

1 [Modifies public contracting procedures to allow the Recreation and Park Commission to  
2 procure construction and design/build services in connection with the California Academy of  
3 Sciences project.]

4 **Ordinance authorizing the Recreation and Park Commission to award contracts for**  
5 **construction and/or design/build services in connection with the reconstruction of the**  
6 **California Academy of Sciences.**

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8 Note: Additions are single-underline italics Times New Roman;  
9 deletions are ~~strikethrough italics Times New Roman~~.  
10 Board amendment additions are double underlined.  
11 Board amendment deletions are ~~strikethrough-normal~~.

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

13 Section 1. General Findings

14 A. The buildings and improvements in Golden Gate Park known as the California Academy  
15 of Sciences, including but not limited to the Steinhart Aquarium, Morrison Planetarium and the Natural  
16 History Museum (collectively the "Academy Facility") are the property of the City and County, under  
17 the jurisdiction of the Recreation and Park Commission (the "Commission"). Pursuant to Charter  
18 Section 16.105, the Academy Facility is managed and controlled exclusively by the California Academy  
19 of Sciences, a nonprofit corporation ("CAS").

20 B. In 2002, CAS filed an application for environmental review of a project to rebuild the  
21 Academy Facility (the "Project"). The Project is subject to review by various City agencies and  
22 commissions and by the City and County of San Francisco Board of Supervisors (the "Board of  
23 Supervisors").

24 C. In Resolution No. 565-03, this Board of Supervisors affirmed the Planning  
25 Commission's certification of the Final Environmental Impact Report for the California Academy of

1 Sciences project as adequate, accurate and complete. A copy of said resolution is on file with the Clerk  
2 of the Board of Supervisors in File No. 031198 and is incorporated by reference herein.

3 D. In this same Resolution No. 565-03, this Board of Supervisors adopted findings  
4 in connection with its consideration of this modification of public contracting procedures under the  
5 California Environmental Quality Act ("CEQA") (California Public Resources Code sections 21000 et  
6 seq.), the State CEQA Guidelines (California Code of Regulations Title 14, sections 15000 et seq.), and  
7 Chapter 31 of the San Francisco Administrative Code, including a statement of overriding  
8 considerations, and adopted a mitigation monitoring program, which findings and program are  
9 incorporated by reference herein.

10 E. Funding sources for the Project include \$116,690,000 in General Obligation bonds  
11 (including bond fund interest earnings) approved by San Francisco voters under Proposition C in 1995  
12 and Proposition B in 2000, and may also include other funds that the City makes available for the  
13 Project (collectively, the "City Funds").

14 F. CAS is expected to raise the balance of the cost of designing and completing the Project  
15 through private donations and/or private debt obligations of the CAS, referred to herein as "Other  
16 Funds". The term "Other Funds" may also include, for purposes of this Ordinance, any state or  
17 federal grants obtained directly by CAS; provided, however, nothing herein shall be construed to  
18 authorize the use of such funds other than in compliance with all applicable state and/or federal  
19 requirements.

20 G. The Recreation and Park Department (RPD) and the Department of Public Works  
21 (DPW), in conjunction with CAS, devised an approach to procurement of construction services, which  
22 they determined to be in the best interest of the City, described below.

23 Section 2. Contracting Procedures:

24 A. Modification of Article 6.  
25

1 The Board of Supervisors hereby modifies the otherwise applicable bidding and contracting  
2 requirements of Administrative Code Sec. 6.20, et seq. as provided herein, and authorizes the  
3 Commission to take all necessary steps to procure design and/or construction services for the Project  
4 in accordance with the provisions of this Ordinance.

5 B. General Contract

6 CAS is authorized to solicit proposals and award to a qualified general contractor (the "GC") a  
7 contract for all necessary design and construction services in connection with the Project (the "GC  
8 Contract"). The fee and general conditions under the GC Contract shall be paid solely from Other  
9 Funds, and not out of City Funds. The City Trade Contracts and Subcontracts, and Design/Build Trade  
10 Contracts as described in subsections C and D, below shall be added to the GC Contract by written  
11 modification, and may be funded with a combination of City Funds and Other Funds.

12 C. Trade Contracts and Subcontracts

13 1. For all work to be funded solely with Other Funds, CAS and its GC may solicit and  
14 award any subcontracts ("Private Trade Contracts") for labor, equipment, material and supplies, on  
15 whatever basis they determine to be in the best interest of the Project, so long as no City Funds will be  
16 used to make payments for costs incurred under such Private Trade Contracts. For all work to be paid  
17 out of City Funds, trade contracts ("City Trade Contracts") shall be awarded by the Commission  
18 pursuant to the process described below. The City's financial liability for City Trade Contracts shall  
19 not exceed the amount of available City Funds.

