

# CORDOVA CENTER PROJECT

*Community Inspired Development*



The Cordova Center Project  
PO Box 391 • Cordova, Alaska 99574  
907.424.6665 • [infoservices@cityofcordova.net](mailto:infoservices@cityofcordova.net)

# Executive Summary

As a critical part of the legacy of the Exxon Valdez Oil Spill (EVOS), a need exists for a facility that will serve several important EVOS administrative functions as the current Exxon Valdez Oil Spill Trustee Council (Trustee Council) office in Anchorage is phased out. These include: a conference center (including multi-media capabilities) for EVOS-related meetings, workshops, scientific conferences, and oil spill response training; a public education facility, including a museum and library to contain materials and permanent exhibits about EVOS and its impacts to resources and services as well as their recovery and status; and an information center that will provide information about the past and ongoing restoration work conducted by the Trustee Council.

The Trustee Council is in the process of examining options to wind down and reduce its administrative framework given the limited remaining funds. As the Trustee Council completes this process and its presence in Anchorage is reduced or eliminated over time, the Cordova Center will provide an important centralized permanent facility for EVOS-related administrative functions, education and events. Space for EVOS-related meetings and workshops will be provided at the Cordova Center free of charge for the life of the facility. These meetings and workshops are likely to include Trustee Council meetings, meetings or workshops related to research (e.g., ongoing research on herring populations), and Public Advisory Committee meetings. Use of the Cordova Center meeting facilities will accordingly result in cost savings over the next several years in comparison to the current scenario, where the Trustee Council expends funds for office space and dedicated personnel and has an annual administrative budget of approximately \$1.8 million (for federal fiscal year 2011). In addition, the Cordova Center will not seek any operating costs from the Trustee Council: Council provided funds will go only towards construction and the City will be responsible for all ongoing costs.

There are several potential locations for a facility that will provide administrative services into the future, but the Cordova Center offers a unique opportunity to combine administrative services – and reduce long-term administrative costs – with an educational facility that will provide resources about EVOS. While Anchorage appears to be a practical choice, it already has several decentralized resources that, as part of their mission, provide information about EVOS, such as the Alaska Resources

Library and Information Services (ARLIS) research library. Moreover, Anchorage is not within the spill area. Seward is home to the Alaska SeaLife Center, which already contains some resources about the spill. Kodiak does not tend to draw visitors who are interested in learning about the spill, and Valdez has not expressed interest in housing such a facility.

Of the potential locations, after the Trustee Council significantly reduces its administrative presence in Anchorage a facility located in Cordova would represent the most efficient use of administrative funds, as well as have the highest impact and most significant benefits to the community and to visitors for educational purposes. The proposed Cordova Center is located in the spill area and Cordova is a frequent destination for those desiring to know more about the spill. Cordova was ground zero for impacts of the spill, with severe effects on the fishing and tourism industries. Cordova is also the gateway to Western Prince William Sound and serves as the starting point for many visitors to the area. The Cordova Center would provide visitors with background information and educate them about the impact of the spill and the efforts that have been made to restore the injured resources and services, some of which are still recovering from the impacts of the EVOS. The Cordova Center would provide a space for spill response training and response activities in the event of another spill. Cordova is home to a large fishing fleet, available and in many cases already under contract to respond quickly in the event of another spill event. Finally, the community of Cordova has provided tremendous support for a significant EVOS component to the Cordova Center during the planning stages and has provided or obtained complementary funding that allows the Trustee Council to significantly leverage its investment. This allows for the most efficient use of Trustee Council administrative monies during the period the Trustee Council is spending the remaining limited funds on restoration efforts.

In addition, there are other facilities in Cordova that make the community a logical choice for an EVOS-related facility to house many of the administrative services currently based in Anchorage, since they create synergy and the community is already focused on research and recovery related to EVOS and the Prince William Sound ecosystem. For example, the Prince William Sound Science Center conducts scientific research and education programs related to the ecosystem of the Sound and the Trustee

Council funds the work of several researchers at the Science Center. The Trustee Council currently funds a significant amount of research related to the decline in the herring population, and while annual meetings of these researchers are currently held in Anchorage, Cordova was the original location of choice but lacked suitable meeting facilities. The Cordova Center would provide a local venue for these meetings allowing those most impacted by the injured resource to participate. Cordova also has an all weather airport and scheduled jet service which greatly facilitates meetings and conferences.

The Trustee Council is currently considering implementing a long-term monitoring program of marine conditions and will seek partnerships with scientific consortiums or entities, some of which may be located in Cordova. In addition, co-locating the

EVOS-related components with the other multi-use components of the Cordova Center facility, such as the City offices, will provide an economic benefit and project savings. Instead of relying solely on funding from the Trustee Council, the project leverages funding from several other sources to provide a variety of services to the community and to visitors. The Cordova Center is a broadly supported project in the city and EVOS funding support offers an opportunity to help the community find closure from the lingering impacts of the spill by providing a permanent venue for education related to the spill and restoration efforts. Because the project leverages funding and allows continuing administrative functions to be combined with educational services, the Cordova Center represents the most efficient use of the funds required for the administration of the remaining Trustee Council assets.

## Background

The EVOS was a unique pollution event. The spill of approximately 11 million gallons would eventually impact over 9,000 miles of non-contiguous coastline in Alaska, making the spill the largest documented oil spill in U.S. waters prior to the recent spill in the Gulf of Mexico. The sheer size of the spill combined with 70 mile per hour winds and spring tidal fluctuations of nearly 18 feet contributed to magnifying the impact of the spill on the area. Due to the unique and remote area of the spill, the EVOS involved more personnel and equipment over a longer period of time than any other spill in U.S. history. Logistical problems in providing fuel, meals, berthing, response equipment, waste management, and other resources created unusual logistical challenges to response management and contributed to a remarkably lengthy spill and recovery event.

The spill not only occurred in an area of Alaska that was remote and difficult to access for recovery, it also happened to damage habitat that was in a rare, pristine condition and that supported a myriad of species. These species provided for commercial fishing and subsistence use. In addition, these species, many of which were impacted by the spill, and the pristine habitat drew local, national and international recreational visitors. This impact was magnified because the spill occurred in the spring which was also the beginning of the tourism season and thus the impact on both tourism and the general public's perception of the degradation of the area was widespread and long-lasting.

