

Commission Chambers Refresh & Lobby Improvements

Chamber Refresh: CIP#:C800216

Lobby Improvements: U00488

Commission Request

- Request Commission authorization for the Executive Director to support two related modernization projects at the Port's Pier 69 Main Office:
 - \$218,000 to refresh Commission Chambers
 - \$163,000 to make improvements to the lobby

These two projects represent the first significant investments made in the Commission Chambers and the Lobby since the building renovation was completed in 1993.

Project Goals

- Provide a more inviting multi-functional space for reception, waiting, casual meetings, and commission meetings.
- Improve security and lines of sight.
- Provide an area to engage and educate the public.
- Refresh furnishings and finishes; redesign reception desk to be ADA compliant.
- Improve lighting and acoustics.
- Exercise design constraint to ensure architectural consistency and integrity with existing building architecture.

New Investment Needed

Commission Chambers

- Carpet is showing its age and is delaminating
- Routing of audio/visual cabling is haphazard and unsightly
- Acoustic ceiling is damaged in several areas.

Lobby

- Existing lobby space plan hinders reception staff visibility
- Existing furnishings are showing wear and tear and provide substandard accessibility; reception desk is not ADA compliant.
- Installation of an improved, modern video display area would enhance public understanding and engagement by highlighting Port operations, projects, and achievements.

Existing Furnishings and Finishes are 25 Years Old

Existing Conditions Furnishings and Finishes are 25 Years Old



Acoustic ceiling is damaged in several areas / ceiling access is difficult as currently designed.

Existing Conditions



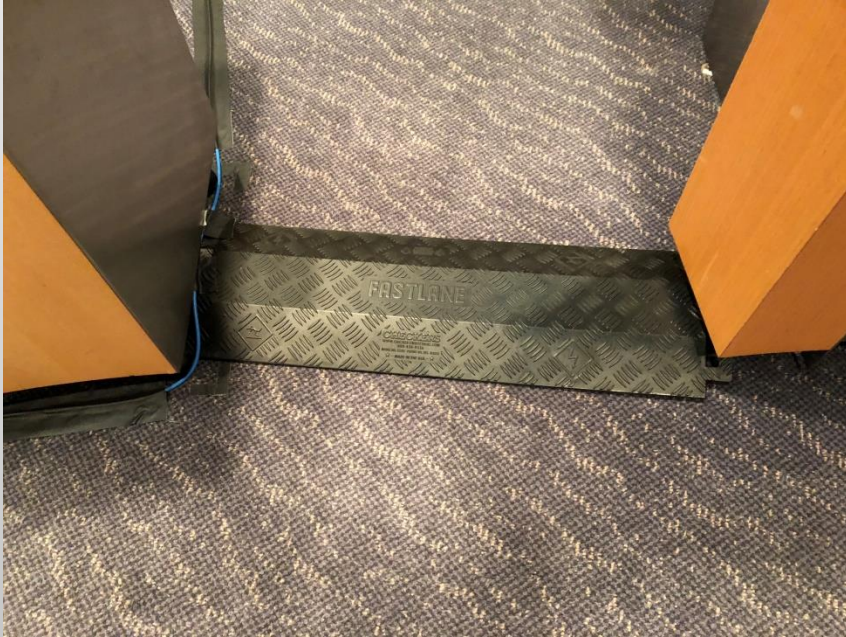
Acoustic tile damage

Existing Conditions



Carpet has delaminated from backing.

Existing Conditions



Cable routing will be improved / free standing furniture will be replaced with unified pieces.

