



ALASKA OCEAN CENTER

WHERE PEOPLE AND SCIENCE CONNECT TO SUSTAIN HEALTHY OCEANS

LETTER FROM THE BOARD

Greetings from the Alaska Ocean Center Board of Directors,

The Alaska Ocean Center concept has been in our hearts and on our minds through two years of development. From the beginning of our journey, we have pursued a vision of a sustainable, immersive educational facility that influences ocean understanding and ocean policies, with an impact far beyond its stunning location on the Juneau waterfront.

We are creating a place that utilizes technology for world-wide ocean science networking. Now more than ever, it is our responsibility to take climate change and ocean vitality into our own hands. The Alaska Ocean Center will celebrate and link critical research across Alaska, and empower people to influence behaviors and policies. Displays and exhibits will stir the imagination, and encourage personal pathways to citizen involvement.

Please contact us with any questions you may have regarding your possible support of this important project. We also welcome your ideas to strengthen our vision. Together we will do our part to protect the oceans and the diversity of life that depends on them.

Sincerely and with many thanks,

Bob Janes

Linda Nicklin

Jim Powell

Paul Voelckers

Bruce Weyhrauch

Dawn Wolfe





MISSION

The Alaska Ocean Center aspires to be a world-class interpretive facility, featuring exhibits, research, and educational programs that focus on the ecology of the world's northern oceans. It is a place where people connect to ocean sciences and engage in ocean health and sustainability.



GOALS

Engage Visitors in Ocean Ecology

- Express ocean science in stunning, immersive exhibits
- Educate individuals from all over the world in climate change and ocean issues
- Foster citizen science, individual responsibility, and environmental action

Link Ocean Sciences and the Public

- Utilize technology for world-wide citizen science linkages and networking
- Provide a venue to highlight, promote, and share research across Alaska
- Create and sustain a pathway for informed citizens to influence ocean management and governance

Focus on Juneau and Alaska as Sustainability Beacons

- Provide a facility developed as a year-round community resource
- Capitalize on increasing focus on northern marine issues
- Integrate Alaska Native sense of place and sustainable practices

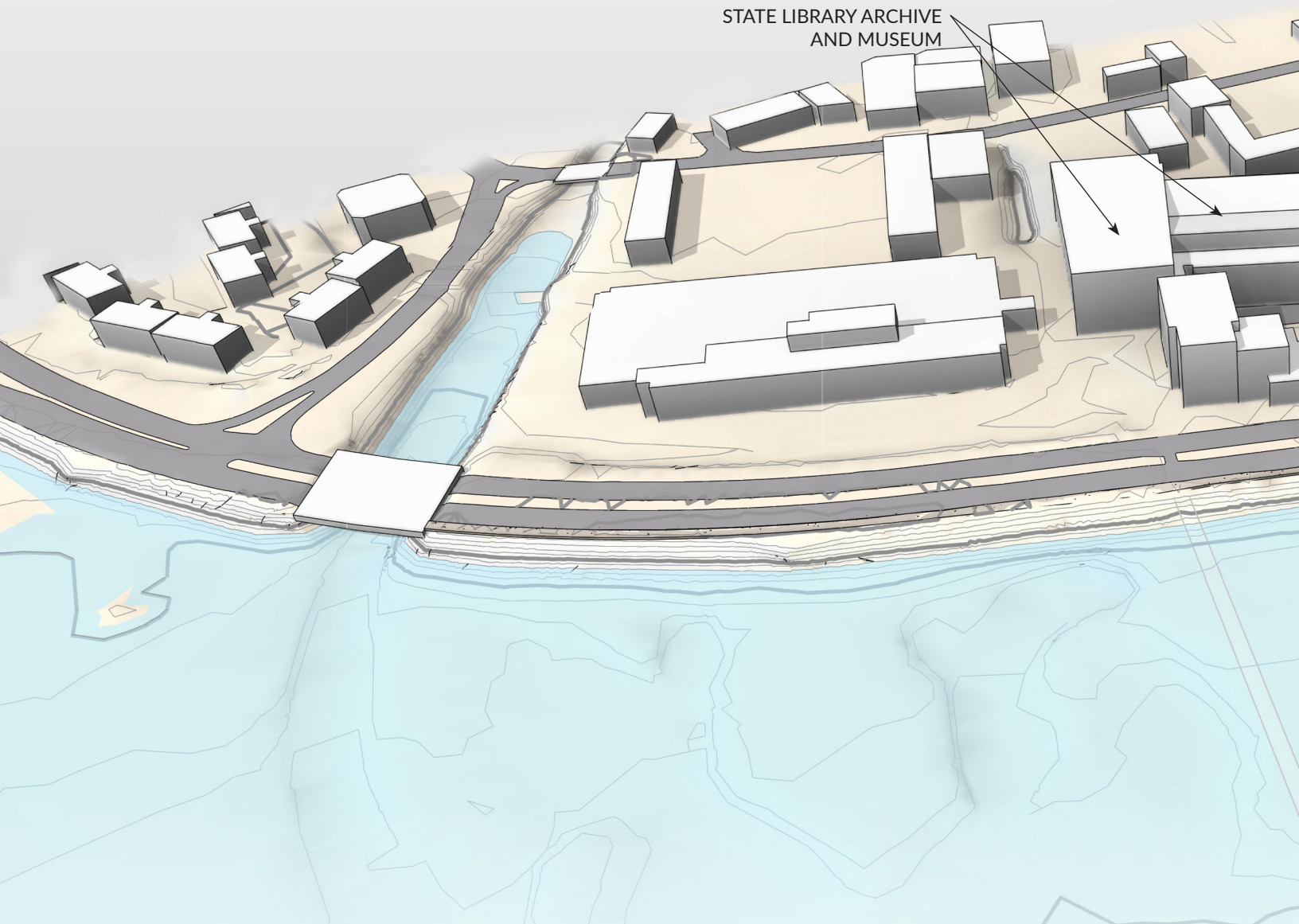
Promote Research in Juneau

- Connect potential research funders to local researchers
- Host and deliver year-round ocean and climate change conferences and educational activities
- Serve as an anchor for stable research positions in Juneau and Alaska

