



Maine Department of Inland Fisheries and Wildlife

Proposed Headquarters + Wildlife Park Visitor Center



Proposed Projects



New Headquarters in Augusta

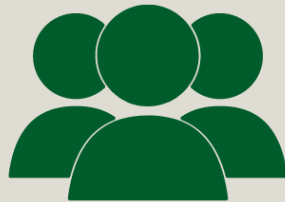


New Visitor Center in Gray

Impact of MDIFW



Responsible for
\$1.3 billion dollars
in economic impact to
the state of Maine



Directly supports
over **7,700 jobs**
throughout the state.



Over **575,000** people
are licensed to fish
and hunt in Maine.

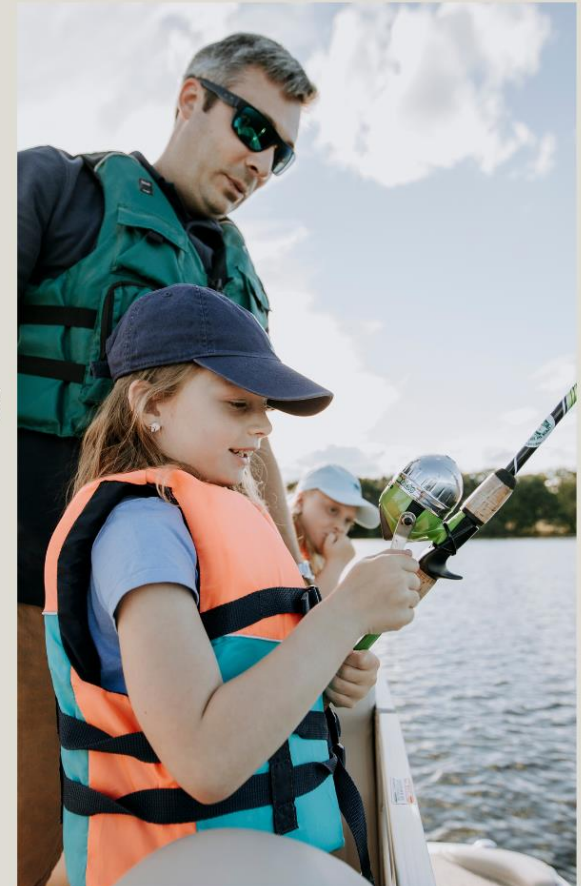


MDIFW handles over
750,000 individual
sales a year.

Proposed MDIFW Headquarters



- 1** Consolidate four MDIFW offices and storage facilities into one central location
- 2** Create an outdoor learning and recreation area that includes water access, learning trails, and fishing areas
- 3** Be consistent with MDIFW's mission to preserve, protect, and enhance Maine's wildlife resources.



