

Memorandum of Understanding with Public Works for Building 101 Improvements

**OCII Commission
February 19, 2019**



This action would:

Authorize OCII to enter a Memorandum of Understanding with Public Works to design, bid out and manage construction of improvements to Hunters Point Shipyard Building 101, in an amount not to exceed \$5,581,677 including project construction.

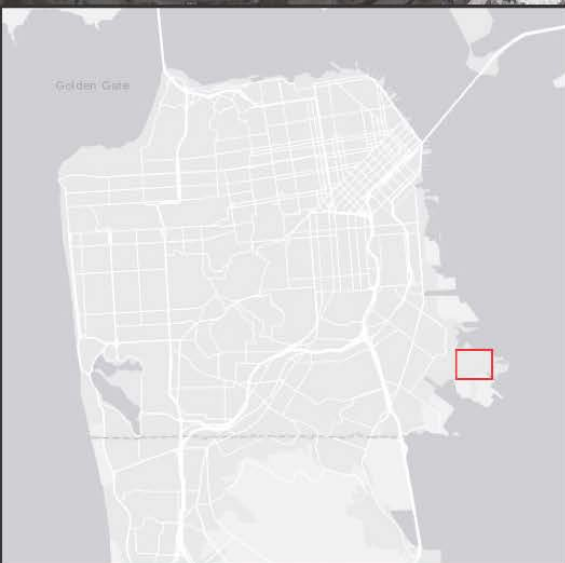
Outline

1. Building 101
2. Project funding
3. Collaboration with Building 101 artists
4. Planned improvements
5. Public Works role
6. Next Steps

Project Location

Hunters Point Shipyard
Phase 1 - Hilltop

Building 101



Building 101

- Built in 1947
- Two stories / 121,000 square feet
- Owned by OCII
- Approximately 150 artists' studios



Building 101



Project funding – Economic Development Administration (EDA) Grants #4 and #5

- Funds remaining: \$5,581,677
- Required OCII local match: \$558,199
- Economic development objective
- Deadline for use: September 2021
- Funding provided on a reimbursement basis

Previous work with EDA Grant funding

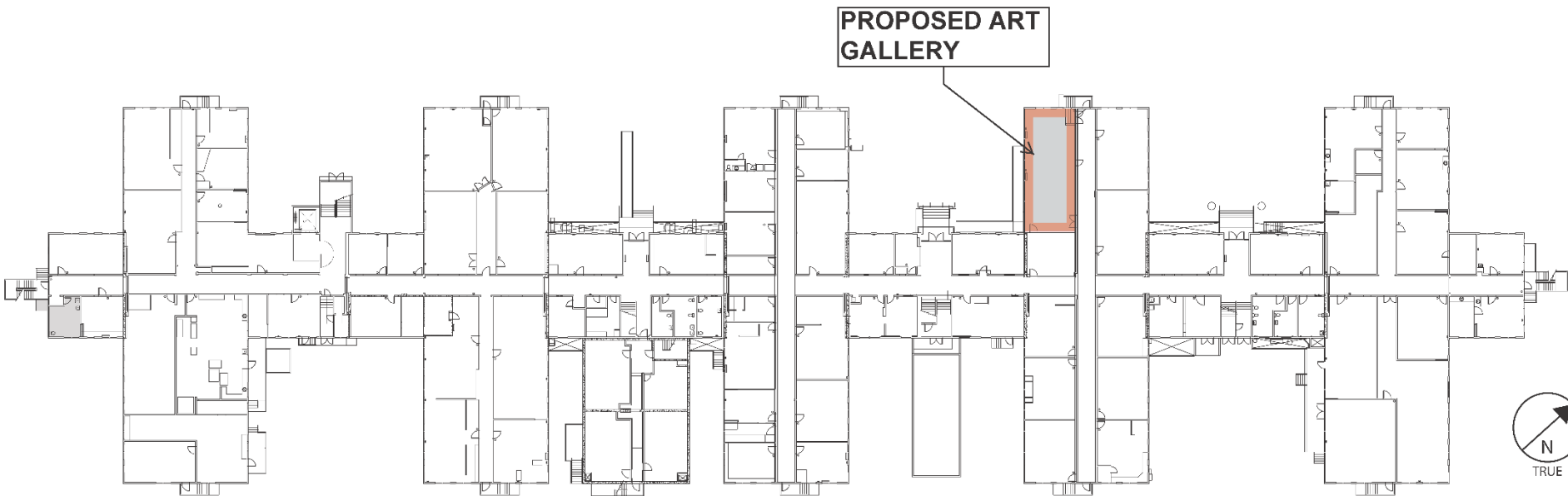
- Previous improvements to Building 101
- Design and construction of Hunters Point Shipyard Site Office Building
- Shipyard Cultural and Historical Recognition Program: 9 public art installations in project area parks

Collaboration with Building 101 artists

- Hunters Point Shipyard artists are represented by Shipyard Trust for the Arts (STAR)
- OCII and STAR worked together to assess artists' needs and develop project scope

Planned improvements: Art Gallery

- Enlarge lecture hall space and convert to art gallery



Scope of work subject to change based on bid amounts received.

Planned improvements: safety

- Fireproof 2nd-floor exit stairs (8 locations)



Scope of work subject to change based on bid amounts received.

Planned improvements: accessibility

- ADA wheelchair ramp at front entrance
- Make primary restrooms wheelchair-accessible
- Remove barriers to access in common areas

Scope of work subject to change based on bid amounts received.

Public Works role

- Public Works has extensive experience in design and construction management of public facilities
- Public Works scope of work:
 - Project design
 - Construction contract advertisement & award
 - Construction management

Next Steps

- **Spring - Summer 2019:** Design phase
- **Fall - Winter 2019:** Contract advertisement & award
- **2020:** Construction phase

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Questions?