Inspire Visitors and Local Residents with a dynamic, sustainable facility

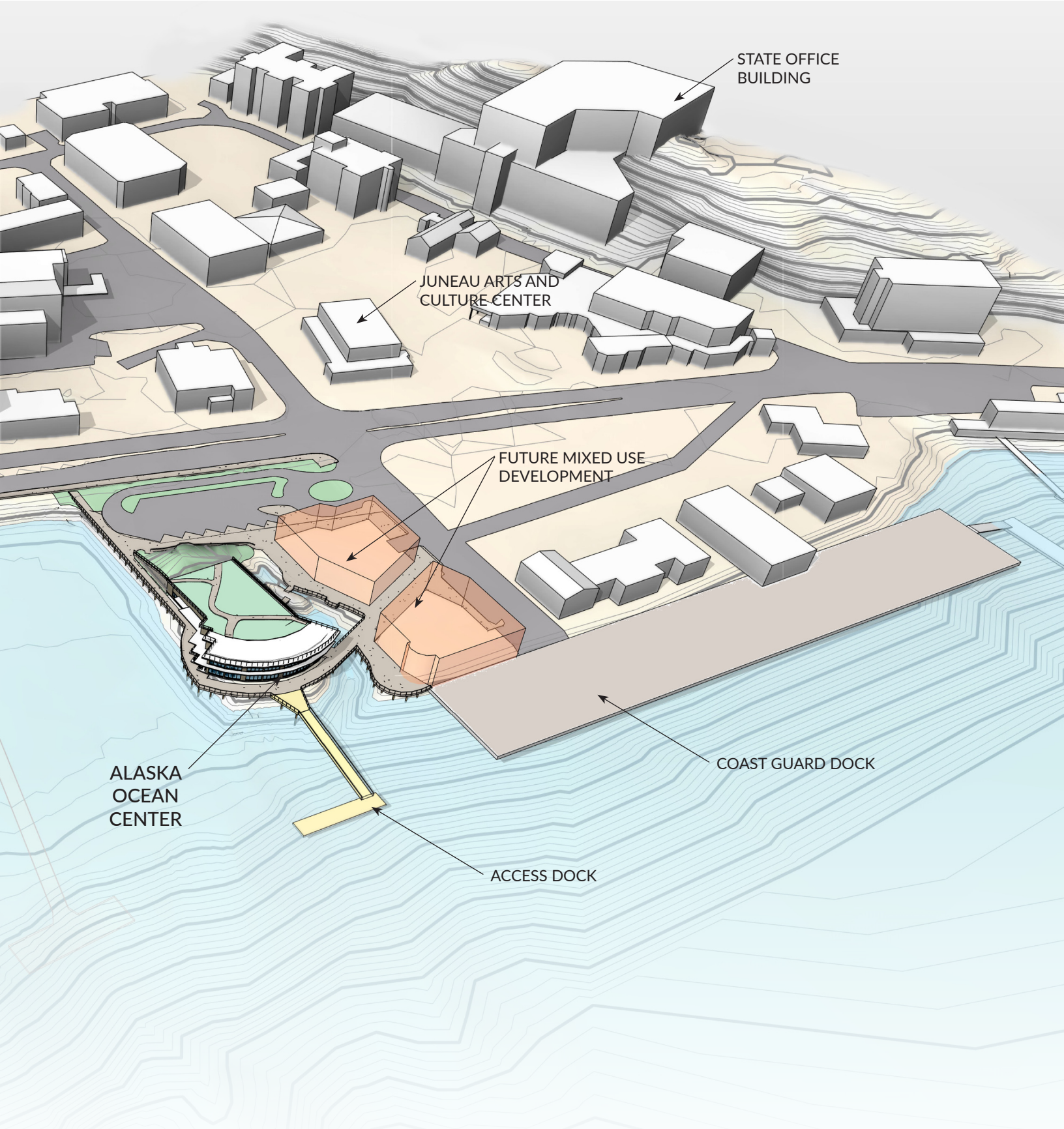
- Embody best practices for sustainability
- Capitalize on site and exhibits to create a sense of wonder
- Express environmental messages through the building and setting





Alaska Ocean Center - Juneau's Waterfront Campus

- Alaska Ocean Center will anchor new central waterfront development and community sea walk extension.
- Site provides new transportation center for the Willoughby district, including bus, downtown circulator, and water taxi capability.