Benefits



Facility Consolidation



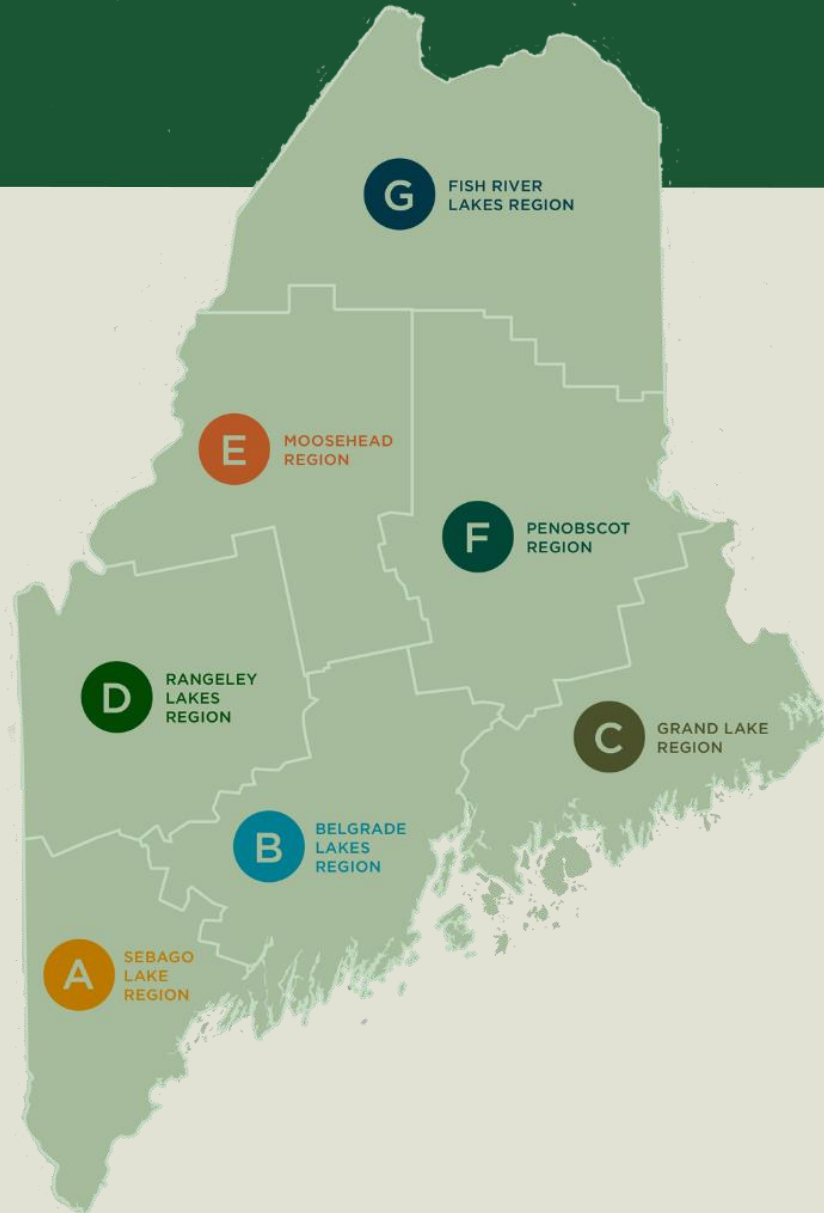
Efficiencies + Improved Communication



Utilizing Existing Space



Regional Offices



Benefits: Consolidation



Federal Street Facility

Recreational Safety
Storehouse
Maine Guide Testing Facility
Heated Storage for Programs and
Archive Files
Wildlife Necropsy Lab



Water Street (Current Headquarters)



Federal Street Facility
Commissioner's Office
Licensing Division
Warden Service
Bureau of Resource Management
Information and Education Division



Bangor Facility

Fisheries Biologists
Wildlife Biologists
Seasonal/Temporary Contract Positions

Augusta - Hatchery Road Facility



Fish Health Lab
Landowner Relations Warehouse
Water Access Program Warehouse
Information & Education Warehouse

Benefits: Increasing Efficiencies



- Bureaus are co-located for maximum communication and efficiency
- Places MDIFW adjacent to other natural resource state agencies on the East Campus
- Proper equipment storage