The EVOS had unusual and unique impacts on habitat, species, the economy, and the culture of an area of a magnitude and diversity that the United States had not experienced before and has not seen since. The convergence of factors, from the length of response to the unusually pristine area affected, created an unusual pollution event that has called for the consideration of equally rare and unique remediation activities.

These remediation activities include protecting the sensitive habitats affected by the spill from further degradation. Through the purchase of these land-based habitats, the Trustee Council has assured the protection of restoration processes on sensitive lands that provide habitat to species damaged by the spill.

However, the spill occurred within and has continued to impact the most dynamic and fragile of environments: the ocean's intertidal areas. The Prince William Sound and Gulf of Alaska continue to be affected by the spill and by human activity. The impact of human activities on these marine-based ecosystems can inflict critical impacts on restoration processes in the area: for example, additional pollution in the marine habitats affected by the spill would greatly diminish the possibility for recovery in the spill area.

# Need for a Long-Term EVOS Facility

An enduring facility with significant components devoted to EVOS and the work of the Trustee Council is a critical part of the legacy of the spill and will serve as a tangible, centralized resource to house the administrative services associated with the Trustee Council including education of the public about EVOS. The Cordova Center offers an opportunity to decrease costs during the period the Trustee Council reduces its administrative framework, while also providing a venue to educate the public about EVOS and the work of the Trustee Council.

The EVOS was a significant environmental event in our nation's history. Over the last twenty years the Trustee Council has devoted hundreds of millions of dollars to addressing the impacts of that spill. Moreover, there are long-term and continuing impacts of the spill, such as the lingering oil that remains in parts of Prince William Sound and the ongoing effects to some resources and services that have not yet recovered. A facility in the spill area dedicated to educating the public (both residents that live in the spill area as well as national and international visitors) would serve as a significant resource about the enormous volume of research and restoration conducted by the Trustee Council. This education would also provide information about the ongoing work of the Trustee Council and how the public can avoid interfering with restoration activities while exploring the spill area.

The facility will serve an important role as a location for collaboration of marine scientists as well as for oil spill response training activities and actual spill response activities in the event of another spill. There currently is no dedicated space with lab and meeting facilities where marine scientists working on EVOS-related research can gather to collaborate and coordinate research and share results on a regular basis. For example, while the current space in Anchorage is used for some of these activities, those activities disrupt the day-to-day work of the administrative Trustee Council offices. Moreover, as the Trustee Council reduces costs through reduction of its leased office space

in Anchorage, use of the currently available space will be even further curtailed. A dedicated facility would provide reliable long-term space for meetings of researchers and other EVOS-related gatherings such as Public Advisory Committee meetings, as well as Trustee Council meetings. The facility would also provide long-term dedicated space for oil spill response training, which occurs on a frequent basis and is vital to help prepare the region to respond in the event of another spill, so as to prevent further degradation of the injured resources and their habitat. And, in the unfortunate event of another spill, the facility would provide the space for an oil spill response emergency and communications center.

As the Trustee Council makes plans to wind down its administrative structure and associated presence in Anchorage, a location for continued administrative services, including providing information about the injured resources and services and related restoration, will become more important to preserving the knowledge gained by the vast amounts of research funded by the Trustee Council. Along with preserving and centralizing this knowledge, it will be equally important to make this knowledge available to the general public. The need for education about the effects of the spill is especially important given the recent spill in the Gulf of Mexico. This unfortunate event and the subsequent large number of inquiries to the Trustee Council demonstrate such a major spill is still possible and that educating the public about oil spills and related impacts is a critical component of the EVOS legacy. The Trustee Council has spent vast resources studying the impacts of the spill on resources and services and on restoration: a long-term EVOS facility would provide the opportunity to collect and showcase this knowledge; educate the public about this work; and provide a fitting legacy to memorialize this work for educational purposes. Combining these resources with a facility for meetings, conferences, and workshops will allow for the most efficient administration and use of the remaining limited funds.



Drawing of the Cordova Center, street-side elevation.



## Preferred Location of the Facility

While Anchorage contains scattered resources related to the EVOS, there currently is no centralized location anywhere in the State where Alaskans and visitors from outside the State can go to get a comprehensive, detailed overview of the history of the spill and the actions taken by the Trustee Council over the past twenty years. As the Trustee Council winds down and reduces its presence in Anchorage, only Cordova is prepared to construct and operate a facility that will be available for administrative functions and be a destination for persons interested in learning more about the oil spill. Moreover, in Anchorage, facilities providing information about the spill do not stand out among the myriad of opportunities provided for visitors. The Cordova Center, with its primary focus on EVOS, will help to center peoples' attention on the spill and the lessons to be learned from it.

Cordova is also a logical choice for such a facility, because of its ongoing nexus to the spill in the minds of the public. This connection is well demonstrated by the recent media coverage of the Gulf of Mexico spill that frequently used Cordova as the face of the EVOS. For example, an article in the New York Times published May 5, 2010 noted that Cordova is "still trying to figure out how to respond to the event that defines it for much of the outside world." See Exhibit M. Because Cordova continues to be defined to a large extent by the EVOS, it is the place where the public can be expected to visit to learn more about the spill.

Cordova is also an optimal location for an EVOS-related facility due to its proximity to ongoing marine research

related to the spill. Perhaps most important are the nearby herring research areas and the concentration of marine scientists and herring researchers in Cordova. Herring are vital to many different species in North Pacific ecosystems, including humans. Prince William Sound herring collapsed in 1993 and have not recovered since that time, with numbers still too low to sustain a commercial fishery. As part of the National Environmental Policy Act update process, the Trustee Council is proposing to fund a significant amount of research into the continued decline of herring in Prince William Sound and to identify and evaluate potential recovery options. Initially the Council held herring meetings in Cordova due to the significant local interest and expertise in this fishery. The meeting locations in Cordova proved to be inadequate, however, and over the past few years the Trustee Council has hosted meetings and workshops in Anchorage with agency, community, and stakeholder representatives as well as herring experts from around the world. Once the Trustee Council's Anchorage offices have been closed down, the Cordova Center would provide sufficient meeting and exhibit space for workshops and meetings free of facility charges, leading to significant cost savings. The Cordova Center will also have the facilities to accommodate larger groups and provide technological and scientific support for these events.

