

Award Factors

Factor "C" - Quality of Building and Pier

C.1 Quality of Building Design and Efficiency

Our proposal is based on all-new construction and includes a two-story administrative office building; a single story warehouse, shops, boat shed, contractor building, and guard station, and a wharf facility with a small boat dock.

We have organized the overall site plan in direct response to the functional relationships described in the Program Requirements of the RFP. Site access is controlled from an entrance guard station. Chain link fencing and rolling gates restrict access to the overall site, and separately to restricted areas via a secondary gate and fence system. All buildings are located a minimum of 20 feet from the secured site perimeter.

Visitor parking is provided directly south of the two story administrative office building, with a covered entrance canopy providing sheltered access to the entrance lobby. Secured staff parking is provided directly west of the office building, at the south portion of the site, and distributed near the warehouse, contractor's building, and storage yard. Overall site parking facilities will accommodate a minimum of 183 vehicles, well in excess of program requirements.

Our proposal combines the warehouse, shops, boat shed, and contractor's area as a single connected building. This configuration provides a more compact placement of these functions, for increased operational efficiencies and to maximize utilization of the developed site area.

The warehouse, boat shed, and contractor's building are located with direct access to the piers, with ample maneuvering area for semi-trucks. The shops are located at the east side of the warehouse, with convenient access to the office building and boat shed.

A paved lay-down area is provided adjacent to the contractor's building, as well as a 30,000 square foot paved storage and lay-down area located at the south side of the site. The Hazardous Materials Building is located at the far southwest corner of the site, well isolated from other site structures.

Site improvements include asphalt paving, concrete curbing and sidewalks, 7 ft. high chain link fencing, native landscaping with water-conserving irrigation, site lighting, a flagpole, and a totem-pole shelter.

The office building will be similar in aesthetic appearance to the Captain Barry Fisher Building at Hatfield Marine Science Center, with a similar hipped-roof configuration, the same type of concrete tile roofing, decorative finished precast concrete exterior wall panels, and a similar entrance canopy. It will be a steel framed building with concrete floors, fully fire-sprinklered. Exterior windows will be dark bronze anodized aluminum, with two shades of blue tinted glazing, and with shatter-resistant film.

The interior design of the office building is a direct response to the functional relationships described in the project space program. The ground floor includes a supervised entrance lobby, which provides direct public access to the conference room and museum archives; as well as to the health clinic. By placement



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of the totem pole in direct alignment with the ground floor hallway, it would be prominently visible upon entry to the building, as well as from the museum area. Both the ground floor conference room and museum would have views toward the picturesque Yaquina Bay Bridge.

Other ground floor functions are restricted from public access, including the staff exercise facilities, lunch room, and the Electronics Engineering Department. The dive locker is located at the north entrance, to facilitate staff access from the adjacent pier and parking facilities. An outdoor covered patio is provided adjacent to the lunch room with views of Yaquina Bay and wharf operations.

At the second floor level of the office building, the Commanding Officer's suite is located at the northwest corner, with a panoramic view of the wharf facilities, the warehouse shipping/receiving areas, as well as Yaquina Bay Bridge and the entire harbor. The Marine Personnel Branch and Budget offices are conveniently located near the Command Suite. The Marine Operations Department is also located near the Command Suite, with an unobstructed view of the wharf and harbor. The Marine Engineering Branch is directly adjacent to Marine Operations, per the adjacency diagram included in the Program Requirements. Each department includes both enclosed offices and open work stations, in accordance with the space program.

Office building interior finishes include acoustic ceilings, painted gypsum board wall finish, granite tile flooring at the ground floor lobby and elevator cab, ceramic tile restroom and shower room flooring and carpet in typical office areas; in accordance with the Program Requirements.

Other buildings will be steel or wood frame structures with tilt-up concrete exterior wall panels and anodized aluminum windows with shatter-resistant glazing. The warehouse/shop and boat shed building will be fully fire-sprinklered, with 18 foot minimum clearance to the roof structure. Interior finishes will be in accordance with the Program Requirements.

A 365 KW emergency generator will be provided, which is well in excess of the capacity needed to fulfill the minimum program requirements. In fact, its generating capability and fuel capacity is more than sufficient to power the entire upland facility for a full 72 hours.

All buildings and the pier will be constructed to a high standard of quality, with a minimum general life expectancy of approximately 50 years, which could be extended for a longer period with proper maintenance.

This project will be designed to meet LEED Silver rating sustainable design standards. Potential strategies to be pursued are described on the attached LEED scorecards, with final selection subject to further evaluation.



Exhibit H

Statement Of Projected Energy Performance

The primary buildings will be designed with the intent of achieving a minimum of 24.5% energy savings as compared with the baseline performance standard of ASHRAE/IESNA 90.1-2004 (without amendments) using the Building Performance Rating Method in Appendix G. Our intent is to also achieve an Energy Star score of 75 or above within 18 months after reaching 80% occupancy and thereafter.