STATE OFFICE BUILDING

JUNEAU ARTS AND CULTURE CENTER

FUTURE MIXED USE DEVELOPMENT

ALASKA OCEAN CENTER

ACCESS DOCK

COAST GUARD DOCK



FUTURE PARKING

EXISTING AVISTA DOCK

FUTURE SEAWALK LINK

PHASE 1 SEAWALK LINK

PUBLIC PARK AND GREEN ROOF

SEAWALK PORTION ON PILING

EXISTING TOP OF FILL

ACCESS DOCK FOR TRANSIENT BOAT TRAFFIC

JOC PARK

BUS ST

TOTEM

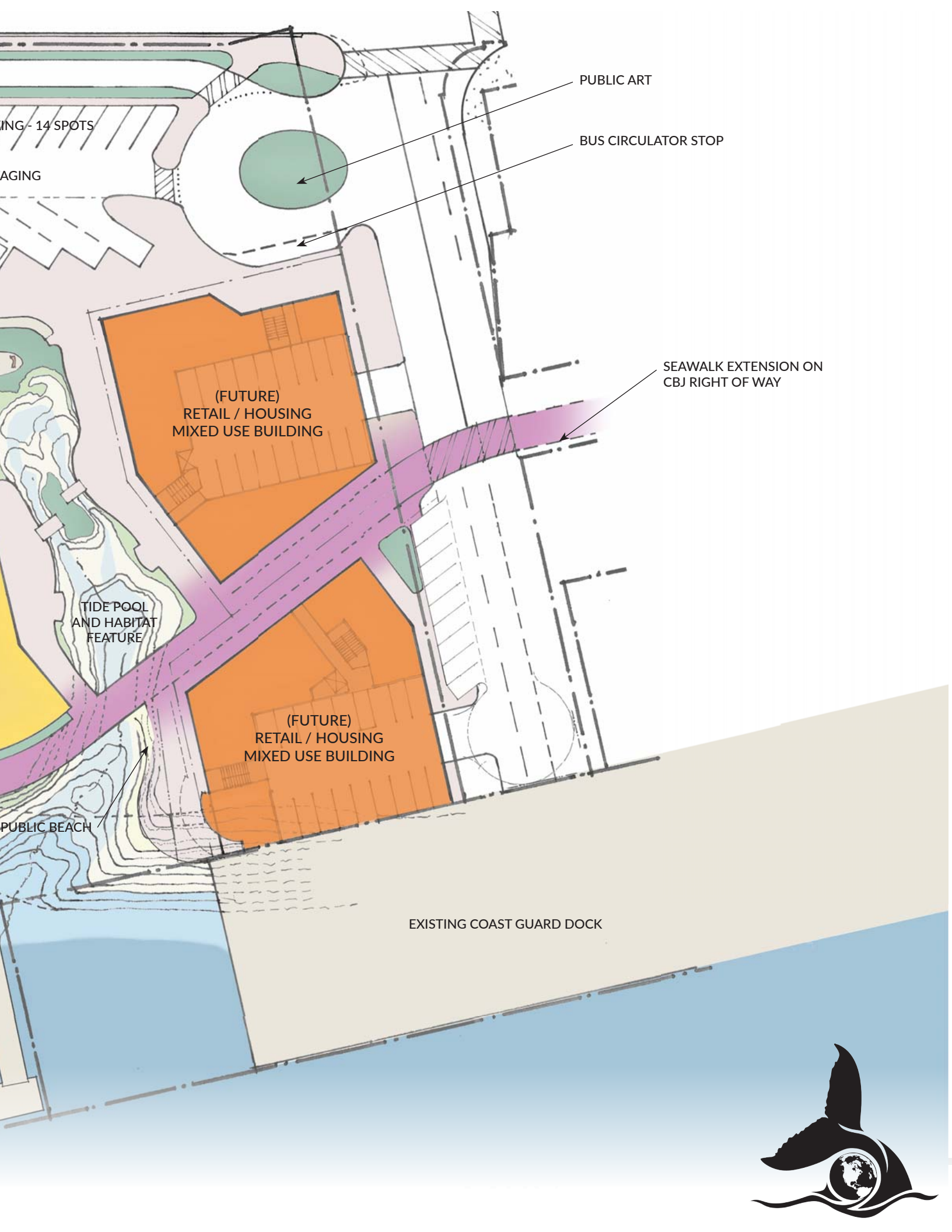
PUBLIC PARK

PHASE TWO OCEAN CENTER

ALASKA OCEAN CENTER

ALASKA OCEAN CENTER - SITE PLAN





PARKING - 14 SPOTS

AGING

PUBLIC ART

BUS CIRCULATOR STOP

(FUTURE)
RETAIL / HOUSING
MIXED USE BUILDING

SEAWALK EXTENSION ON
CBJ RIGHT OF WAY

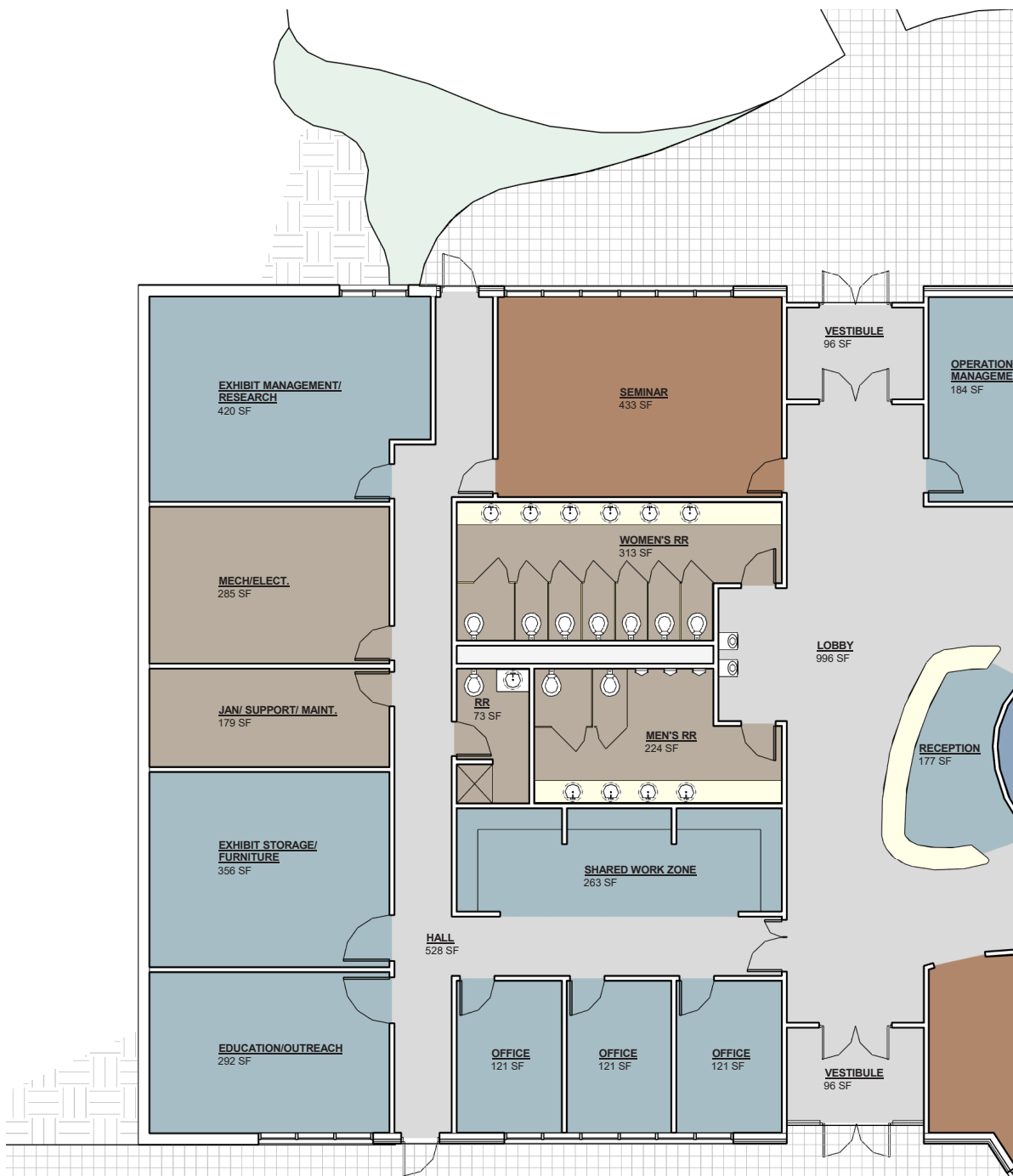