The Cordova Center's Laboratory in the Science and Education Room will be equipped with wet and dry sinks and required storage for scientific equipment that can be utilized to facilitate herring research in the area. The Cordova Center also includes science



Science and Education Room

display areas, which would permit the Trustee Council to increase its public outreach and education regarding herring research and restoration in the Sound after the time when the Trustee Council no longer actively engages in funding such efforts.

In addition to funding additional herring research, the Trustee Council is considering funding long-term monitoring efforts. As with continuing herring research, long-term monitoring will benefit from a facility that can support large meetings and workshops, and significant economic savings will be realized since Trustee Council-related events will not incur facility charges. The new laboratory at the Cordova Center has previously been identified as a location to host the Science Discovery Program, a joint effort sponsored by the Prince William Sound Science Center and the U.S. Forest Service to facilitate the study and monitoring of the Copper River Delta and Prince William Sound. As this type of collaborative effort demonstrates, Cordova serves as an epicenter for research related to the Sound and the resources and services impacted by the EVOS. The Cordova Center would provide a large, top-quality Conference Center and other facilities to increase such activities

and involvement by the scientific community and other stakeholders, in combination with serving as an outstanding public education facility.

Finally, the City of Cordova has demonstrated an enormous amount of support for the Cordova Center and a long-term EVOS facility. The City has been very proactive about obtaining funding for the Cordova Center from a variety of sources and the community has shown widespread enthusiasm and support for the Cordova Center. Many in Cordova view the Cordova Center as a way to finally help bring closure to a community so drastically impacted by the EVOS. As an important side benefit the Center will aid in attracting tourism to Cordova and the Western Prince William Sound region. Tourism is listed as not recovered in the 2010 list of Injured Resources and Services. The City will not require any ongoing operation and maintenance costs for the facility and has committed to maintaining exhibits about EVOS for the life of the facility, estimated at 50-plus years.



Science and Education Room

# Summary of Square Footage Use and Funding

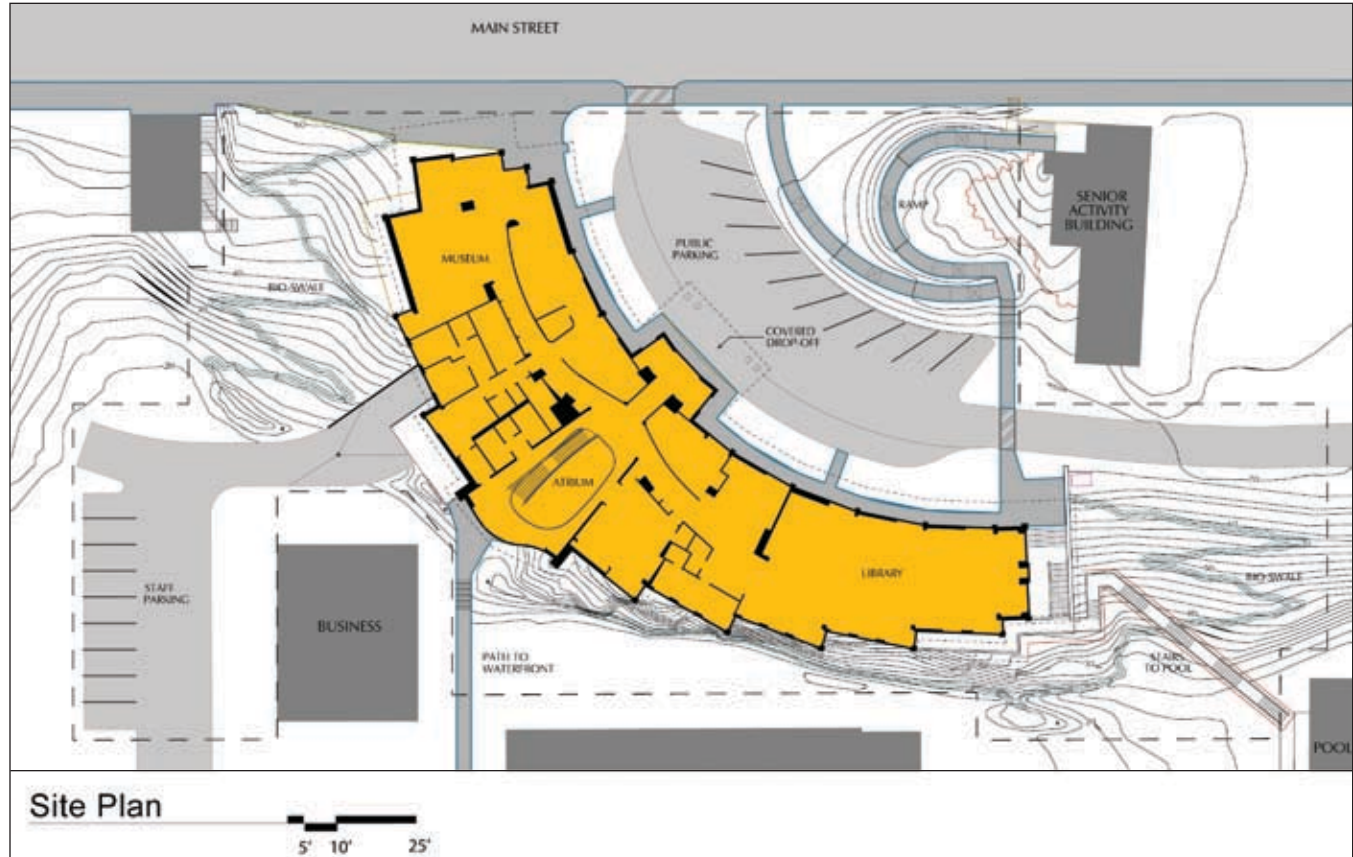
The total square footage of the Cordova Center is 34,858. The sponsors calculate 25,849 square feet of the Cordova Center will be used at least a portion of the time for EVOS-related activities.

The total cost for constructing the Center is \$21.2 million. In 2005, the City passed a resolution committing itself to funding the long-term operation and maintenance costs of the facility. The City of Cordova requested \$7.0 million in funding from the Trustee Council, which was approved at a Council meeting in May 2008. The Cordova Center also recently received two legislative appropriations in the State of Alaska's Capital Budget for a total of \$4.5 million. The Cordova City Council passed a resolution on December 5, 2007 approving \$1.5 million towards construction of the Center, in addition to a contribution of \$450,000 both in in-kind and cash for the project development, purchase of the site, and clearing of the land. This amount will cover the costs of the administrative portion of the facility. In January 2010, the City Council passed a Resolution voicing its continuing support and commitment to the project, resolving

to begin construction in 2010. This resolution stressed that Cordova has been severely affected by the EVOS, and struggling to recover since the spill.