20 2. CAS, in consultation with RPD and DPW staff, shall prepare all trade bid packages for  
21 City Trade Contracts. CAS may delegate its responsibility for preparing and soliciting trade bid  
22 packages to the GC.

23 3. Bidding for City Trade Contracts may be limited to no less than three pre-qualified  
24 contractors, as determined by CAS, subject to the approval of RPD and DPW staff. The provisions of  
25 Administrative Code Section 6.21.A.1 shall not apply, but CAS shall advertise requests for

1 qualifications in at least one local newspaper of general circulation not fewer than ten (10)  
2 days prior to issuance of bid documents. The Commission shall have the authority to  
3 determine and resolve any protests. use best efforts to obtain bids for each City Trade  
4 Contract from at least three qualified bidders. If the Commission or its designee determines that  
5 there are not three qualified bidders for a particular trade bid package, CAS shall use best efforts to  
6 obtain competitive bids from all bidders determined to be qualified. Administrative Code Section  
7 6.21.A.9, which requires designation of subcontractors, shall not apply. The RPD and DPW staff shall  
8 review and approve the bidding of all City Trade Contracts. The City, acting through the Commission,  
9 reserves the right to reject any contractor/supplier proposed by CAS to perform a City Trade Contract,  
10 and require CAS to rebid the work. Bid protests may be required to be received within five (5)  
11 calendar days after the date bids are due.

12 4. The Commission shall award the corresponding City Trade Contracts, except for  
13 design-build contracts which shall be governed by subsection 2.D, to the responsible bidder submitting  
14 the lowest responsive bid.

15 D. Design/Build Trade Contracts

16 1. CAS and City staff determined that the design and construction of portions of the  
17 Project, including much of the new Steinhart Aquarium, may require specialized expertise and skill  
18 which should be procured on a design-build basis in order to reduce costs and minimize change orders  
19 through improved coordination and early collaboration between design and construction disciplines,  
20 and to obtain access to unique expertise and proprietary technologies. The Board of Supervisors  
21 waives Administrative Code Section 6.61 and authorizes the award of City Trade Contracts for the  
22 Project on a design/build basis as set forth in this Section 2.D; provided that the professional  
23 services to be furnished thereunder are determined by the Civil Service Commission, after  
24 notice to and consultation with recognized employee organizations that represent professional  
25 employees, to be "expert temporary professional services" within the scope of Section

1 10.104(12) of the Charter. Any other professional services related to the Project and to be  
2 paid out of City Funds, in whole or in part, shall either be performed by employees of the City  
3 and County or shall be determined by the Civil Service Commission, after notice to and  
4 consultation with recognized employee organizations that represent professional employees,  
5 to be "expert temporary professional services" within the scope of Section 10.104(12) of the  
6 Charter or otherwise exempt under Section 10.104 of the Charter.

7 2. CAS or its GC, in consultation with RPD and DPW staff, may issue competitive requests  
8 for proposals for City Trade Contracts for design-build services for portions of the Project. CAS and  
9 DPW shall establish a panel to evaluate design-builders' proposals and rank the proposals, taking into  
10 account the following criteria: (1) cost of the design-build services which shall be weighted at least  
11 sixty percent (60%); (2) qualifications of the developers to design and construct the relevant portions of  
12 the proposed Project; (3) evidence of financial capacity, (4) experience on similar projects, (5) quality  
13 of any preliminary design proposals, past designs, and/or proprietary designs; (6) compliance with the  
14 goals and requirements of Administrative Code Chapters 12B, 12C and 12D.A; (7) lifecycle cost of the  
15 relevant portions of the Project; and (8) compliance with all the requirements and criteria established  
16 in the request for proposals. The Commission may award design-build City Trade Contracts to the  
17 design-builders submitting the highest ranked proposals. The Board approves the award by  
18 Commission of design-build City Trade Contracts for the Aquarium acrylic and life support  
19 systems in amounts exceeding ten million dollars (\$10,000,000); provided the requirements  
20 of this section are satisfied.

21 E. Novation of City Trade Contracts.

22 1. Following award of any City Trade Contract (including any design-build City Trade  
23 Contract), the Commission is authorized to novate the City Trade Contract to CAS and/or the GC, as  
24 appropriate. CAS shall have the right, in turn, to novate the City Trade Contract to the GC. The intent  
25 is for these novated City Trade Contracts to be subcontracts under the GC.

