

1 [Exploratorium Lease Agreement Exemption.]

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3 **Resolution exempting the potential lease of portions of the Piers 15 and 17 properties**  
4 **to the Exploratorium from the competitive bidding policy set forth in Administrative**  
5 **Code Section 2.6-1.**

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7 WHEREAS, The Exploratorium is a world-renowned museum and educational center,  
8 providing access to, and information about, science, nature, art, and technology, and serving  
9 more than half a million visitors annually, including 120,000 teachers and children on field  
10 trips; and

11 WHEREAS, The Exploratorium has been called by *Scientific American* "the best  
12 science museum in the world," focusing on the exploration of science, art and human  
13 perception and featuring among other components, a museum with interactive science and  
14 art exhibits, an international center for teacher development, fabrication and export of original  
15 exhibits to over 300 science centers around the world and an award-winning Web site of new  
16 teaching resources; and,

17 WHEREAS, Among other initiatives, The Exploratorium is preparing students for the  
18 global economy and responding to the imperatives of the "No Child Left Behind" mandate by  
19 improving science education and supplementing school district curriculum; and,

20 WHEREAS, The Exploratorium has been housed since its inception in 1969 at the  
21 Palace of Fine Arts and over the past few years, with the support of the City, has been  
22 engaged in an extensive search for a new site that will better meet its need to be located in a  
23 more visible, accessible, transit-friendly location with sufficient capacity to meet its expanding  
24 program and constituency and house its accessory functions such as exhibit development  
25 and fabrication, administrative space, and ancillary restaurant and retail space; and,

SUPERVISOR PESKIN, Elsbernd  
BOARD OF SUPERVISORS

1           WHEREAS, The San Francisco Port Commission ("Port") staff and the Exploratorium  
2 have been in discussions regarding the possible lease of Pier 15, the Piers 15 and 17  
3 Connector Building and Valley and portions of the Pier 17 marginal wharf area within the  
4 Port's jurisdiction ("Property"); and,

5           WHEREAS, The members of the Port Commission expressed their support for  
6 continued negotiations between Port staff and the Exploratorium regarding the possible lease  
7 of the Property to the Exploratorium at a duly noticed public hearing on May 10, 2005; and,

8           WHEREAS, As set forth in Administrative Code Section 2.6-1, it is the policy of this  
9 Board of Supervisors to approve only such proposed leases involving property or facilities of  
10 the City and County of San Francisco that have been awarded to the highest responsible  
11 bidders in accordance with the competitive bidding procedures, except where impractical or  
12 impossible; and,

13           WHEREAS, The Exploratorium presents a special cultural and educational opportunity  
14 for the people of the City and County of San Francisco in providing a use recognized  
15 internationally as a unique institution, not only due to the nature of its exhibits, but also its  
16 science teaching programs, including the first science-specific teacher induction program in  
17 the country, which is the subject of national research studies; and,

18           WHEREAS, The Exploratorium's programs provide an unparalleled opportunity to  
19 prepare children in the San Francisco Unified School District and elsewhere for the global  
20 economy by teaching basic science in an innovative setting; and,

21           WHEREAS, Providing science learning opportunities for children has become an  
22 educational imperative under the "No Child Left Behind" standards and in light of the  
23 increasing demand for science skills in the workplace; and,

24           WHEREAS, It is in the interest of the City to provide science educational opportunities  
25 to improve the competitiveness of its schools and workforce; and,

1           WHEREAS, The Exploratorium is a unique visitor draw that enhances the City's  
2 tourism industry, and it is in the City's interest to locate the facility at a location with improved  
3 public access and visibility; and,

4           WHEREAS, Locating the Exploratorium on the Property would serve an important  
5 State and City-wide public purpose and allow the Port to meet its Statewide historic  
6 preservation and public access objectives for the Property while broadening the mix of uses  
7 and destinations along the waterfront; and,

8           WHEREAS, Specifically, the Exploratorium's proposed use is consistent with and  
9 furthers various objectives of the Waterfront Land Use Plan for this area, including activating  
10 the waterfront with a new point of interest that is designed to appeal to residents of the State,  
11 City and the Bay Area, providing new public access to the waterfront (including Exploratorium  
12 programs on the Bay), offering family-oriented, cultural and educational opportunities and  
13 facilitating the rehabilitation of the historic Pier 15 and Connector Building structures; and,

14           WHEREAS, The Port is specifically interested in furthering Waterfront Land Use Plan  
15 policies by encouraging additional educational and cultural uses along the waterfront; and,

16           WHEREAS, Locating an institution with a proven visitor draw over a 30 year period at a  
17 location midway between the tourist center of Pier 39 to the north and the Ferry Building to  
18 the south enhances the northern waterfront and ensures that these destination uses will be  
19 linked by pedestrian activity; and,

20           WHEREAS, The Property requires substantial investment to repair the substructure  
21 and bring the Property up to modern seismic standards, in addition to the costs associated  
22 with development, including rehabilitation of the historic resources; and,

23           WHEREAS, The Exploratorium is in a unique position to meet the State's, Port's and  
24 City's public purposes, including broadening the existing mix of uses by bringing major  
25

1 cultural and educational uses to the waterfront, and providing substantial resources and a  
2 proven track record over time necessary to rehabilitate and develop the Property; and,

3 WHEREAS, The competitive bidding policy of this Board of Supervisors would be  
4 impractical, since no other user has the proven 30 year track record of demonstrated ability  
5 and financial resources to provide the best science museum in the world and innovative  
6 science educational programs while meeting a myriad of other public goals and policies for  
7 the Property, including preservation of the historic structures on the Property and providing  
8 both substantial revenue-generating uses and public access; and,

9 WHEREAS, The proposed project further presents a unique opportunity to retain and  
10 enhance a prized San Francisco-based institution that is critical to supplementing school  
11 curriculum and preparing children to meet educational and workforce imperatives; and,

12 WHEREAS, By not utilizing the competitive bidding process this Board of Supervisors  
13 will be furthering City policies by enabling the Exploratorium to reach out and provide  
14 educational resources and relevant services for children, including children who otherwise  
15 would not have access to the type and diversity of resources and services that will be  
16 provided by the Exploratorium; now, therefore, be it

17 RESOLVED, That the Board of Supervisors exempts the potential lease of the  
18 Property to the Exploratorium from the competitive bidding policy set forth in Administrative  
19 Code Section 2.6-1; and, be it

20 FURTHER RESOLVED, That should the San Francisco Port Commission and the  
21 Exploratorium agree upon mutually acceptable terms for the lease and development of the  
22 Property, this Board of Supervisors shall not disapprove such proposed lease solely on the  
23 basis that it does not satisfy the competitive bidding policy set forth in Administrative Code  
24 Section 2.6-1.

25  
SUPERVISOR PESKIN  
BOARD OF SUPERVISORS



City and County of San Francisco

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Tails

Resolution

File Number: 050881

Date Passed:

Resolution exempting the potential lease of portions of the Piers 15 and 17 properties to the Exploratorium from the competitive bidding policy set forth in Administrative Code Section 2.6-1.

June 21, 2005 Board of Supervisors — ADOPTED

Ayes: 10 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, McGoldrick, Mirkarimi, Peskin, Sandoval  
Excused: 1 - Maxwell

File No. 050881

I hereby certify that the foregoing Resolution was ADOPTED on June 21, 2005 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young  
Clerk of the Board

JUN 23 2005

Mayor Gavin Newsom

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Date Approved