The tables for each component described in this document quantify the area to be used for EVOS related purposes as adjusted for the percentage of time devoted to that use ("Adjusted EVOS Sq. Ft."). The table below summarizes this and the adjusted square footage multiplied by the building cost per square foot ("x Sq. Ft. Cost").

Cordova Center Components	Adjusted EVOS Sq. Ft.	x Sq. Ft. Cost
Museum/Education Component	2,504.46	\$1,652,944
Library Component	1,334.7	\$880,902
Conference and Meeting Component	3,083.86	\$2,035,348
Administrative Offices	0	0
Shared Areas & Building Support	4,311.83	\$2,845,807
<b>Total</b>	<b>11,234.85</b>	<b>\$7,415,001</b>
<b>(Total Building Gross Area 34,858 Sq. Ft.)</b>		





## Museum Component

The museum component of the Cordova Center is comprised of 5,925 square feet, 3,450 square feet of which is set aside to display EVOS-related exhibits. The museum will serve as the cornerstone of the Cordova Center and will provide permanent displays about EVOS and the ongoing impacts of the spill, providing a visual explanation of the spill and the history of the restoration as well as of injured resources and services. The new museum is triple the size of the current museum, which is a popular venue for visitors wanting to learn more about the spill. The museum display and exhibit space set aside for the EVOS will be permanent and remain for the life of the building (estimated at 50+ years).

As set forth above, Cordova is intrinsically associated with the EVOS and it is the location visitors seek out when they want to hear and see more about the EVOS. The EVOS is the most consistently discussed topic of guests visiting the existing museum. Currently the only information about the EVOS on exhibit is a photo album and oiled sediment samples from the beaches of Prince William Sound. A recent visitor survey conducted by the American Association of State and Local Historic Societies in conjunction with the Cordova Museum demonstrated that over 50% of visitors to the existing Museum wish to know more about the EVOS and are not satisfied with the current exhibit on EVOS. This is anticipated to increase as a result of a new interest in this topic created by the Gulf spill. The new museum will provide this additional information in exhibits specifically designed to provide detailed information about the spill, and hands-on exhibits.

Museum staff have been working with Exhibit Services and the Alaska State Museum in Juneau, and have completed the creation of an exhibit plan which will be able to respond to visitor inquiries regarding the EVOS and the Sound region. The exhibit plan is attached as Exhibit G and a museum narrative is attached as Exhibit H. The Museum serves a variety of EVOS-related goals such as public outreach and education, including lost human services and tourism. The Cordova Center Museum furthers this effort by creating a lasting multi-media and fully staffed institution that develops the history and effects of the EVOS in a comprehensive manner. The Museum will inform visitors about the state of the spill area and the recovery of injured resources and services, clarifying any misperceptions about the region and its desirability as a tourism and recreational destination. The Museum will also provide a venue for a variety of



educational programs, such as the popular community programs and lectures organized by the Prince William Sound Science Center between September and May each year. In addition, the Museum includes over 300 square feet of display cabinets, which will be used for rotating displays including those related to the EVOS.

A main feature of the proposed exhibit plan for the Cordova Historical Society is "Sound Transition." This exhibit will expand the interpretation of the oil spill to provide a comprehensive story of oil transportation; safety advances in Prince William Sound; the development of oil spill response; the interrelationships of the fishing community and the oil industry; the U.S. Coast Guard's role in oil spill response; and advancements in scientific research in the Sound since the 1989 spill. There will also be an exhibit on the history of resources in the Copper River Region and archival materials related to the EVOS. These archival materials are some of the materials most frequently requested by researchers.



The Museum component also includes the Science Discovery and Education Room. This educational space is 850 square feet, 100% of which is devoted to EVOS-related activities. Seventy-five percent (75%) of the year, the space will house the Science Discovery Program, which is sponsored by the Prince William Sound Science Center and the U.S. Forest Service. This science-based education program was introduced after the spill and is currently housed and held in two small rooms in the community college/old Cordova Hospital. This new lab will be equipped with wet and dry sinks and necessary storage for science equipment. The educational program facilitates the study of and monitoring of the ecosystem of the Copper River Delta and the Prince William Sound while focusing on the environmental aspects and dangers of oil spills in the region.

The remaining 25% of the year, the space will be used for conducting programs related to marine science education for both adult and juvenile audiences, including science displays for public education and

environmental training for elementary and high school teachers and youth. In addition, programs are being developed to provide hands-on demonstrations related to oil spills for seasonal visitors to the region.



Permanent Gallery

Museum & Education Component	Space Size	EVOS	% EVOS TIME	Adjusted Sq. Ft. EVOS	x Sq. Ft. Cost	Cost per Sq. Ft.
Permanent Gallery	2,110	1,000	100%	1,000	\$660,000	\$660
<i>Exhibit – 'Sound Transition' will tell the story of the EVOS and beyond.</i>						
Temporary Gallery	1,170	200	100%	200	\$132,000	\$660
<i>Travelling and temporary exhibits on EVOS.</i>						
Museum Store (Reception)	270	71	100%	71	\$46,860	\$660
Collections Storage	650	150	100%	150	\$99,000	\$660
<i>Cordova Historical Society (CHS) has an extensive collection of oil spill materials in storage.</i>						
Collections Management, Exhibit Prep	640	100	100%	100	\$66,000	\$660
<i>Artifacts destined for exhibit prepared; preservation, conservation of objects.</i>						
Archives	253	75	100%	75	\$49,500	\$660
<i>CHS has archival materials from the EVOS. These materials are some of the most requested by researchers.</i>						
Storage and Equipment	90	90	42%	37.8	\$24,948	\$660
<i>Temporary Gallery Display</i>						
Education Component	850	850	75%	637.5	\$420,750	\$660
<i>EVOS educational based curriculum and science program; additional focus on Prince William Sound ecosystem; oil spill recovery; habitat &amp; species restoration.</i>						
Administrative Support Offices	415	415	42%	174.3	\$115,038	\$660
<i>42% equals permanent and temporary galleries devoted to EVOS. Staff and support areas; also display cases featuring schedules of local science programs and presentations.</i>						
Rotating Display (Display Cabinets)	327	327	18%	58.86	\$38,848	\$660
<i>Estimated 1/6 display time.</i>						
<b>Museum &amp; Education Subtotal</b>	<b>6,775</b>	<b>3,278</b>		<b>2,504.46</b>	<b>\$1,652,944</b>	<b>\$660</b>
<b>(Existing 2,300 Sq. Ft.)</b>						

