

**Charleston Coastal and Ocean Life Center
DRAFT 1.20.09**

Formerly PHASE II Space Breakdown:

INDOOR SPACES

ODFW

Private Offices (3) 180 sq. ft. ea	12' x 15'	540 sq. ft.
Workstations (22) 120 sq. ft. ea		2,640 sq. ft.
Temporary Workstations (7) 80 sq. ft. ea		580 sq. ft.
Counter Space License Sales	(See Shared Public Space)	
Office Equip/Fax/Copiers and office supplies		120 sq. ft.
Library	20' x 15'	300 sq. ft.
Wet Equipment Storage		320 sq. ft.
Freezer Space up to 5 chest freezers or (1) walk-in ft.		320 sq. ft.
Wash down area (adjacent to restrooms)	10' x 12'	120 sq. ft.
Wet Lab	(See Shared Private Space)	
Subtotal		4,940 sq. ft.

SSNERR

Private Offices (2) 160 sq. ft. ea	12' x 13.3'	320 sq. ft.
Mike G and Robin		
Private Office (1) 200 sq. ft. Information System		200 sq. ft.
Private Offices (3) 120 sq. ft. ea		360 sq. ft.
Receptionist & Brochure Handout	(See Shared Public Space)	
Storage Space		100 sq. ft.
Common Work Space, Work Table Copier, Fax, Supplies, Etc.		150 sq. ft.
Unheated Storage Space	(See Outside Space)	
Subtotal		1,130 sq. ft.

CWA

<i>Capabilities to expand/contract, only accts for 10, currently 8- 14 employees</i>		
Executive Director Office (1)		180 sq. ft.
Financial management office 2 person		200 sq. ft.
Project Managers Office 2 - 3 Persons		300 sq. ft.
<i>Field data compilation/computer workstations</i>		?
Technicians Workroom 2 - 4 Persons		320 sq. ft.
Office Supply, Storage		60 sq. ft.
Wet Lab	(See Shared Private Spaces)	
Subtotal		1,060 sq. ft.

CBPS

Meeting Room and Restrooms <i>and Storage</i>	(See Shared Public Spaces)	
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Formerly PHASE II Space Breakdown: (cont'd)

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SHARED PRIVATE SPACES

Breakroom (<i>small meeting room 8-12 persons</i>) and kitchen <i>Kitchen attached through doorway and directly to hallway</i> <i>~ CWA – 200 sq. ft. min.</i>	480 sq. ft.
Wet Lab (ODFW 200 sq ft min, CWA 100 sq ft min) <i>Wash down counters, sinks, animal ID thru microscopy,</i> <i>dissection, sediment samples, H2O pump, vacuum</i>	575 sq. ft.
Restrooms and Showers included in 20% below	460 sq. ft.
Subtotal	1,055 sq. ft.

SHARED PUBLIC SPACES

Conference/Meeting Room - 50 person @ 20 sq. ft. / person	1,000 sq. ft.
SSNERR - 600 sq. ft. min.	
ODFW - 40 to 50 people min.	
CWA - 200 sq. ft. min.	
CBPS - 30 to 40 people min.	
Catering Kitchen for Meeting Room	250 sq. ft.
Table and Chair Storage	250 sq. ft.
CBPS Training Storage	150 sq. ft.
Reception w/ educ displays, brochures, etc.	320 sq. ft.
ODWF - License Sales - 320 sq. ft.	
SSNERR - Brochures - 200 sq. ft.	
Restrooms included in 20% below	250 sq. ft.
Subtotal	1,970 sq. ft.
Indoor Subtotal	10,155 sq. ft.
Add floor area for walls, corridors, mech, restrooms/showers etc @ 20 %	2,031 sq.ft
- private restrooms and showers 460 sq ft - public restrooms 250 sq ft	
INDOOR TOTAL	12,186 sq. ft.

OUTDOOR SPACES
Covered and Enclosed
ODFW

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Covered Workspace partially enclosed from public ?
 Covered Storage Space(For 5 boats and equip.) 28' x 60' 1,680 sqft
 Shop (small repairs) 15' x 28' 420 sq. ft.

SSNERR
 Unheated Storage Space 28' x 30' 840 sq. ft.
 One boat, life jackets, etc.

CWA
 Locked Enclosed Storage 15' x 28' 420 sq. ft.
 Covered Hose Down Area (Share w/ ODFW?) ?
 - See additional parking space below
 Subtotal 3,360sq. ft. +

SITE IMPROVEMENTS

Parking Area (AC)
 Parking 78 Spaces (400 sq ft/vehicle) 32,000 14,040 sq. ft.
 Driveway & Vehicle Circulation 10,530 sq. ft.
 Vehicle Access to Storage Buildings 1,200 sq. ft.
CWA (AC)
 Trailer (Utility) Parking 180 sq. ft.
 Subtotal 33,380 sq. ft.

OUTDOOR TOTAL 36,740 sq. ft. +

INDOOR TOTAL 12,186 sq. ft.
OUTDOOR TOTAL 36,740 sq. ft.

Formerly Phase II TOTAL 48,926 sq. ft.

Formerly PHASE III Space Breakdowns:

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Same as above plus *additions*:

Private:	ODFW	5,000 sq ft
	CWA	1,000 sq ft
	SSNERR	1,000 sq ft
	OSU Sea Grant- office & classroom	800 sq ft
	OIMB – offices 4@150 sq ft	600 sq ft
	Shared Private Spaces (breakrm, wet lab, storage)	1,000 sq ft

Subtotal **9,400 10,000 sq ft**

Shared Public:

Reception/OIMB Visitor's Center
share w/ ODFW, SSNERR **5,000 sq ft**

Assembly Space – 2 rooms of 50 persons **2,000 4,000 sq ft**
open into 1 rm --> 200 persons

SSNERR - 600 sq. ft. min.

ODFW - 40 to 50 people min.

CWA - 200 sq. ft. min.

CBPS - 30 to 40 people min. *classroom,*

mtg rooms, event space - 2,000 sq ft

Catering Kitchen for Meeting Room **250 500 sq. ft.**

Table and Chair Storage **250 500 sq. ft.**

CBPS Training Storage **150 300 sq. ft.**

Subtotal **7,650 10,300 sq ft**

Indoor Subtotal **17,050 20,300 sq. ft**

Add floor area for walls, corridors, mech,
restrooms/showers etc @ 25 % **4,263 5,075 sq ft**

- private restrooms and showers 460-sq-ft

- public restrooms 250 sq ft

INDOOR TOTAL **21,313 25,375 sq ft**
--> 25,500 sq ft

INDOOR TOTAL **25,500 sq. ft.**

OUTDOOR TOTAL **36,740 sq. ft. (see above)**

PROJECT TOTAL **62,240 sq. ft.**