TIDE POOL
AND HABITAT
FEATURE

(FUTURE)
RETAIL / HOUSING
MIXED USE BUILDING

PUBLIC BEACH

EXISTING COAST GUARD DOCK



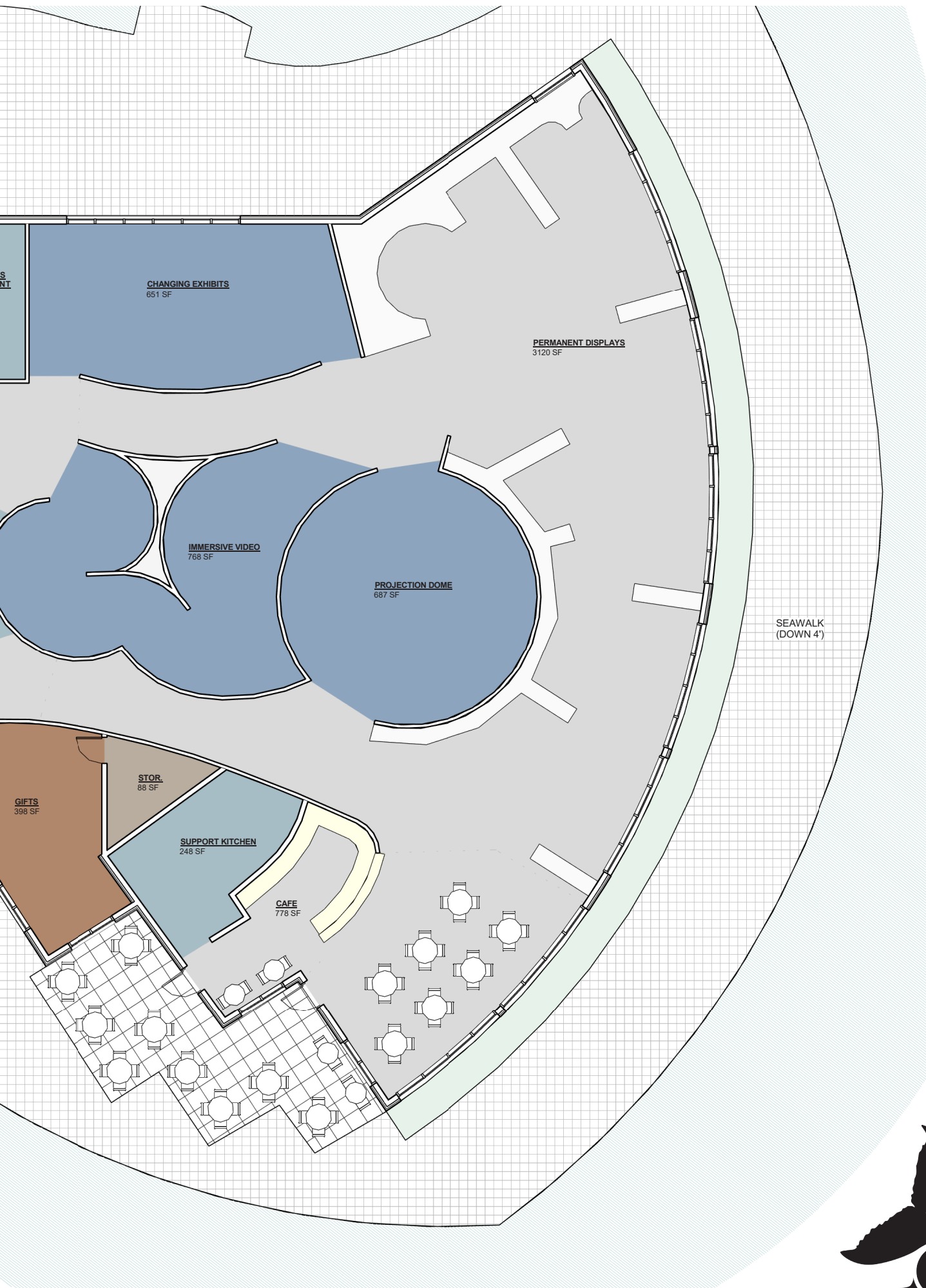


LEGEND

- CIRCULATION
- DIGITAL EXHIBITS
- PUBLIC
- STAFF
- SUPPORT



ALASKA OCEAN CENTER - FLOOR PLAN



ALASKA OCEAN CENTER - BUILDING FEATURES

The Alaska Ocean Center will total 13,000 square feet of interior space, divided between public interpretive space, and operational space. It will be situated on the most beautiful waterfront site in Juneau, directly fronting the Juneau Sea Walk on the water face, with unrivaled panoramic views down Gastineau Channel, and to the mountains beyond.

