.

*Justification and Assumptions:* The private offices are for the CEO and COO. The finance office will hold up to three financial staff. The administrative assistant will have a space within the lobby. Two development staff would share a smaller office. The OSRI office is for the Research Program Manager. The conference room is for groups of <10 people. The classroom would be used for larger groups. The rental space is meant to be offices that are leased to organizations with similar missions.

**Storage Building (6,000 sq ft + fenced yard)**

**Heated Warehouse (4,000 sq ft)**

*Primary Function(s):* To provide storage provides space for administrative, education, and research supplies and equipment; and provide space for equipment maintenance and repair.

*Alternative Function(s):* This space may have a space for drying and storing dive equipment and showers for divers. Provide space for vehicle repair and maintenance.

*Number/Size:* One Warehouse of 4,000 sq ft. Including 300 sq ft of maintenance area, 200 sq ft of restroom/shower

*Justification and Assumptions:* This will replace the 2460 sq ft of storage we currently have in 5 units plus some at the campground and main office and allow for some additional storage needs as new personnel are brought on. Most of the equipment maintenance is currently taking place inside offices.

**Covered Storage (2,000 sq ft)**

*Primary Function(s):* Storage space for materials that don’t need to be kept warm, but should be out of the weather.

*Alternative Function(s):* Provide space for vehicle repair and maintenance.

*Number/Size:* Two 1,000 sq ft areas attached to the warehouse.

*Justification and Assumptions:* This expands the available storage space by allowing some unheated storage.

**Yard Storage (6000 sq ft)**

*Primary Function(s):* Storage space for materials that don’t need to be kept out of the elements.

*Alternative Function(s):* Provide space for vehicle repair and maintenance.

*Number/Size:* One 6,000 sq ft fenced yard

*Justification and Assumptions:* Yard space for temporary storage of vehicles and boats and for equipment and materials that do not need to be protected from the elements. The current space is at the campground which creates significant travel requirements to access and degrades from the campground area.

**Housing Building (4500 sq ft)**

**Bunk house (1500 sq ft)**

*Primary Function(s):* Provide temporary housing for seasonal staff and visiting researchers.

*Alternative Function(s):* Hostel, short-term rentals

*Number/Size:* Two 750 sq ft apartments. Each apartment will be configured as a two-bedroom efficiency apartment with a kitchen, bathroom, and living area.

*Justification and Assumptions:* The intent is that this space will be used for stays of weeks to months. Short-term housing is difficult to find in Cordova so PWSSC offers housing to temporary seasonal staff and visiting researchers. Currently this is done via the McLaughlin trailer that has 7 beds. Dividing the space into two apartments reduces conflicts that arise when larger numbers of people share a space for a significant amount of time.

**Dormitory (3000 sq ft)**

*Primary Function(s):* Provide housing for up to 30 students. Provide kitchen and dining facilities for student groups.

*Alternative Function(s):* Food science research, community use kitchen, hostel, meeting and event space.

*Number/Size:* Eight 150 sq ft bunkrooms, One 300 sq ft commercial kitchen, One 600 sq ft dining room, two 250 sq ft toilets/showers, 400 sq ft laundry, halls etc.

*Justification and Assumptions:* By having space for 30 (assuming most rooms have 4 bunks) allows for residential camps and outside school groups to be housed. A kitchen is necessary to support visiting groups. A commercial kitchen allows for greater flexibility in the uses of both this building and the office building. The dining space can also act as a classroom or a meeting and activity space.