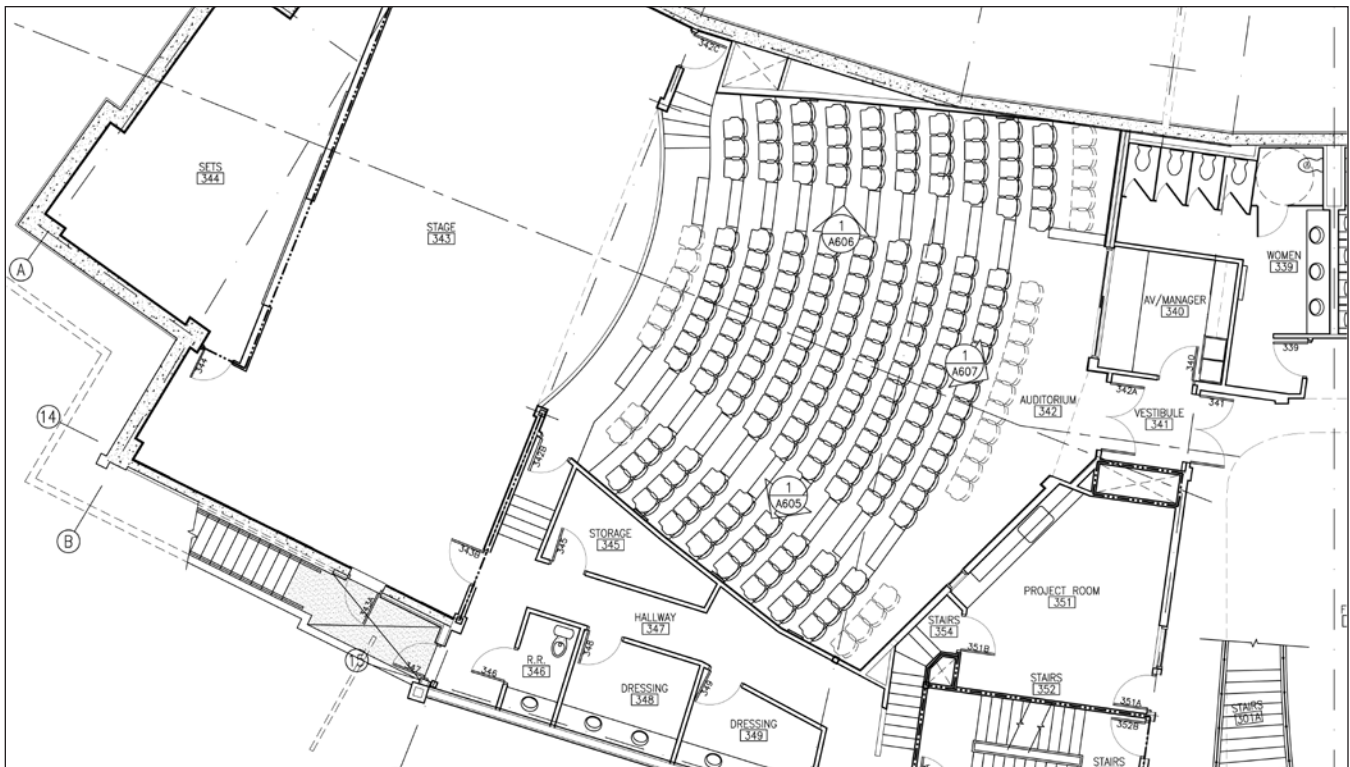
## Conference Component

The conference center is comprised of a total of 6,760 square feet, all of which will be used for EVOS-related activities for a significant portion of time each year. The conference center will provide a venue for the administrative functions of the Trustee Council: as the Trustee Council seeks ways to reduce administrative spending, a venue to hold EVOS-related meetings and workshops free of charge would be a significant benefit, as it is unlikely that the Trustee Council will have any facilities in Anchorage where such events could be held. The City of Cordova will provide trained staff for operations, marketing, and scheduling of the conference center. The conference center components, including the main auditorium and theater, the multipurpose community room, and the small meeting room, will all be available for EVOS-related events free of any facility charge. Given that small meeting rooms in Anchorage range from a minimum of \$210 per day at the Egan Center to \$695 per day for the Dena'ina Center, this represents significant cost savings over the life of the facility.

The Conference Center is comprised of four rooms of various sizes that may be opened up to a grand hall meeting area with a capacity for 220 people and an adjoining theater that also seats 220. The theater will provide a forum for EVOS films such as

the documentary on subsistence harbor seal hunting in Prince William Sound (Project 96214); an EVOS film on subsistence use of herring, herring spawn and near shore ecosystem resources in Prince William Sound (Project 98274); the documentary on the impacts of the oil spill on subsistence use of intertidal resources (Project 00481); and the recent video discussing recovery 20 years after the spill. It also provides a space for EVOS-related presentations. For example, the Science Center recently presented a program on 'www.pwsherringportal.org' explaining the implementation of a relational database of 4 dimensions (x,y,z, and time) of Prince William Sound herring data from 1973 to the present. This was a significant community program important to the fishing community but was held in a small space that was not adequate.

For nearly half of the year, the conference center will provide a forum for activities that are explicitly EVOS-related including hosting EVOS-related workshops; marine research conferences and symposiums; viewing EVOS-related films; government agency and resource management meetings; Prince William Sound Science Center and the Oil Spill Recovery Institute science symposiums; and space for Native Village of Eyak tribal members to share traditional ecological knowledge and to hold tribal meetings.



The remainder of the year, the Conference Center continues to serve and restore the human services lost due to the spill, particularly the still not recovered tourism and recreation service, as it provides a meeting and conference facility that will attract and host events for the community, visitors, non-profit groups, and government health agency meetings. With this new facility, Cordova can actively solicit meetings, small conventions, and science symposiums to be held in the area, further repairing the human services lost to the spill.