Form: The building form will be unique, with a green roof sloping up toward the water, terminating in a public observation plaza 25' above the sea walk front edge. The building will feature a curved front wall of glass, offering visitors a sweeping view across the open waterfront to the south.

Site: The site includes many rich visitor experiences. Transportation amenities include a staging area for seven large buses, vehicle parking, accommodations for a downtown bus circulator stop, and a new transient vessel float for lighter craft from cruise ships or a water taxi linking other water-front nodes. A Sea Walk will cross the site, set up to link with the future CBJ Sea Walk extension from Gold Creek.

Exhibits: The Alaska Ocean Center interior spaces will showcase a variety of interpretive exhibits which are technology-rich, immersive, and geared to promote individual exploration and action relative to ocean science. Exhibit spaces will include a changing exhibit hall, a projection dome theatre space, and graphic-intensive immersive video sequence exploring a number of science and habitat themes. The site will further extend the exhibit themes, with flowing sea water pools, and a public beach portion.

Research and Support: The building will include management offices, collections and education research space, a flexible seminar room, and exhibit management areas. The facility will link to other institutions and research centers across Alaska.

Flexibility: The building has been sized to support 150,000 visitors through the summer season. Flexibility of the prime public spaces will be incorporated, allowing modifications from the peak summer visitation, to more community-focused uses through the rest of the year. Summer exhibits will be converted to create a large assembly space in the prime view area of the building for use as a meeting venue, creating a vibrant hub for Juneau activities through the year. The building will include a number of visitor support services and amenities, including sizable restrooms, gift shop, and a café with outdoor covered seating.

Sustainability: The building will target LEED platinum certification, or potentially, the Living Building Challenge, the highest level of sustainable design. It will feature high energy efficiency, daylight capture, and a sea water heat recovery heating system.



PROJECT COST

The following summarizes total project costs to complete the initial site work and development for the Alaska Ocean Center. Costs for potential mixed use buildings on the AOC site are not illustrated, nor are costs indicated for future phase CBJ Sea Walk extension and fill placement.

AOC Site Acquisition and Improvements: 2.9 acres

1.	Property purchase:	\$2,760,000
2.	Fill and grade modifications (sea water outfall):	\$200,000
3.	Site features and fill berming at building:	\$200,000
4.	Utilities: buried power, water, sewer, communication:	\$200,000
5.	Surface improvements: walks, parking and bus staging:	\$350,000
6.	Sea Walk portion, including pile portions:	\$250,000
7.	Transient vessel lightering dock:	\$900,000
8.	General Conditions, OH&P:	\$800,000
	Subtotal:	\$5,660,000

Alaska Ocean Center Building: 12,870 sq.ft. enclosed area, cost \$615/sq.ft.

1.	Site Prep (over-ex and fill, portions of piling):	\$550,000
2.	Foundations and substructure:	\$650,000
3.	Superstructure and framing:	\$850,000
4.	Exterior enclosure:	\$600,000
5.	Roof Systems (green roof, plaza):	\$550,000
6.	Interior construction and finishes:	\$1,350,000
7.	Mechanical (sea water heat recovery or District Heat)	\$1,100,000
8.	Electrical power/data:	\$1,050,000
9.	General conditions, OH&P:	\$2,000,000
	Subtotal:	\$8,700,000

Indirect Costs: Includes costs for AOC Complete Project

1.	AOC Management, Fund-raising (two years):	\$2,000,000
2.	CBJ Permitting, Inspections:	\$75,000
3.	Design: Building and site, 10%:	\$1,490,000
4.	Construction management, 2.3%	\$340,000
5.	AOC Fixtures, Furniture, and Equipment, 4.5%:	\$670,000
6.	Exhibit design and fabrication, allowance:	\$2,000,000
7.	Contingency, 10% (across all portions):	\$2,100,000
	Subtotal:	\$8,675,000

Total AOC Project Costs: site, building, indirects: \$23,035,000

ALASKA OCEAN CENTER - OPERATING BUDGET

Revenues

Admissions (70,000 @ \$15 Adult / \$9 Child, Less Commissions)	725,000
Concessions and rental - Net	200,000
Grants	75,000
Fundraising - Net	50,000
Volunteer Labor (Included in Payrolls)	40,000
Contributions and Membership	20,000

Total Revenue \$1,110,000

Expenses

Payroll (5 FTE year-round, +16 FTE seasonal)	516,800
Facility Costs	85,450
Research	75,000
Displays	50,000
Marketing	25,000
Miscellaneous	21,000
Supplies	15,000
Professional Services	10,000
Insurance	15,000
Small Equipment	6,000
Travel	5,000
Dues, Subscriptions, License	5,000

Total Expenses \$829,250

Net Cash Flow \$280,750





UNITED STATES DEPARTMENT OF COMMERCE
 National Oceanic and Atmospheric Administration
 National Marine Fisheries Service
 P.O. Box 21668
 Juneau, Alaska 99802-1668

November 9, 2015

Linda Nicklin
 Project Coordinator
 Juneau Ocean Center
 12175 Glacier Highway #E401
 Juneau, Alaska 99801


Dear Ms. Nicklin:

Thank you for taking the time to meet with National Marine Fisheries Service (NMFS) staff regarding the proposed Juneau Ocean Center. We understand that the Center would be a non-profit organization dedicated to increasing awareness of ocean issues, and its primary presence would be via a newly constructed facility on the Juneau waterfront that is open to the public and has the primary purpose of educating people about whales and other marine life.

We are pleased to offer our enthusiastic support for this concept. NMFS is the federal agency with primary responsibility for stewardship of the nation's ocean resources and their habitat, including productive and sustainable fisheries, safe sources of seafood, the recovery and conservation of protected resources, and healthy ecosystems, all backed by sound science and an ecosystem-based approach to management. The Juneau Ocean Center would support that mission by helping to increase public understanding of critical ocean issues, and would likely attract a very large number of Juneau residents and visitors annually. We envision many opportunities for NMFS to collaborate with the Center, such as contributing educational materials and having members of our staff give public presentations at the Center related to fishery management, marine mammals, and habitat conservation.

