

Office of Community Investment and Infrastructure

HPS/CP EDA GRANT AMENDMENTS



May 17, 2016

Goals of Today's Presentation

- **Overview**
- **Summary of the Grants**
 - Purpose
 - Amount Expended / Remaining
 - Amendments
 - Extension of Grant Deadline
 - Repurposing of Grant Funds
 - Approval Status
- **Renovation of Building 101 and Next Steps**
 - Use grant funds to update design work and obtain approvals
 - Collaboration with Public Works to complete renovations

Overview

- **Grants from the EDA**

- Five Grants since 2003 (Approx. \$15.5 Million)
- Grants 1 through 3 (Expended)
- Grants 4 and 5 (Partially Expended)

- **Purpose**

- Shipyard Arts and Technology District
- Planning, Design and Construction
- Open Space and Buildings

- **Request from OCII Commission**

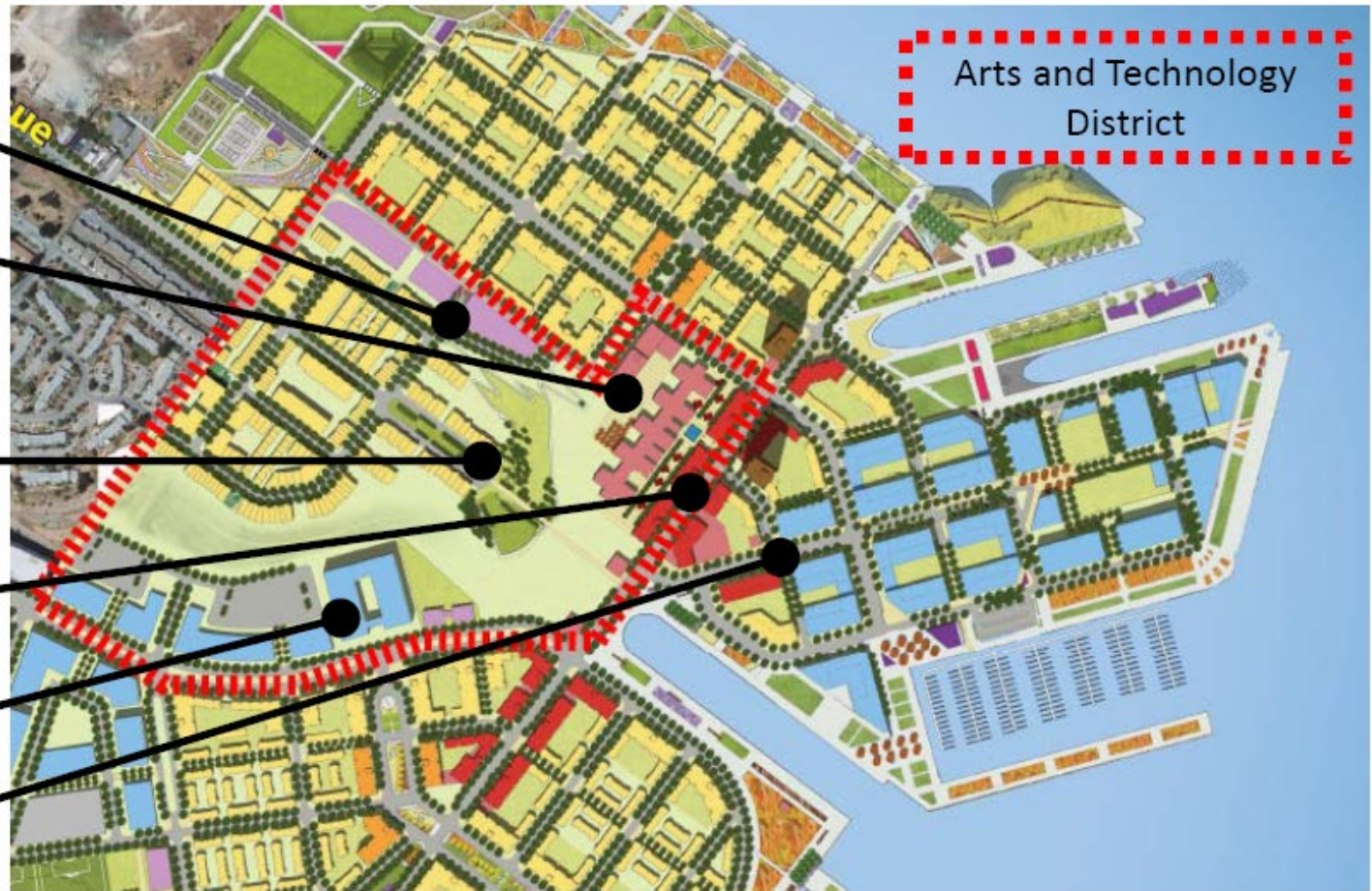
- Authorize continued acceptance of EDA grants through March 2018
- Repurpose remaining grant funds to Artists' Building 101 repairs and improvements