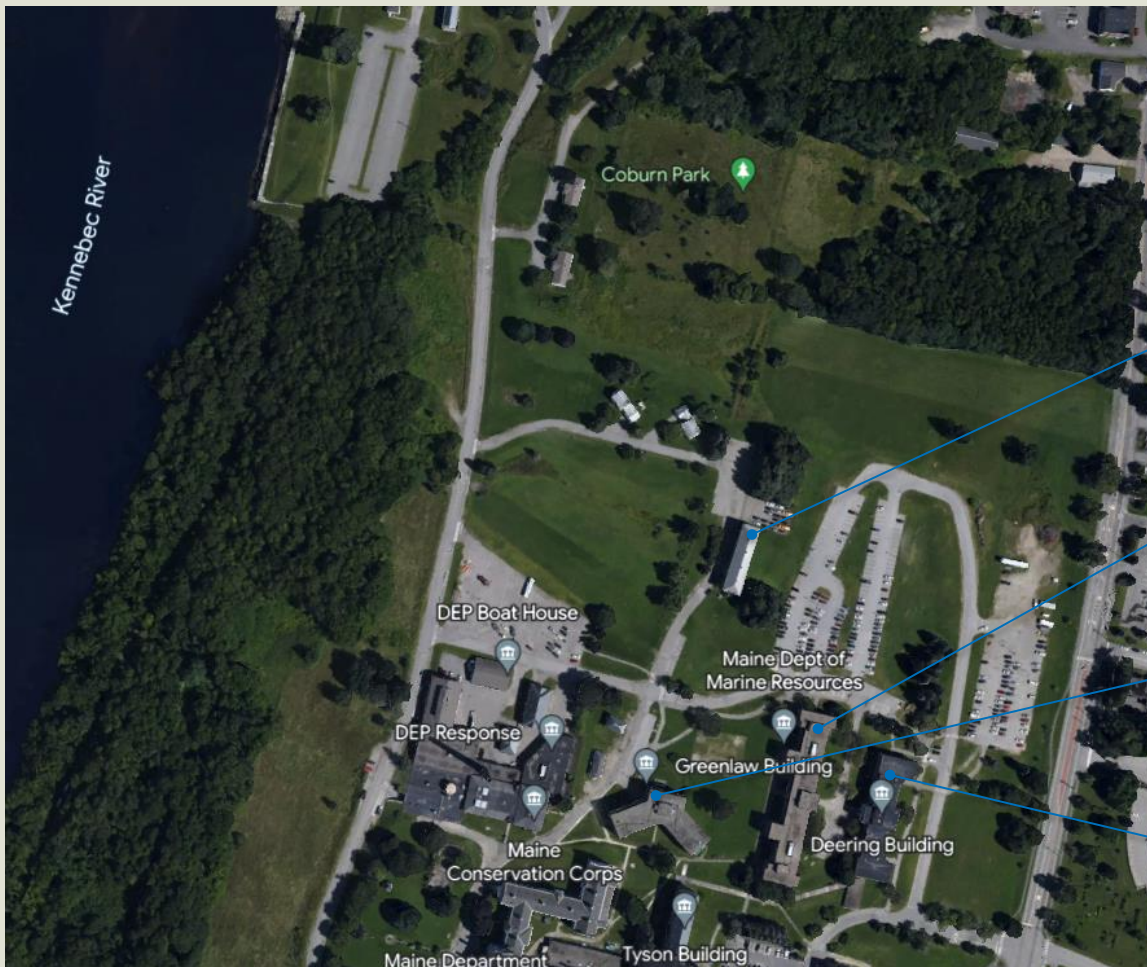
Benefits: Improved Educational Opportunities