We look forward to further discussions with you as the plans for the new Juneau Ocean Center continue to evolve.

Sincerely,


 for James W. Balsiger, Ph.D.
 Administrator, Alaska Region

CC:lindawhit@hotmail.com



ALASKA REGION - www.fakr.noaa.gov

Presented by: The Manager
 Introduced: 12/21/2015
 Drafted by: The Manager

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2734(am)

A Resolution Expressing Assembly Support for the Juneau Ocean Center Facility to be Developed by the Juneau Ocean Center, LLC.

WHEREAS, in 2004, the City and Borough of Juneau adopted a Long Range Waterfront Plan with a goal to establish an attractive and continuous waterfront seawalk from the Douglas Bridge to the Little Rock Dump; and

WHEREAS, the Juneau Ocean Center, LLC, is proposing to create an associated waterfront marine science interpretive center that supports and strengthens the waterfront seawalk experience; and

WHEREAS, the City and Borough of Juneau has adopted an Economic Development Plan with a goal to recognize and expand Juneau's position as a marine research center; and

WHEREAS, the Juneau Ocean Center facility would provide a world-class interpretive center with a focus on Southeast Alaskan maritime ecology and species, establishing links between local, state, and federal research programs such as National Oceanic and Atmospheric Administration (NOAA) and University of Alaska Southeast (UAS) Fisheries Sciences; and

WHEREAS, the City and Borough of Juneau has adopted an Economic Development Plan with a goal to increase independent visitor travel to Juneau and expand on Juneau's strengths as a regional arts and culture hub; and

WHEREAS, the Juneau Ocean Center, in combination with the nearby State Library, Archives, and Museums (SLAM) expansion, proposed Willoughby Arts Complex, and new Sealaska Heritage Institute's Walter Soboleff Building, would help secure Juneau's reputation as a year-round visitor destination for its culture, ecology, science, arts, and beauty; and

WHEREAS, the Juneau Ocean Center proposes to be a showcase for best environmental stewardship, including LEED-Platinum certification, a green roof and other features to provide an integrated community park, heating using sea water heat recovery, and an electric water taxi to facilitate movement of visitors; and

WHEREAS, the Juneau Ocean Center facility would provide a year-round venue for the community, encouraging visitors, residents, and school children to utilize the building, seawalk, community park, and integrated ecological features.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. The Assembly of the City and Borough of Juneau hereby expresses its support for the Juneau Ocean Center.

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this 21st day of December, 2015.

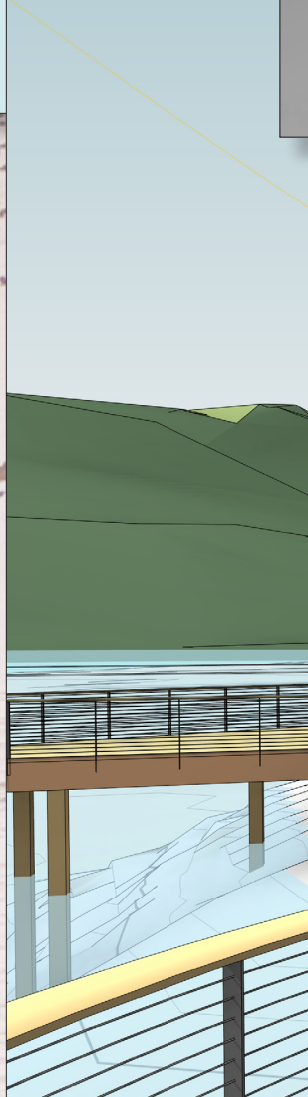
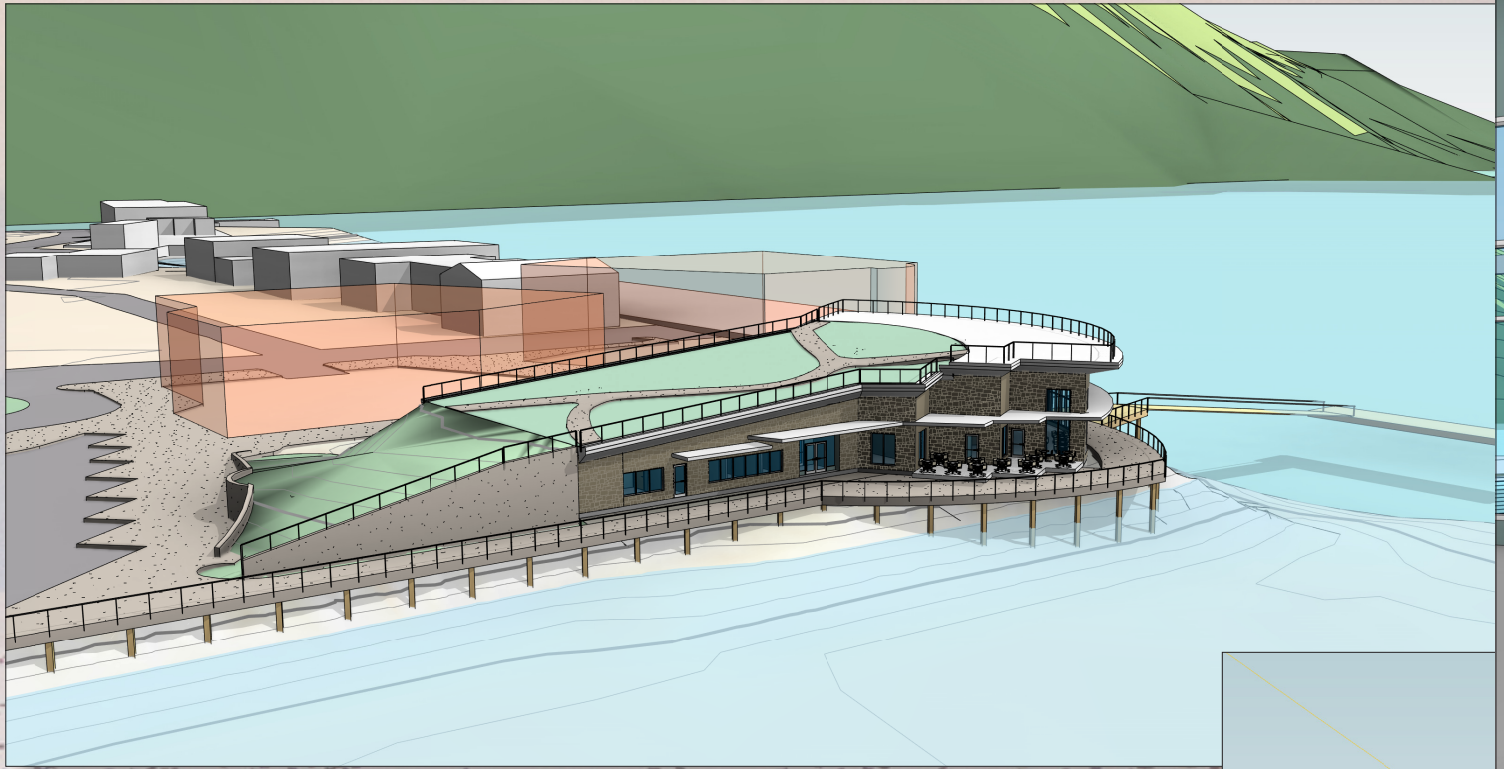