Hunters Point Shipyard/Candlestick Point



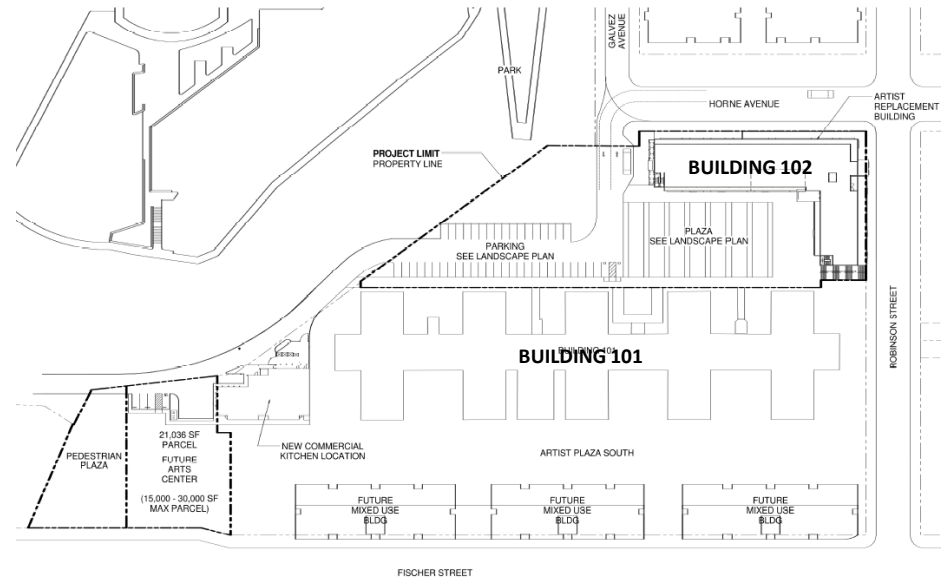
Shipyard Arts and Technology District

- ❖ Community Facilities
- ❖ New and Existing Artist Studios and Plazas
- ❖ Open Space with Public Art
- ❖ Neighborhood Retail
- ❖ Building #813
- ❖ Research and Development Commercial Campus



Hunters Point Shipyard Arts Complex

- **Phase 2 DDA Obligations**
 - **Preserve Building 101**
 - **Construct of new Artist Studio Replacement building**
 - **Construct New Commercial Kitchen**
 - **Improved land for future Arts Center**
- **Artist Enclave on the Shipyard**
 - **Largest assembly of artists on the West Coast**
 - **Integrated into Shipyard Redevelopment Plan**
 - **Shipyard Arts Complex at the center of the Shipyard Arts & Technology District**
 - **Future City Assets**
- **Key Stakeholders: HPSY CAC and Shipyard Trust for the Arts (STAR)**



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Grant Amendments

Grant Acceptance

- **Jan. 25, 2016:** Oversight Board Approval
- **March 11, 2016:** Department of Finance Approval
- **April 17, 2016:** EDA Approval
- **May 17, 2016:** OCII Commission Consideration of Approval

Grant Funds Expended / Remaining

EDA Grant	GRANT #4	GRANT #5	Totals
Grant Amount	\$3,800,000	\$4,560,000	\$8,360,000
Local Match	<u>\$422,223</u>	<u>\$506,667</u>	<u>\$928,890</u>
Total Grant Amount	\$4,222,223	\$5,066,667	\$9,288,890
Funds Expended	<u>-\$2,052,500</u>	<u>-\$2,080,664</u>	<u>-\$4,133,163</u>
Funds Remaining	\$2,169,723	\$2,986,003	\$5,155,727

- Remaining Local Match is 10% (\$515,727)

Repurposing of Grant Funds

- **Remainder of Grants #4 and #5 were to be used to rehabilitate Building 813**
 - Navy Transfer of Parcel D-2 delayed
 - Construction of infrastructure for Building 813 will not be completed until 2020
- **EDA Authorized reallocation of funds to Building 101**
 - Property is owned by OCII
 - Infrastructure is under construction by Shipyard developer

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Building 101

Building 101 cont'd.

- **Building 101 Status**

- Occupied by Shipyard Artists since 1974
- Two-story building built in 1947
- Approx. 121,000 sq. ft.
- Currently 151 artist studios



- **Ventura Partners' Property Assessment**

- Completed in 2009
- Approx. \$10 Million in repairs needed (Levy Design Partners' specifications)
- \$2 Million partial upgrade completed in 2010 (EDA #2)
- Additional \$8 Million upgrade required