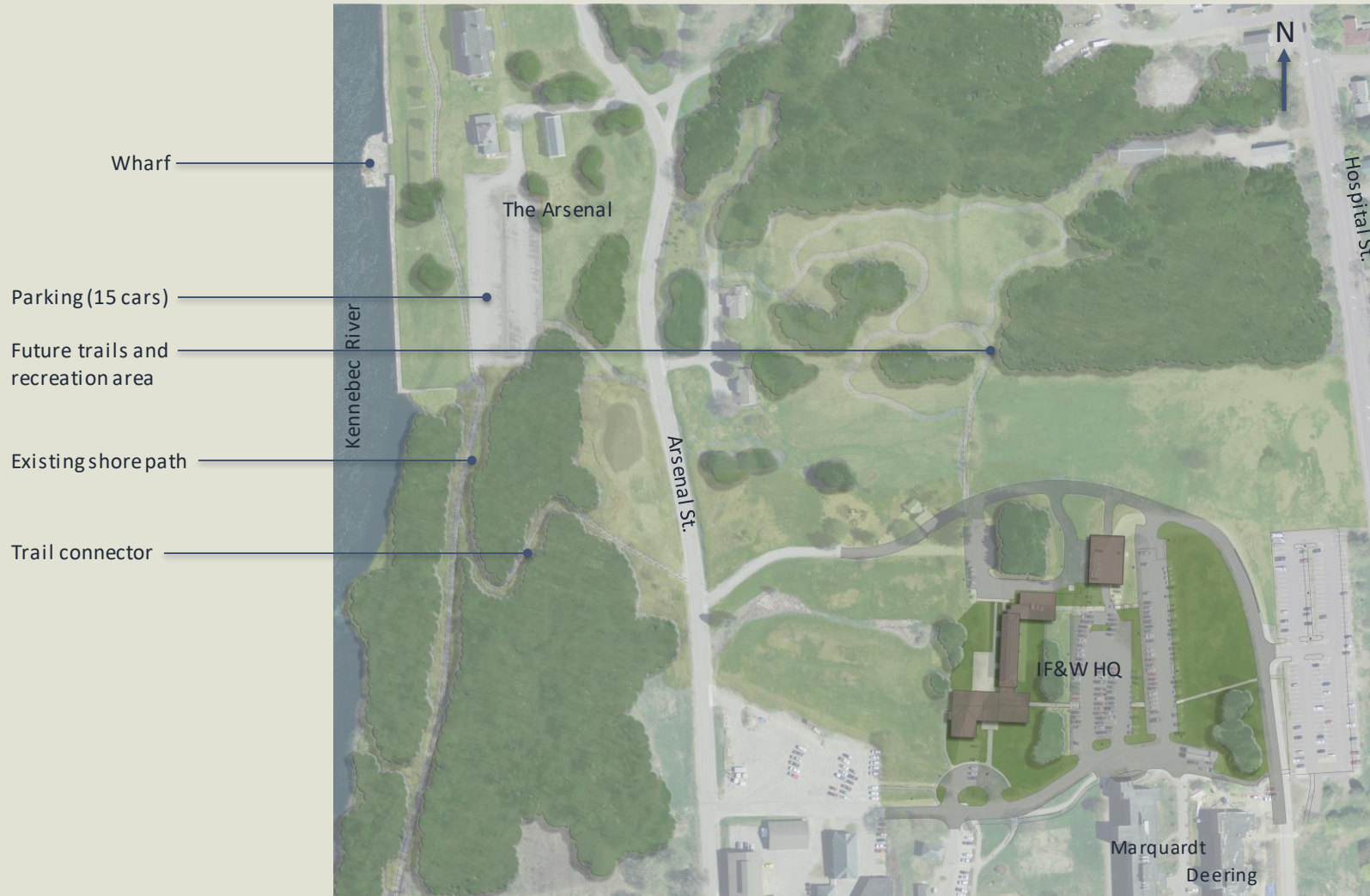
- Indoor and outdoor learning spaces for clinics and classes, public hearings, and special events such as the Maine Moose Lottery Drawing
- Walking trails
- Educational habitat demonstration areas
- Access to the Kennebec River
- Hand-carry boat launch
- Docks and fishing pier