 Mary E. Becker, Mayor

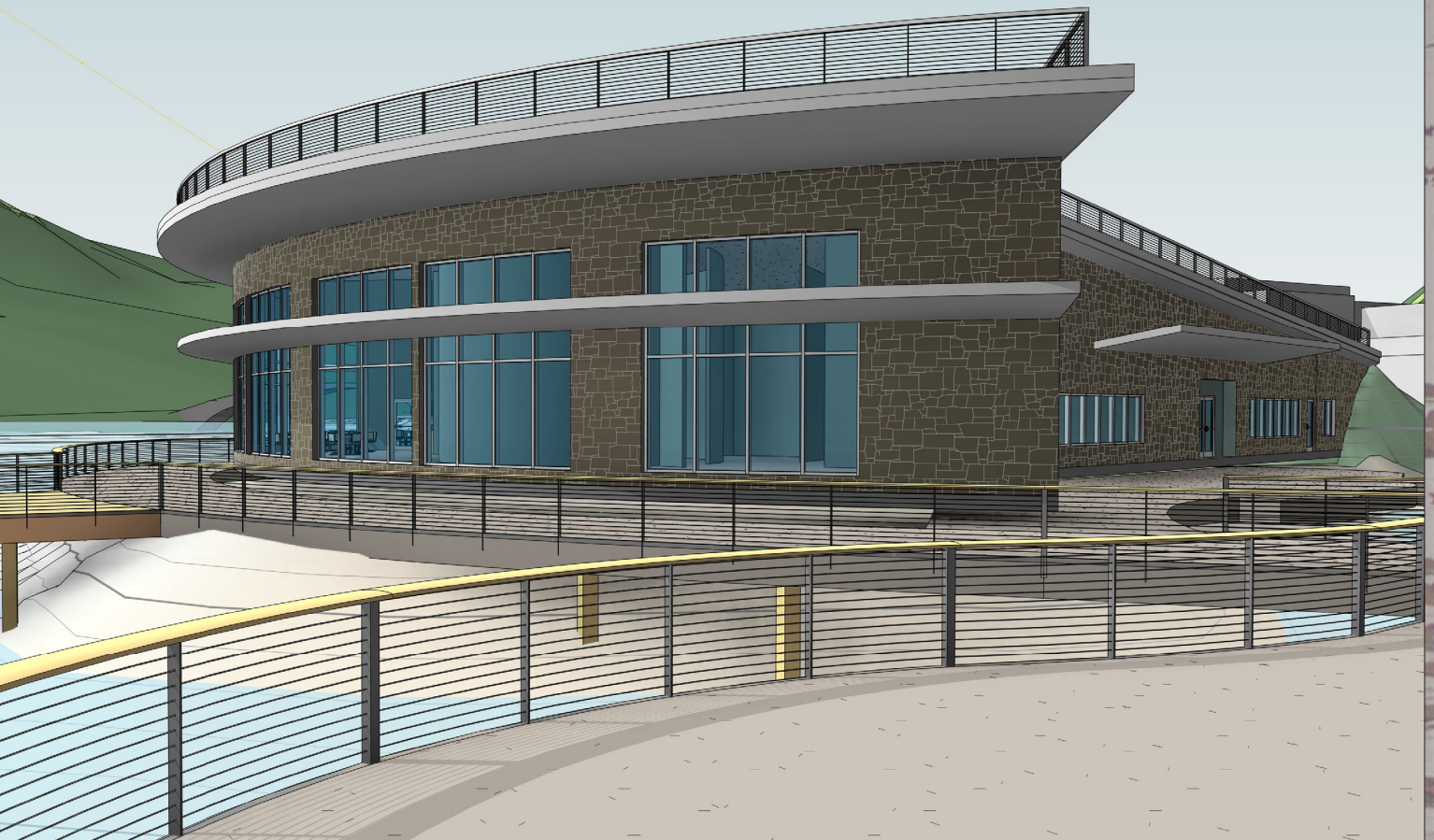
Attest:


 Laurie J. Sica, Municipal Clerk



ALASKA OCEAN CENTER - RENDERINGS







Bob Janes

Bob is President of Gastineau Guiding Company in Juneau, Alaska. He has been the managing partner of this outdoor adventure company since its founding in 1994. Gastineau Guiding has grown steadily, now providing hiking and whale watching experiences to approximately 60,000 guests each summer season.

Bob has served on several Boards and Committees, including Tourism Best Management Practices, the Juneau Convention and Visitors Bureau Board, and currently the Juneau Docks and Harbors Board. In 2012, Gastineau Guiding introduced a guest participation citizen science tour. Bob has guided this concept into a very successful Shore Excursion, which served 9,000 environmentally concerned cruise passengers in 2016.