Artist and Community Outreach

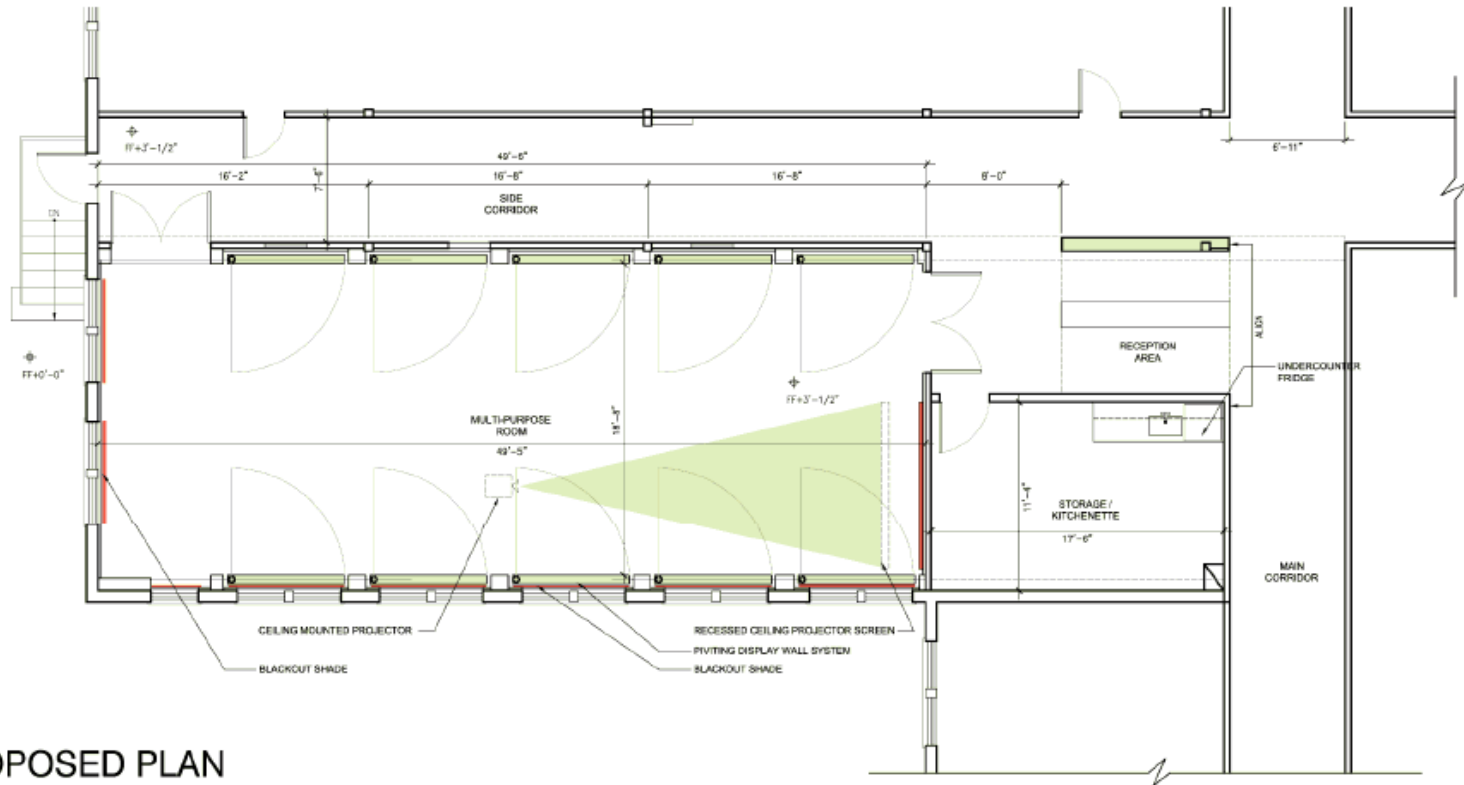
- **Plans for Building 101 renovation using EDA grants discussed with CAC and Shipyard Artists**
 - **October 2015 Executive Subcommittee of the CAC**
 - **January 13th Presentation to Shipyard Artists**
 - **January 2016 STAR performed digital survey after presentation**
- **Obtained input and recommendations**
 - **No Artist Lounge**
 - **Elevator installation**
 - **Ventilation upgrade**



Collaboration with Public Works

- **Agreement with Public Works**
 - Negotiate Memorandum of Agreement (MOA)
 - \$5 Million Budget (Not-to-Exceed)
 - Fire protection, Life Safety and Accessibility improvements
 - Conversion of Auditorium into Multipurpose Room
 - Optional Scope Items: Elevator, Ventilation and Insulation
- **MOA to Commission -- Summer 2016**
- **Consistent with Long-Range Property Management Plan (PMP)**

Proposed Designs



PROPOSED PLAN

Artist's Multi-Purpose Room

BUILDING 101 - HUNTERS POINT NAVAL SHIPYARD ARTIST STUDIOS

What are the Next Steps?

- **Today's approval: Grant amendments**
 - Authorize acceptance of grant extension from the EDA
 - Allow repurposing of funds to renovate Building 101
- **Finalize agreement with Public Works (MOA)**
- **Commission consideration and approval of MOA**
- **Preparation of Designs for Building 101 Improvements**
 - Community Outreach with designs and construction timelines
 - Incorporate input from CAC, Shipyard Artists and Commission
- **Commence construction work**

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Questions & Comments