Adjacent to Natural Resource Agencies



Walking Trails and Water Access



Main Entrance



Staff Entrance



Existing CETA Building



Birds-eye View



Birds-eye View



Birds-eye View



Lobby and Licensing Window



Licensing Offices



CETA Offices and Open Area



Large Conference Room



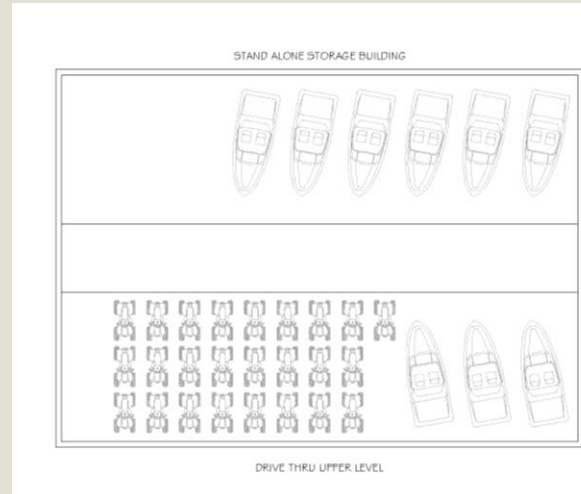
Commissioner's Offices



Basic Floor Plan

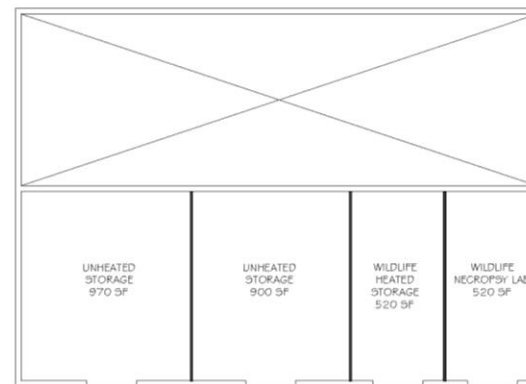


Storage Barn

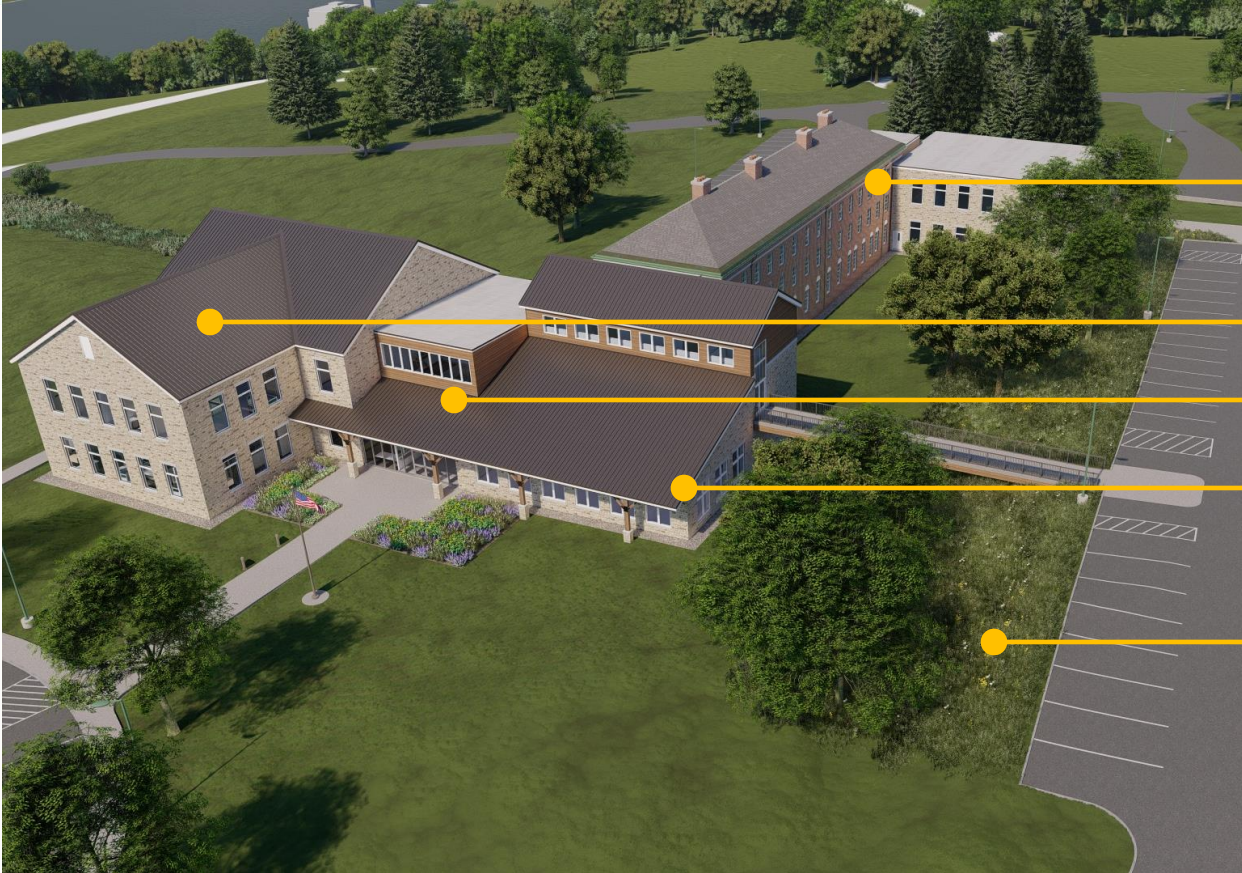


← 9 Boats

← 25 ATVs or Snowmobiles



Sustainability



Adaptive reuse of the CETA Building

Natural light and views

CLT Wood Structure

Energy efficient windows and siding

Low/No water use for irrigation



Cross Laminated Timber (CLT)



- Cross laminated timber (CLT) is an engineered wood product that uses layers of wood joined with glue to create structural elements that replace steel beams and columns in buildings.
- CLT is an innovative way to not only reduce the carbon footprint of a building but sequester carbon within the building materials.
- The exposed wood elements of CLT has positive effects on building tenants and reduces the need for wall and ceiling finishes, reducing the carbon footprint, speeding up construction, and decreasing long-term maintenance requirements.
- Expanded use of CLT in construction projects throughout Maine will hopefully lead to a manufacturing facility being opened in the State, adding to the Forestry economy.