Bob has for many years been in the forefront of sustainable tourism practices. He was invited to Chile in 2012 by the Chilean Tourism Department (CORFO) to provide insight on sustainable marine tourism opportunities. Gastineau Guiding, through Bob's efforts, recently introduced the first hybrid electric bus to Alaska tourism. In October of this year, Bob and his wife Dawn were presented with the respected Stan Stevens Environmental Stewardship award by the Alaska Travel Industry Association. Bob is currently serving as the interim Director of the Alaska Ocean Center.



Linda Nicklin

Linda Nicklin is a naturalist, educator, and communicator. She serves as Director of Training and Tour Quality for Gastineau Guiding Company in Juneau, Alaska. Linda has more than two decades of experience in guiding, environmental education, and natural history interpretation, and has served as naturalist guide, and expedition leader for individuals and eco-tour companies worldwide.

Linda has a Bachelor of Arts degree from Stanford University in Biology and Anthropology. Her experience includes four years as a Research Coordinator at the University of Washington Department of Family Medicine, and field research surveys for the U.S. Forest Service.

Linda is co-designer of the Alaska Tour Guide Training curriculum developed by the Alaska Department of Community and Economic Development. She is also involved with research, education and development for Whale Trust, a non-profit studying humpback whales in Alaska and Hawaii. With her husband, photographer Flip Nicklin, she is coauthor of two nonfiction children's books published by National Geographic, *Face to Face with Dolphins*, and *Face to Face with Whales*.



Jim Powell, PhD

Jim is an Assistant Professor at the University of Alaska Southeast (UAS), where he teaches natural resource policy, sustainability, and local governance. Jim also is an Affiliated Research Faculty member at the University of Alaska Fairbanks, International Arctic Research Center's Scenarios Network for Alaska and Arctic Planning. His research includes indigenous people and institutional response and adaptation to climate change in Alaska, Greenland, Sweden, the Yukon Territories. Indigenous observations and their adaptation to environmental change in Alaska are central to Jim's work.

Before his appointment at UAS, Jim spent 28 years in environmental management, focusing on water quality and wetland issues. Jim was the Special Assistant to the Commissioner of the Alaska Department of Environmental Conservation (DEC) and was an Assistant Director for the Division of Environmental Quality at DEC. His public service includes nine years on the City and Borough of Juneau Assembly including Deputy Mayor. Jim has a PhD in Natural Resources and Sustainability Science from the University of Alaska Fairbanks, a Master in Public Administration from UAS, and a Bachelor of Science in Environmental Studies from the Rochester Institute of Technology.





Paul Voelckers, AIA

Paul Voelckers is a Juneau Architect and Planner. Paul's career in Juneau has produced many significant projects in Southeast Alaska, including the Walter Soboleff Center for Sealaska Heritage Institute, the Juneau Public Library, UAS Pugh Residence Hall, Thunder Mountain High School and the USFS Office and Research Lab at Auke Lake. Related master planning includes the City's waterfront master plan in the Willoughby District area, as well as the West Douglas master plan, Dimond Park master plan, Sitka Waterfront Plan, Haines Main Street Revitalization, and similar land use studies.

Paul has a Masters degree in Architecture from Harvard University. Paul is active in local municipal affairs, and is currently Vice-chair of the Juneau Planning Commission. He is past president of the Juneau Arts and Humanities Council, and past chair of the Juneau Economic Development Council. Paul's architectural projects are marked by a celebration of place, and incorporation of the best sustainable practices, with numerous LEED-certified projects, and awards for design quality.



Bruce B. Weyhrauch, JD

Bruce B. Weyhrauch is a Juneau attorney who has represented clients from Ketchikan to St. Paul Island in the Bering Sea. Bruce's legal work emphasizes marine resources, and he has worked with Alaska's marine pilots, Bering Sea crabbers, Southeast Alaska herring fishermen, gillnet fishermen, trollers (not trawlers), and nonprofit salmon hatcheries for more than 30 years.

For 25 years, Bruce was the President of the Alaska Commercial Fishermen's Memorial in Juneau (<http://www.juneau.org/engineering/memorial/>) which developed the downtown Juneau waterfront Memorial that hosts the annual Blessing of the Fleet. Bruce has also represented smaller marine construction firms and larger public employee unions.

Bruce has a Bachelor of Arts in Natural Resources Planning from California State University, Humboldt, and a JD from Lewis & Clark Law School where he was Editor-in-Chief of the Environmental Law Review. Bruce has also worked towards his MBA from Portland State University, clerked for a Juneau Superior Court Judge and is admitted to practice before all federal and state courts and the United States Supreme Court.



Dawn Wolfe

Dawn Wolfe, co-owner and CFO of Gastineau Guiding Company, has run a successful ecotourism business for 22 years. Gastineau Guiding Company (GGC) is a top-rated shore excursion provider, having most recently been certified as a 'green' business through Adventure Green Alaska. Recently, Dawn and her husband received the Stan Stevens Stewardship award from the Alaska Travel Industry Association for commitment to sustainable tourism.

Dawn graduated with honors from the University of Alaska Southeast with a Bachelor of Business Administration, and was licensed as a Certified Public Accountant in 1989. Her CPA practice focused on business consulting and conducting annual audits of non-profit clients. During this time, she taught Advanced and Governmental Accounting at the University of Alaska Southeast.


Dawn has served on several local boards and has volunteered extensively, including roles as President of the Alaska Discovery Foundation; Secretary of the Bartlett Regional Hospital Foundation; and chair of the Safe Graduation Association.





ALASKA OCEAN CENTER

WHERE PEOPLE AND SCIENCE CONNECT TO SUSTAIN HEALTHY OCEANS



Alaska Ocean Center
PO Box 20488
Juneau, AK 99802

www.alaskaoceancenter.org/

PHOTO BY ZANE JONES