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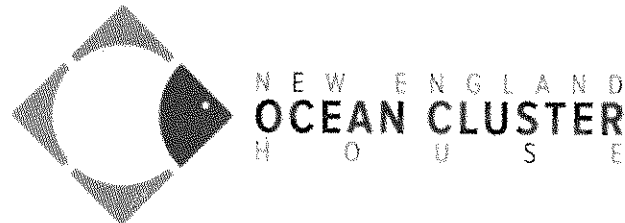


EXHIBIT 2 - PROJECT DESCRIPTION / NARRATIVE

The proposed **New England Ocean Cluster House (NEOCH)** project involves the renovation and fit-up of 27, 016 s.f. of the second floor and a portion of the first floor of the Portland Ocean Terminal (POT) building at the Maine State Pier (MSP). On the ground floor a new entry canopy, entry, and entry stair will be created. The scope of work, through a special arrangement with the landlord, includes work normally beyond that of a typical fit-up, notably building envelope upgrades and amenities. The NEOCH is proposing a long term lease and partnership agreement with the City of Portland. Therefore the expectations for the quality of the finished product exceed those that may normally be associated with a five or ten year projected occupancy.

The NEOCH arose from and will be heavily influenced by a highly successful existing project in Reykjavik, Iceland, the **Iceland Ocean Cluster House (IOCH)**. The 'house' is an incubator, where sub-tenants in marine related activities lease office space. Our design team has been and will continue to look to the IOCH and its leadership and designers for council. It is the intent of the owners of the NEOCH to emulate the strategies employed and the ambience created at the IOCH, adapted to the POT building and context.

The **existing POT building** is a steel framed structure clad in corrugated metal panels, originally built in 1924 as a shed building for the transfer of bulk commodities to rail cars. Various interventions over the years, including the addition of the second floor office space, have been performed, but the building remains, at its core, a shed building sitting atop pilings on a pier. The ground floor is an industrial and storage space, used primarily by the City of Portland for storage. The McAllister tugboat operation has a small workshop there as well. The POT is a busy site, at the confluence of the Casco Bay Lines, cruise ship arrivals, and other MSP activities. The project site is currently in a federal secure zone, being a border crossing, secured from non-specific personnel and activities. A detailed Construction Management Plan will be crucial for all construction work to take place effectively and efficiently and with minimal disruption to other activities on the MSP.

The **scope** of work involves the demolition of the interior partitions and ceilings of the second floor space, and replacement with new. The Mechanical, Electrical, Plumbing, and Fire Protection systems will be removed to their tie-in points and replaced with new systems. The existing wall assembly from the second floor level up will be replaced, and a new insulated roofing system provided.

The **design expectations** for the completed NEOCH are for a clean, contemporary, and sophisticated space harmoniously existing within and celebrating the tough waterfront working building that hosts it. One might call it “industrial chic” or “innovation factory.” We will look to the existing IOCH for precedent. Most of the existing structure will be left exposed, along with ductwork and cabling. See Exhibit 4 for architectural plans and images of the building improvements.

ELEMENTS OF THE PROPOSED SITE PLAN :

- The schedule for occupancy of the NEOCH is to move as quickly as possible due to the needs of prospective tenants. The proposed site plan has been designed with the understanding of and appreciation for the pending Maine State Pier Master Plan process and recommendations. To that end, the design team is proposing a very limited footprint for permanent improvements to the site. In fact, the scope of work for NEOCH is less than previously proposed by and approved for Shuck’s Lobster.
- The proposed plan provides for two handicapped accessible parking spaces to be located adjacent to the new building entrance on the ground floor. In this location, the plan also provides one parking space reserved for service / delivery vehicles such as FEDEX or UPS. As for the required parking spaces , the facility of 27,016 s.f./ 1 space per 400 s.f. requires 68 parking spaces. With only 50% of that total required in the waterfront zone, actual required spaces would be 34 spaces. With 2 ADA spaces provided on site, NEOCH intends to either pay the in lieu fee or to provide a lease for the 32 required spaces.
- The project proposes the use of innovative heating and cooling systems including a “keel cooler”, which uses ocean water as a central element of these systems, therefore, we have included information on these devices in the application. See Exhibit 5.
- No site lighting fixtures are proposed ; exterior lighting will be limited to soffit lighting in the proposed canopies at the building entrance.
- All utility and storm drainage infrastructure is existing and will not be disturbed by the proposed exterior construction. No additional impervious areas are proposed, and there is no changes to existing stormwater runoff patterns.
- The project will not create additional traffic on the MSP as parking will be provided off site and most NEOCH tenants / visitors will arrive on foot or by bicycle. Bicycle parking will be provided inside the building on the ground floor.