Benefits: Utilizing Existing Space



- Adaptive use of a vacant building, uses existing state-owned land
- Takes advantage of existing utility availability on campus
- Furthers the state's Master Plan of reusing existing buildings and preserving historic buildings
- Conference rooms in East Campus buildings are available as needed



| Budget Summary | |
|-----------------------------------|---------------------|
| Part A | |
| Administrative costs and reserves | \$5,825,560 |
| Part B | |
| Fees and Services | \$3,118,032 |
| Part C | |
| Construction Costs | \$32,041,374 |
| Total Project Costs | \$40,984,966 |



Detailed budget breakdown

| Part A: Administrative | | East Campus | Notes |
|---------------------------|---------------------------------------|--------------|----------------------------------|
| 1 | Property Acquisition | \$0 | |
| 2 | Legal or Insurance | \$35,000 | |
| 3 | Solicitations Advertising | \$15,000 | |
| 4 | Bid Document Printing and Handling | \$10,000 | |
| 5 | Furnishings, Fixtures & Equipment | \$1,404,088 | |
| 6 | Telecommunication Systems | \$560,635 | |
| 7 | Security Systems | \$135,400 | |
| 8 | Percent for Art Program | \$49,300 | 1% Cost of public spaces |
| 9 | Owner's Representative | \$312,000 | |
| 10 | Moving, Storage or Temporary Space | \$100,000 | |
| 11 | Bid Contingency | \$1,602,069 | 5% of construction cost estimate |
| 12 | Project Contingency | \$1,602,069 | 5% of construction cost estimate |
| 13 | Part A Subtotal | \$5,825,560 | |
| Part B: Fees and Services | | | |
| 14 | Architect/Engineer Basic Services Fee | \$2,416,430 | |
| 15 | Additional A/E Services Fees | \$147,500 | |
| 16 | A/E Reimbursable Expenses | \$74,195 | |
| 17 | Hazardous Materials Removal Design | \$15,000 | |
| 18 | Hazardous Materials Removal | \$0 | |
| 19 | Site Environmental Studies | \$46,620 | |
| 20 | Land Survey | \$12,000 | |
| 21 | Soils or Borings Tests | \$25,000 | |
| 22 | Preconstruction Testing | \$2,000 | |
| 23 | Construction Testing | \$379,288 | |
| 24 | Part B Subtotal | \$3,118,032 | |
| Part C: Construction | | | |
| 27 | Construction Cost Estimate | \$32,041,374 | |
| 28 | Change Orders | \$0 | |
| 29 | Part C Subtotal | \$32,041,374 | |
| | | | |
| 30 | Total Project Cost | \$40,984,966 | |



Questions



Maine Wildlife Park Visitor Center



Maine Wildlife Park



**Home to over 30
species of Maine
wildlife that
cannot be
returned to their
natural habitats**

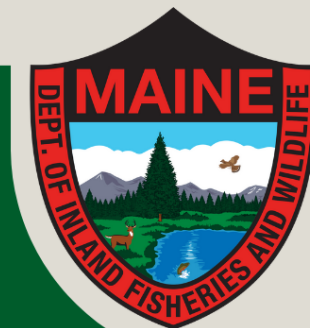


**More than
150,000 visitors
from Maine and
around the world
visit the Park
each year**



**6 Year-round
full-time
employees,
5 seasonal full-
time employees,
and volunteers.**

Maine Wildlife Park: Proposed Visitor Center



Improve the safety and efficiency of Park infrastructure.

Historic aging infrastructure at the park has begun to deteriorate, causing unsafe and inefficient work conditions for staff and volunteers.



Modernize Park operations to meet growing demand.

Visitor levels at the park has increased in recent years and the current entry point to the park is limiting and diminishes the experience for visitors and the efficiency of Park operations.



Increase capacity and expand educational opportunities.

A new visitor center will provide an improved and more efficient experience for visitors, allow the Park to see higher numbers of visitors, and increase the Park's ability to provide a greater level of outreach and education.