The conference center also includes a component called the "Multipurpose Community Room," which will serve as both a meeting space for EVOS-related meetings or workshops and as an area for oil spill response and training. Members of the Cordova fishing fleet were and continue to be first responders to a spill in Prince William Sound. However, in responding to the 1989 spill, there were logistical problems with finding an appropriate room equipped with electronic communications. This space will house an

Oil Spill Response Emergency and Communications Center with electronic communications and provide space for oil spill response training held twice yearly in the community. The ongoing oil spill response training for the large fishing fleet in Cordova will help mitigate impacts to EVOS-injured resources from any potential future spills.

The Emergency Response Center will provide protection of habitat directly in the Exxon Valdez spill area by preventing further environmental degradation, while also serving a dual purpose of providing a venue for break-out sessions and overflow from the Conference Center. In addition, when not being used for oil spill response related activities, this space is available for conference break-out sessions to enhance the use of the conference center for EVOS-related and community meetings and educational gatherings, Incident Command and EMS training, local training classes, and tourist related activities.

Conference & Meeting Component	Space Size	EVOS	% EVOS TIME	Adjusted Sq. Ft. EVOS	x Sq. Ft. Cost	Cost per Sq. Ft.
Main Auditorium, 225 seats, incl. stage	3,415	3,415	49%	1,673.35	\$1,104,411	\$660
<i>Summer: 348 hours related to EVOS; 348 related to non-EVOS use; primary use is for EVOS films shown to cruise ship visitors and tourists; Winter: conferences 72 hours EVOS; 120 hours non-EVOS; community use 112 hours non-EVOS (42% - without Ship Escort/Response Vessel System/Cordova District Fisherman United)(7%SERVS/CDFU include oil spill response training; hazmat and incident command training). EVOS science presentations; science symposiums; conference presentations; EVOS films such as 'Black Wave – The Legacy of the Exxon Valdez;'</i>						
A/V Control Room, Manager	121	121	49%	59.29	\$39,131	\$660
<i>In use for any event within this main auditorium</i>						
Prop Storage/Shop	586	586	10%	58.6	\$38,676	\$660
Prep Rooms, Restrooms	234	234	49%	114.66	\$75,676	\$660
Multipurpose Community Room	1,232	1,232	49%	603.68	\$398,429	\$660
<i>Trustee Council meetings; PWSSC and OSRI meetings and symposiums; U.S. Forest Service meetings and symposiums; oil spill response and training.</i>						
Small Meeting Room	232	232	49%	113.68	\$75,029	\$660
<i>Additional meeting space.</i>						
Project Room	265	265	49%	129.85	\$85,701	\$660
<i>Percentage calculated comparable to Discovery Room; Library and meeting room uses; additional meeting space; additional educational space for Discovery Science program.</i>						
Storage and Equipment	280	280	49%	137.2	\$90,552	\$660
<i>Meeting equipment; tables; chairs.</i>						
Circulation @ 10%	395	395	49%	193.55	\$127,743	\$660
<b>Conference Subtotal</b>	<b>6,760</b>	<b>6,760</b>		<b>3,083.86</b>	<b>\$2,035,348</b>	<b>\$660</b>

# Library Component

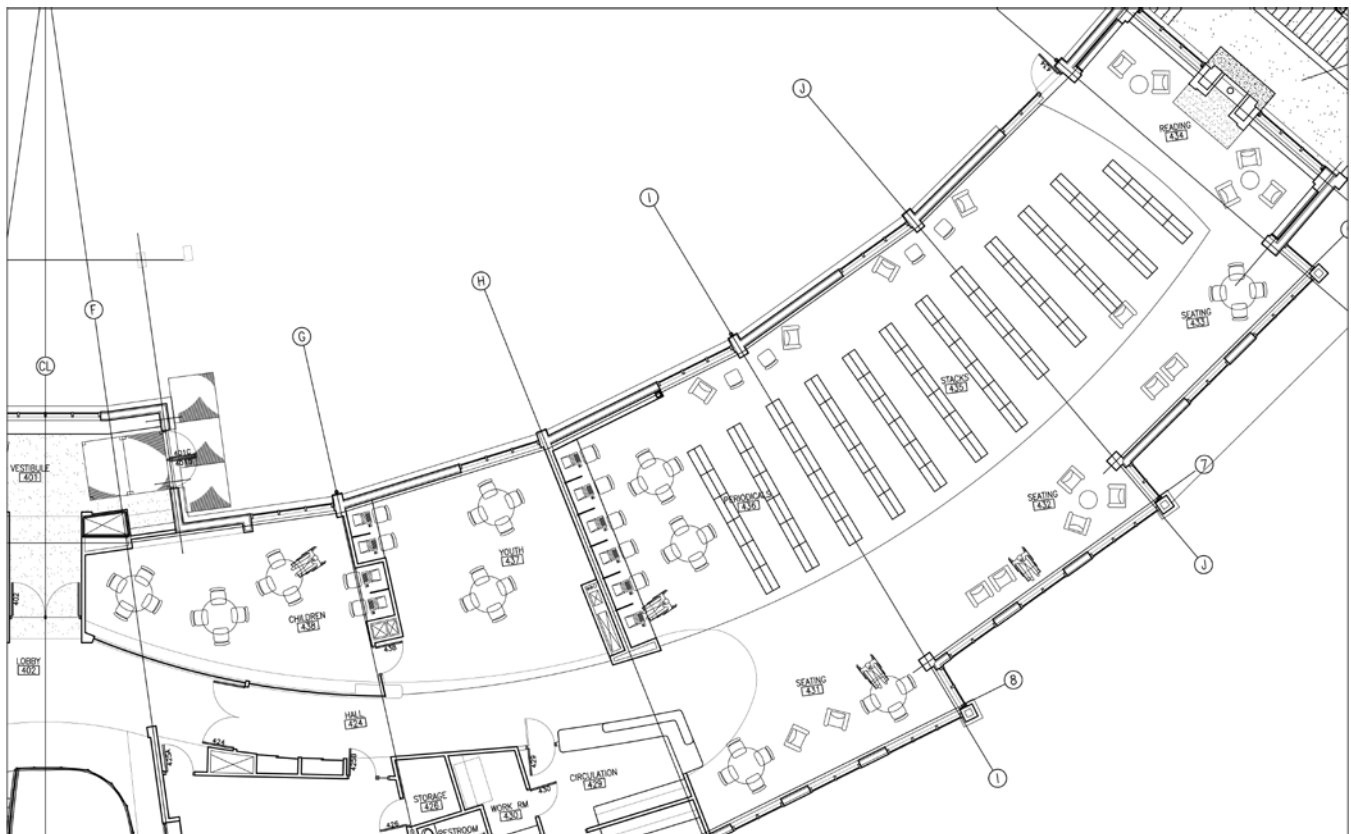
The public library space contains a total of 5,652 square feet, 3,450 (61%) of which is devoted to EVOS materials. Currently, EVOS-related documents can be accessed at several locations throughout the area, including the Prince William Science Center, Cordova Historical Society archives, Cordova Alaska Department of Fish and Game office, and the Cordova Ranger District of the Chugach National Forest. The proposed Cordova Center library would double the current Cordova Public Library space and consolidate all EVOS-related documents in Cordova into one designated location, including both written and electronic documents.

