

1 [Waiving Competitive Solicitation Requirement to Procure Partial Design Documents -
 2 Professional Services Agreement - Geneva Car Barn and Powerhouse Project - Aidlin Darling
 Design - \$838,000 \$837,863]

3
 4 **Ordinance waiving the competitive solicitation requirement under Administrative Code,**
 5 **Section 6.40, and authorizing the General Manager of the Recreation and Park**
 6 **Department to enter into a professional services agreement with Aidlin Darling Design**
 7 **in the amount of ~~\$838,000~~ \$837,863, for the purpose of completing the design**
 8 **development documents and partial completion of construction documents for the**
 9 **Geneva Car Barn and Powerhouse project, and to amend the agreement as necessary**
 10 **to complete final (100 percent) construction documents, to commence following Board**
 11 **approval.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 13 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 14 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 15 **Board amendment additions** are in double-underlined Arial font.
 16 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 17 **Asterisks (* * * *)** indicate the omission of unchanged Code
 18 subsections or parts of tables.

17 Be it ordained by the People of the City and County of San Francisco:

18 Section 1. Background. The Geneva Car Barn and Powerhouse ("Car Barn"),
 19 designed and built in 1901 by the Reid brothers, originally served as a depot for both private
 20 railroads as well as the San Francisco Municipal Railway (Muni). It is the last physical vestige
 21 of San Francisco's first electric railway and was designated a City Landmark in 1985 and
 22 placed on the National Register of Historic Places in 2010. The Car Barn, located at the
 23 corner of Geneva Avenue and San Jose Avenue, consists of two adjoining structures, an
 24 approximately 12,000 square foot two-story office building, and an approximately 4,000
 25 square foot single-story car shed, known as the Powerhouse. Muni used the building as office

1 space until 1989, when it was heavily damaged in the Loma Prieta earthquake. The Car Barn
2 has been vacant ever since.

3 In 1998, the Car Barn was saved from a planned demolition through the efforts of a
4 neighborhood citizens group, the Friends of the Geneva Car Barn and Powerhouse
5 ("Friends"), formed to oppose the demolition of the Car Barn. After the Municipal
6 Transportation Agency ("MTA") stabilized the Car Barn in 1999, the MTA transferred
7 jurisdiction over the Car Barn to the Recreation and Park Department ("RPD") to be used for
8 recreational purposes and related uses consistent with the RPD's mission (Resolution
9 193-04).

10 On March 13, 2007, the Board of Supervisors appropriated \$1,044,490 for the repair
11 and renovation of the Car Barn (Ordinance No. 61-07). RPD, in partnership with the Friends,
12 developed a plan for the renovation and adaptive reuse of the Car Barn. The plan included a
13 seismic upgrade, installation of modern utility systems, restoration of historic features,
14 accessibility improvements, artist studios, event/exhibition space, a cafe, theater, community
15 meeting room, student lounge, and retail spaces. RPD allocated \$838,000 of the 2000
16 General Obligation Bond toward the project.

17 In 2009, as a result of the City's budget deficit, the \$1,044,490 allocated to the Car
18 Barn in Ordinance No. 61-07 was rescinded.

19 In response to this loss of funds, the Friends initiated a design competition for pro bono
20 architectural services for the renovation of the Car Barn. Aidlin Darling Design ("Aidlin") won
21 the competition, and to date has donated services valued at \$205,500. These services
22 include the completion of concept and schematic designs, renderings of the proposed project,
23 as well as assistance in the City's attainment of State and federal historic preservation
24 approvals.

1 RPD used Aidlin's schematic design to seek California Environmental Quality Act
2 ("CEQA") approval as well as approvals from the State Office of Historic Preservation
3 ("SHPO") and the National Park Service ("NPS").

4 Section 2. Rationale for Waiver of Competitive Solicitation Requirement. RPD wishes
5 to leverage the \$838,000 in 2000 GO Bond funds available for the project to seek additional
6 funds from the 2015 Historic Preservation and New Market Tax Credit program as well as the
7 City's Community Opportunity Fund program. To be eligible for these programs, the project
8 must have final design and construction documents completed by the end of 2014.

9 Section 6.40 of the Administrative Code requires Departments to procure outside
10 temporary professional design or consultant services for public work projects greater than
11 \$100,000 through a competitive process.

12 RPD desires to award a professional services contract to Aidlin for two reasons. First,
13 because a typical competitive procurement for architectural services for public works projects
14 can take many months, a competitive solicitation process under Section 6.40 of the
15 Administrative Code would likely impair the City's ability to seek 2015 Historic Preservation
16 and New Market Tax Credits and Community Opportunity Fund money for the Car Barn
17 project. Second, RPD is concerned that if another architect is brought onto the project, not
18 only would it be unusual for that new firm to complete design and construction documents
19 based on Aidlin's schematic design, but inconsistencies or changes with the design of the Car
20 Barn could jeopardize the approvals received from SHPO and the NPS.

21 Accordingly, RPD seeks to enter into an agreement with Aidlin in an amount of
22 \$837,853 to complete 100 percent design development documents and 50 percent
23 construction documents. Final construction documents (100% completion) will require an
24 additional \$475,951 based on current cost proposals. RPD and the Friends have agreed that
25 the Friends will attempt to make up the \$475,951 shortfall through fundraising.

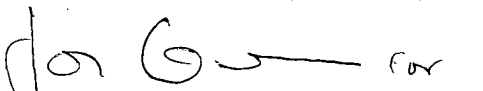
1 Section 3. Waiver of Competitive Solicitation Requirement. The Board of Supervisors
2 hereby waives the competitive solicitation process requirement under Section 6.40 of the
3 Administrative Code and authorizes the General Manager of the Recreation and Park
4 Department to enter into a professional services agreement with Aidlin Darling Design in the
5 amount of ~~\$838,000~~837,863 for the limited purpose of completing the 100 percent design
6 development documents and 50 percent and construction documents for the Geneva Car
7 Barn and Powerhouse, and to amend the agreement as necessary to complete final (100
8 percent) construction documents with funds provided by the Friends as long as the
9 amendment would not require expenditure of any other City funds. Any gift of funds from the
10 Friends to RPD to fund the completion of the construction documents, are subject to
11 acceptance and approval by the Board as required.

12 Section 4. Effective Date. This ordinance shall become effective 30 days after
13 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
14 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
15 of Supervisors overrides the Mayor's veto of the ordinance.

16 Section 5. That within thirty (30) days of the agreement being fully executed by all
17 parties the Recreation and Park Department shall provide the final agreement to the Clerk of
18 the Board for inclusion into the official file.

19
20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA, City Attorney

22 By:


23 Yadira Taylor
24 Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 140034

Date Passed: April 15, 2014

Ordinance waiving the competitive solicitation requirement under Administrative Code, Section 6.40, and authorizing the General Manager of the Recreation and Park Department to enter into a professional services agreement with Aidlin Darling Design in the amount of \$837,863, for the purpose of completing design development documents and partial completion of construction documents for the Geneva Car Barn and Powerhouse project, and to amend the agreement as necessary to complete final (100 percent) construction documents, to commence following Board approval.

April 02, 2014 Budget and Finance Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

April 02, 2014 Budget and Finance Committee - RECOMMENDED AS AMENDED

April 08, 2014 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

April 15, 2014 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 140034

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 4/15/2014 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

Date Approved