1           2.       Following such novation, and following the issuance of a notice to proceed by the City,  
2 the City shall bear the cumulative cost of the novated contracts as they are incurred up to the amount of  
3 available City Funds. If and to the extent CAS pays the GC or any contractor under a City Trade  
4 Contract amounts due under a City Trade Contract, the City shall reimburse CAS for such amounts  
5 paid under a City Trade Contract; provided, however, the total payable by the City on account of the  
6 City Trade Contracts shall not exceed the available City Funds.

7           3.       All changes in scope or cost which affect the novated City Trade Contracts to be paid  
8 with City Funds, in whole or in part, shall be reviewed and approved by the RPD in consultation with  
9 CAS, and shall comply with the requirements of Administrative Code Section 6.22(H), including the  
10 requirement that any cumulative increase or decrease in price in excess of ten percent of the original  
11 contract price shall require the approval of the Commission. In no event shall the City have any  
12 liability for amounts payable under such contracts in excess of available City Funds. CAS may take  
13 any necessary measures to procure any modifications which are to be paid solely with Other Funds.

14           F.       MBE/WBE Participation.

15 The Executive Director of the Human Rights Commission shall set MBE and WBE subcontracting  
16 participation goals for the Project, taking into account the mix of City Funds and Private Funds  
17 involved in the Project. The goals may be met by any combination of City Trade Contracts and Private  
18 Trade Contracts. As City Trade Contracts are intended to become subcontracts under the GC, the  
19 provisions of Administrative Code Section 12D.A.9, governing City award of prime contracts, shall not  
20 apply.

21           Section 3.       Insurance Requirements:

22           A.       Insurance and bond requirements for the GC, the City Trade Contracts, and Private  
23 Trade Contracts, as well as for design professionals working on the Project, shall be subject to review  
24 and approval by the City's Risk Manager. Board of Supervisors approval of insurance  
25 requirements per Administrative Code Section 2A.160 shall not be required. The requirements

1 of Administrative Code Section 6.22(A) regarding payment and performance bonds shall not apply if  
2 the City's Risk Manager and the City Attorney, in their discretion, approve alternative arrangements,  
3 including insurance against costs of completing unfulfilled subcontractor obligations.

4 B. Additional Requirements.

5 1. For general liability and automobile liability insurance, the City, its Board members  
6 and commissions, and all authorized agents and representatives, and members, directors, officers,  
7 trustees, agents and employees of any of them shall be named as additional insureds.


8 2. Before commencement of work on the Project, certificates of insurance, in form and with  
9 insurers acceptable to the City, evidencing all required insurance and with proper endorsements from  
10 the GC's insurance carrier identifying as additional insureds the parties indicated above, shall be  
11 furnished to the City, with complete copies of policies to be furnished to the City promptly upon  
12 request.

13 3. Liability insurance shall be on an occurrence basis, and shall provide that the coverage  
14 afforded thereby shall be primary coverage (and non-contributory to any other existing valid and  
15 collectable insurance).

16 4. Insurance companies shall be legally authorized to engage in the business of furnishing  
17 insurance in the State of California.

18 5. Any such insurance coverage may be provided through an "Owner Controlled Insurance  
19 Program."

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

23 By:   
24 Virginia Dario Elizondo  
25 Deputy City Attorney



# City and County of San Francisco

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

## Tails

## Ordinance

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**File Number:** 031194

**Date Passed:**

Ordinance authorizing the Recreation and Park Commission to award contracts for construction and/or design/build services in connection with the reconstruction of the California Academy of Sciences.

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August 26, 2003 Board of Supervisors — PASSED ON FIRST READING

Ayes: 9 - Ammiano, Gonzalez, Hall, Ma, Maxwell, McGoldrick, Newsom, Peskin,  
Sandoval

Excused: 2 - Daly, Dufty

September 16, 2003 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Ammiano, Daly, Dufty, Gonzalez, Hall, Ma, Maxwell, McGoldrick,  
Newsom, Peskin, Sandoval



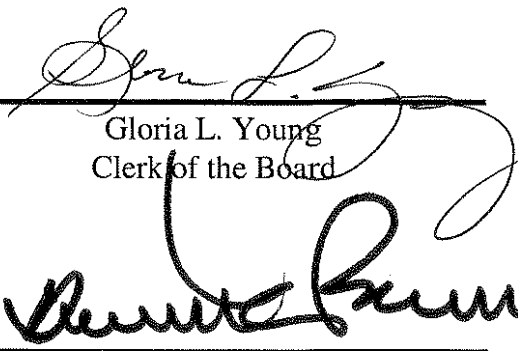
File No. 031194

I hereby certify that the foregoing Ordinance was **FINALLY PASSED** on September 16, 2003 by the Board of Supervisors of the City and County of San Francisco.

SEP 26 2003

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Date Approved

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Gloria L. Young  
Clerk of the Board

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Mayor Willie L. Brown Jr.