These documents include EVOS and Gulf Ecosystems Monitoring publications, as well as materials relating to scientific research, commercial fishing, oil spill history, fisheries management and local materials related to the EVOS and spill response. The library will also provide access to the ARLIS library, interlibrary loans and other online sources for additional EVOS materials. The library will be staffed by librarians familiar with EVOS-related issues and documents, capable of providing assistance with EVOS research, and working

closely with the museum staff to provide access to archival materials. The Cordova Center will be the ideal location to keep copies of key documents from State, Federal and private sources related to the spill.

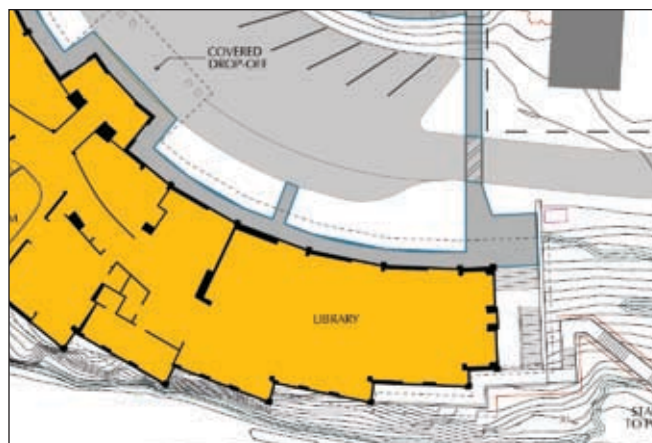
Annual EVOS education programs for both adult and juvenile audiences will be held in March, the anniversary month of the EVOS. A large collection of oil spill related books and audiovisual materials currently exists in the Cordova Public Library and the strategic plan for the library notes a need to develop this collection further.

Interest in the EVOS remains strong among the public and the media. Because of its intimate relationship with the EVOS, Cordova is visited on a regular basis by filmmakers, researchers, and authors who place requests for first-hand archival information, oral histories of local residents, and local newspapers. For example, the Cordova Historical Museum saw a significant increase in requests for materials related to EVOS during the 20th anniversary in 2009. Likewise, in the unfortunate event of other oil spills in Alaska or in other locations interest and requests for EVOS





materials and information will increase. For example, during the recent Gulf spill Cordova has experienced numerous requests from the media for materials and interview sources. During this event ARLIS also saw a marked increase in research requests related to the EVOS. Over the next year the Council plans to phase out funding for the ARLIS staffer dedicated to EVOS matters leaving a gap in this area. Extensive national media coverage noted that recovery from EVOS is still not complete more than 20 years later, including the May 5, 2010 New York Times article that specifically discussed the Cordova Center and its importance as an educational and outreach facility about the spill. See Exhibit M.



Library Component	Space Size	EVOS	% EVOS TIME	Adjusted Sq. Ft. EVOS	x Sq. Ft. Cost	Cost per Sq. Ft.
Primary Adult Stack Area	1,265	400	100%	400	\$264,000	\$660
<i>Calculations differed versus physical space and virtual space. Nonfiction materials about EVOS; includes video, DVD and audio materials. Scientific reports and documents from the Oil Spill Recovery Institute (OSRI); Prince William Sound Science Center (PWSSC); Trustee Council Restoration Projects.</i>						
Youth Stack Area/Seating	552	100	100%	100	\$66,000	\$660
<i>Nonfiction materials about EVOS. Materials and reports from Cordova High School Integrated Science Class.</i>						
Children's Area	515	50	100%	50	\$33,000	\$660
<i>Nonfiction materials about EVOS. Prince William Sound Animal Puppets (sea otters; salmon; harbor porpoise, orcas, etc.).</i>						
Seating and Tables	1,120	700	33%	231	\$152,460	\$660
<i>More adult use; rare books; locked cases.</i>						
Reference Area	200	200	25%	50	\$33,000	\$660
<i>EVOS materials that will not circulate; archival materials and documents.</i>						
Periodicals	250	250	25%	62.5	\$41,250	\$660
<i>Adult and young adult; science documents and reports from OSRI; PWSSC; Trustee Council; Regional Citizens' Advisory Council.</i>						
Computer Terminal Work Area	192	192	33%	63.36	\$41,818	\$660
<i>Access to ARLIS; Viewing Stations for EVOS DVD.</i>						
Circulation Desk Area	198	198	23%	45.54	\$30,056	\$660
<i>All user groups; Public Information Desk.</i>						
Administrative Support Offices	315	315	23%	72.45	\$47,817	\$660
<i>For support staff; researchers; art and photo display and presentation.</i>						
Storage	70	70	23%	16.1	\$10,626	\$660
<i>Paper, supply storage, library materials.</i>						
Rotating Display	975	975	25%	243.75	\$160,875	\$660
<i>Annual EVOS exhibits and program areas.</i>						
<b>Library Subtotal</b>	<b>5,652</b>	<b>3,450</b>		<b>1,334.7</b>	<b>\$880,902</b>	<b>\$660</b>
<b>(Existing 2,800 Sq. Ft.)</b>						

# Information Center, Shared Areas, Building Support

The information center area of the Cordova Center will provide information and materials for visitors to the spill region on recreation and tourism options in the Prince William Sound region as well as provide commercial fishing and seafood marketing

information in a central kiosk. This shared area of the Cordova Center will also house regional art and environmental displays focusing specifically on the Prince William Sound and Copper River Delta regions, further educating the public and visitors in how to