Existing Conditions



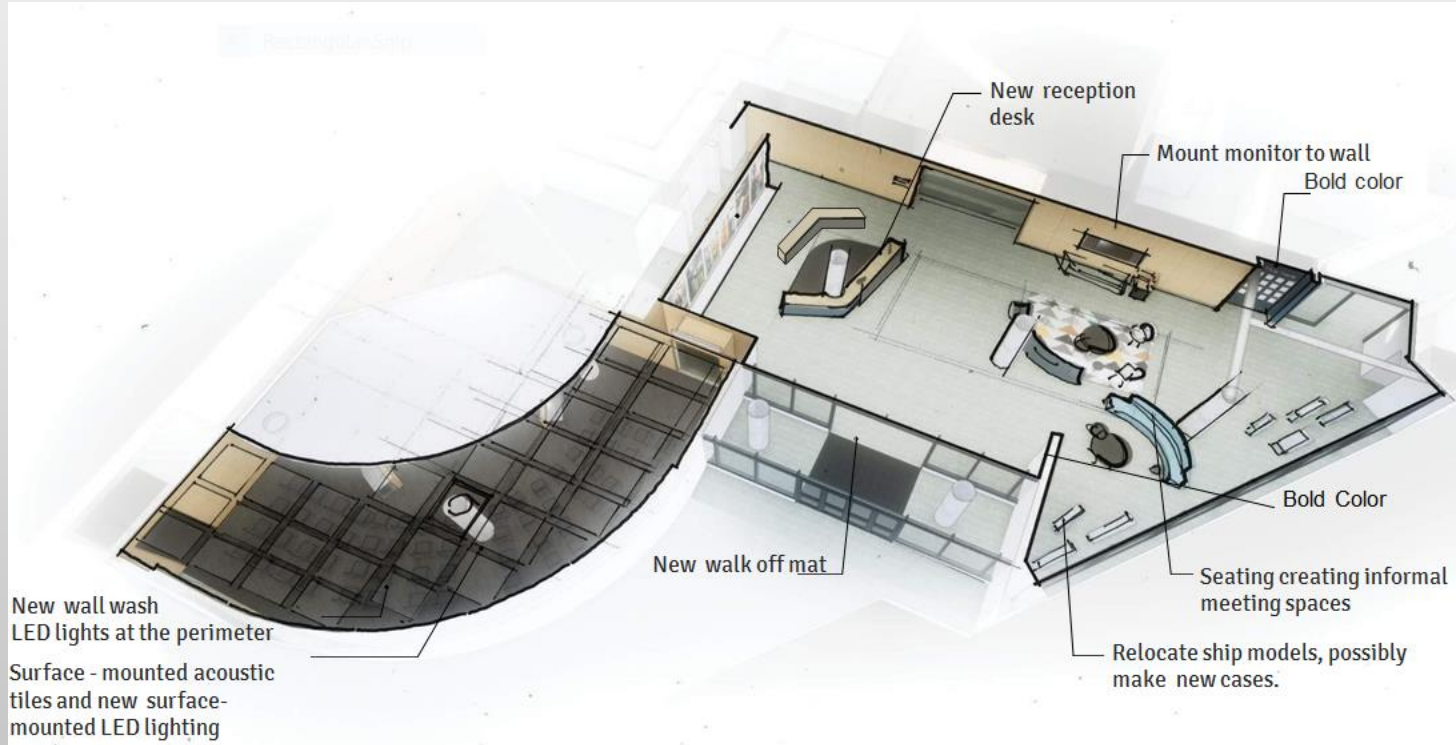
Video display and seating area will be updated and improved.

Existing Conditions



Modifying and relocating model displays will improve visibility.

Schematic Design



Improved Visibility, New Furnishings, Improved Video Display Area

New coat rack and hospitality table

Ceiling: Suspended clouds with integrated LED lighting

Add metal edge trim to frame existing panels



New surface mounted LED lighting



Chambers Entry



Artworks will be returned to the wall.

Entry signage creates a threshold



Milliken Moraine Gold Certified NSF/ANSI 140 Sustainable Carpet

Updating Commission Chambers

CEILING - P.E.T. HANGING CLOUD



48 in x 48
in White

WALL - Metal edge trim to
frame existing panels.



Paint exposed utilities, ceiling,
wall, and columns gray to unify
the space.

LED LIGHTING - PENDANT +
WALL WASHER



USAI BeveLED 2.1
Cylinder

COAT RACK - FREE STANDING



TABLES



60 x 27 x 30

Updating Commission Chambers