

RESOLUTION NO. 32-2009

Adopted March 17, 2009

APPROVING A SCHEMATIC DESIGN FOR IMPROVEMENTS TO BUILDING 101 AT THE HUNTERS POINT SHIPYARD; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. Building 101 is located on Parcel A of the Hunters Point Shipyard (“Shipyard”). The 106,000 square-foot, two-story wood-framed building was constructed in 1946 and originally housed the United States Department of the Navy’s administrative offices. Since the mid 1980’s artists have occupied studios in various buildings on the Shipyard.
2. Building 101 is the largest building on Parcel A and is regarded as the hub of the artists’ colony. Of the nearly 300 artists working on the Shipyard, 141 of them rent studios within Building 101. Building 101 studios are rented through a sub-lessee agreement with the artists’ community to Patterns Limited, Inc. (“The Point”) and Lennar–BVHP, LLC (“Lennar”). Lennar manages the leases of various buildings on the Shipyard, including Building 101, on behalf of the Redevelopment Agency of the City and County of San Francisco (“Agency”) in accordance with the Interim Lease that was adopted in December 2003 and amended in August 2008.
3. In 2004, the Agency was awarded a grant for \$2,134,000 from the U.S. Department of Commerce, Economic Development Administration (“EDA”). The purpose of the grant funds is to facilitate the assessment, design, remediation, and basic improvements to Building 101. The EDA grant to be used for Building 101 must be spent no later than August 15, 2009, and extensions are not permitted. Using EDA funds to provide tangible and meaningful benefits to the Shipyard within this tight timeframe is important in demonstrating the Agency’s capacity to manage existing and future EDA grant funds. Agency staff is working to ensure that the EDA funds are expended using an expeditious and inclusive process that meets the needs of present and future Shipyard stakeholders.
4. In December 2008, Agency staff engaged in a competitive negotiation process and solicited proposals for Schematic Design, Preliminary Construction Documents, Bid and Observation for Building 101 construction activities.
5. On January 6, 2009, by Resolution No. 8-2009, the Agency Commission authorized a one-year personal services contract (“Contract”) and operating budget in the amount of \$100,000 with Levy Design Partners, Inc., a California corporation (“Levy”). Levy’s current scope of services under the Contract includes schematic design and preliminary construction documents.

6. Levy has held two workshops and numerous smaller meetings with the Building 101 artists, the Hunters Point Shipyard Citizens Advisory Committee, Agency staff and staff from the Mayor's Office of Economic and Workforce Development to identify and prioritize improvements to Building 101.
7. Levy has submitted schematic designs for the rehabilitation of Building 101 for Agency staff's review and approval.
8. The proposed schematic design ("Schematic Design") includes exterior repainting, corridor repainting and replacement of common area light fixtures, code-related upgrades (exit stairs, accessible entry, etc.), repair/replacement of windows, replacement of exterior doors, and a new gallery and lounge.
9. The permitted uses and development standards pertaining to Building 101 are described in the Hunters Point Shipyard Redevelopment Plan ("Redevelopment Plan") and the Design for Development.
10. Agency staff has reviewed the proposed Schematic Design and finds that it complies with the permitted uses and development standards described in the Redevelopment Plan and the Design for Development.
11. Agency staff recommends approval of the Schematic Design proposed by Levy.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for Building 101 at the Hunters Point Shipyard is approved in the form submitted by Levy Design Partners, Inc., and presented to the Agency Commission, together with such refinements as the Executive Director may approve which do not substantially alter the Schematic Design concept.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel

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