Maine Wildlife Park: Proposed Visitor Center

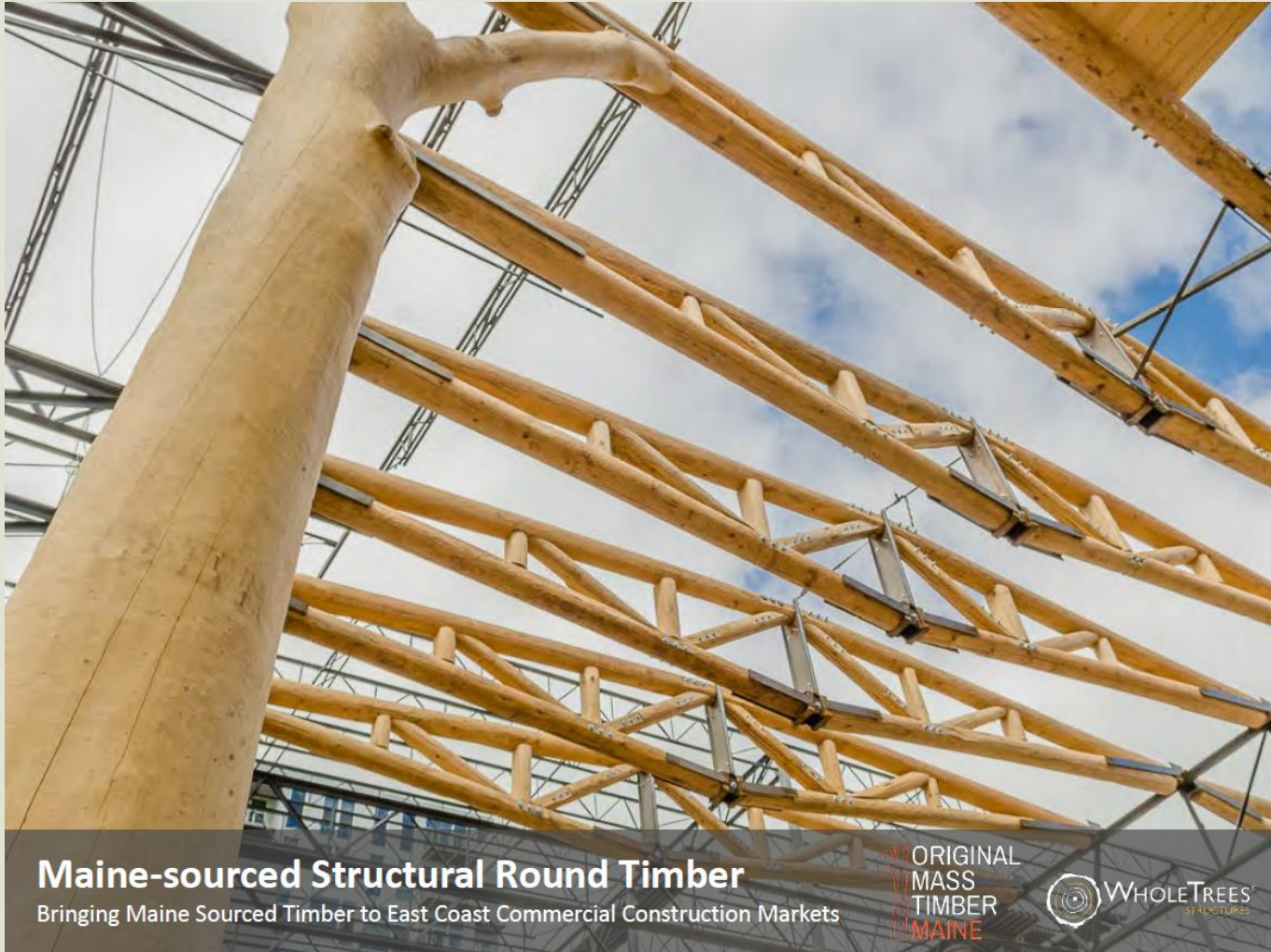


Nature Store
& Educational
Display

Ticketing Window

Office

Maine-Sourced Structural Timber



Maine-sourced Structural Round Timber

Bringing Maine Sourced Timber to East Coast Commercial Construction Markets

ORIGINAL
MASS
TIMBER
MAINE



Maine-Sourced Decorative Trees



Questions