Shared Areas & Building Support	Total Space	EVOS	% EVOS TIME	Adjusted Sq. Ft. EVOS	x Sq. Ft. Cost	Cost per Sq. Ft.
Vestibule, Main Entry, Fourth Floor	404	404	33%	133.32	\$87,991	\$660
<i>Entry into the facility.</i>						
Vestibule, Lower Entry, First Floor	200	200	33%	66	\$43,560	\$660
<i>Entry into the facility.</i>						
Foyer, Fourth Floor	730	730	38%	277.4	\$183,084	\$660
<i>These two large areas will be used for many large meetings and conferences as break space and will also include display space for exhibits on the oil spill such as EVOS and Beyond, a new exhibit being designed and created by the Cordova Historical Museum to mark the 20th year since the EVOS. These spaces will also be used to feature travelling art and photo shows of the Prince William Sound region.</i>						
Foyer, Third Floor	1,220	1,220	38%	463.6	\$305,976	\$660
<i>Less administrative square footage. These two large areas will be used for many large meetings and conferences as break space and will also include display space for exhibits on the oil spill such as EVOS and Beyond, a new exhibit being designed and created by the Cordova Historical Museum to mark the 20th year since the EVOS. These spaces will also be used to feature travelling art and photo shows of the Prince William Sound region.</i>						
Large Restrooms	450	450	49%	220.5	\$145,530	\$660
<i>Facilities available for meetings; events on second level.</i>						
Secondary Restrooms	225	225	33%	74.25	\$49,005	\$660
Staff restrooms	268	268	33%	88.44	\$58,370	\$660
General Storage, Distributed	450	450	33%	148.5	\$98,010	\$660
<i>Storage for facility materials and supplies.</i>						
Commercial Kitchen/Serving	395	395	49%	193.55	\$127,743	\$660
<i>Facility available for meetings, events.</i>						
Mechanical/Electrical @ 6% over-all	2,250	2,250	33%	742.5	\$490,050	\$660
<i>Facility operations.</i>						
Janitorial, Supplies	160	160	33%	52.8	\$34,848	\$660
Walls, shafts @ 8% over-all	2,560	2,560	33%	844.8	\$557,568	\$660
General Circulation - elevator, stairs, corridor	2,700	2,700	33%	891	\$588,060	\$660
Trash/Receiving	349	349	33%	115.17	\$76,012	\$660
<b>Support Space Subtotal</b>	<b>12,361</b>	<b>12,361</b>		<b>4,311.83</b>	<b>\$2,845,807</b>	<b>\$660</b>

enjoy the Sound with an awareness of the ongoing restoration of injured species in the area, thus helping reduce interferences with such processes.

The oil spill damaged Alaska's recreation and tourism industries, particularly in the Prince William Sound region and specifically in the spill-affected communities of Cordova and Valdez. An August 1990 McDowell Group assessment of the impact on Alaskan tourism concluded that the spill had major effects on the tourism industry throughout Alaska. Trustee Council studies of sport fishing activity and tourism indicators (i.e. vacation planning, visitor spending, and cancelled bookings) indicated overall decreases in recreation and tourism activities after the 1989 spill. The 2010 Update on Injured Resources and Services lists recreation and tourism as not recovered.

Visitation in Cordova is slowly increasing but the community has not improved its infrastructure to provide a visitor facility or exhibits about the area. Visitors to Cordova are increasingly and continually interested in seeing more about the 1989 oil spill; the interrelationships of the fishing, community and the oil industries; and advancements in oil transportation, spill response and scientific research in the Prince William Sound area as documented in a 2008 summer visitor survey conducted by the Cordova Historical Society and American Association for State and Local History. In addition, it is crucial that the increasing numbers of visitors to the area are educated about Trustee Council restoration efforts in the area, how best to enjoy the area with awareness of the environment's fragile state, and how to avoid interfering with ongoing restoration.



Atrium

The Cordova Center visitor area addresses these deficits and provides a facility that will enhance visitors' experience of Cordova both with regard to its outdoor recreational opportunities and learning about the EVOS and Trustee Council restoration efforts. In addition, the information about the spill area presented in the Center and the recreational information provided about how to actively enjoy the area will work to repair misconceptions about the spill area not being suitable for recreational and visitor opportunities. In combination with the museum, theater, and meeting space, the Cordova Center will attract interest and will be a destination for Prince William Sound and Alaskan visitors.

The administrative offices are not EVOS-related and thus do not include any EVOS square footage or percentage of time.

Administrative Offices	Space Size	EVOS	% EVOS TIME	Adjusted Sq. Ft. EVOS	x Sq. Ft. Cost	Cost per Sq. Ft.
Reception/Facility Coordination	190	0	0%	0	\$0	\$660
Public Waiting Area	70	0	0%	0	\$0	\$660
City Manager	205	0	0%	0	\$0	\$660
Public Works	180	0	0%	0	\$0	\$660
Finance Director	170	0	0%	0	\$0	\$660
Clerk	160	0	0%	0	\$0	\$660
Staff Offices: Planner, Asst. Planner; Admin Asst.; Accounts; AR; Deputy Clerk	840	0	0%	0	\$0	\$660
Printers	160	0	0%	0	\$0	\$660
Secure Storage, Vault	145	0	0%	0	\$0	\$660
Record Storage	230	0	0%	0	\$0	\$660
Staff Break	155	0	0%	0	\$0	\$660
Circulation @ 20%	805	0	0%	0	\$0	\$660
<b>Admin. Offices Subtotal</b>	<b>3,310</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>\$0</b>	<b>\$660</b>

## The Cordova Center – Conclusion

There is a critical need for a long-term, permanent facility that provides a location for the continuing administrative functions of the Trustee Council as it winds down, including education for residents, visitors, and tourists about EVOS and the subsequent research and restoration efforts of the Trustee Council. The Cordova Center would provide a cost-effective venue for meetings, conferences, and workshops as well as a means for educating residents, tourists, Alaskan visitors, students, scientists, resource managers, and stakeholders about the Prince William Sound and Gulf ecosystems, the impact of the spill,

and how best to manage natural resources in light of the important restoration processes already at work in the area. With this awareness, these user groups will make more informed decisions about how best to both enjoy and protect the spill area. The Cordova Center would provide both economic benefits to the City of Cordova as well as a tangible facility to help residents of Cordova achieve some sort of closure after the spill. For these reasons, the Trustee Council determined during its May 2008 meeting it should support the Cordova Center by providing funds for a portion of the facility.



Cordova Center, street-side elevation.