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

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.

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

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

Section 1. General Findings

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

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

C. In Resolution No. 565-03, this Board of Supervisors affirmed the Planning Commission's certification of the Final Environmental Impact Report for the California Academy of Sciences project.
Funds”. The term “Other Funds” may also include, for purposes of this Ordinance, any state or

E. Funding sources for the Project include $116,690,000 in General Obligation bonds

F. CAS is expected to raise the balance of the cost of designing and completing the Project

G. The Recreation and Park Department (RPD) and the Department of Public Works

Section 2. Contracting Procedures:

A. Modification of Article 6.
The Board of Supervisors hereby modifies the otherwise applicable bidding and contracting requirements of Administrative Code Sec. 6.20, et seq. as provided herein, and authorizes the Commission to take all necessary steps to procure design and/or construction services for the Project in accordance with the provisions of this Ordinance.

B. General Contract

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

C. Trade Contracts and Subcontracts

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

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

3. Bidding for City Trade Contracts may be limited to no less than three pre-qualified contractors, as determined by CAS, subject to the approval of RPD and DPW staff. The provisions of Administrative Code Section 6.21.A.1 shall not apply, but CAS shall advertise requests for
qualifications in at least one local newspaper of general circulation not fewer than ten (10) days prior to issuance of bid documents. The Commission shall have the authority to determine and resolve any protests. Use best efforts to obtain bids for each City Trade Contract from at least three qualified bidders. If the Commission or its designee determines that there are not three qualified bidders for a particular trade bid package, CAS shall use best efforts to obtain competitive bids from all bidders determined to be qualified. Administrative Code Section 6.21.A.9, which requires designation of subcontractors, shall not apply. The RPD and DPW staff shall review and approve the bidding of all City Trade Contracts. The City, acting through the Commission, reserves the right to reject any contractor/supplier proposed by CAS to perform a City Trade Contract, and require CAS to rebid the work. Bid protests may be required to be received within five (5) calendar days after the date bids are due.

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

D. Design/Build Trade Contracts

1. CAS and City staff determined that the design and construction of portions of the Project, including much of the new Steinhart Aquarium, may require specialized expertise and skill which should be procured on a design-build basis in order to reduce costs and minimize change orders through improved coordination and early collaboration between design and construction disciplines, and to obtain access to unique expertise and proprietary technologies. The Board of Supervisors waives Administrative Code Section 6.61 and authorizes the award of City Trade Contracts for the Project on a design/build basis as set forth in this Section 2.D; provided that the professional services to be furnished thereunder are determined by the Civil Service Commission, after notice to and consultation with recognized employee organizations that represent professional employees, to be “expert temporary professional services” within the scope of Section
10.104(12) of the Charter. Any other professional services related to the Project and to be paid out of City Funds, in whole or in part, shall either be performed by employees of the City and County or shall be determined by the Civil Service Commission, after notice to and consultation with recognized employee organizations that represent professional employees, to be "expert temporary professional services" within the scope of Section 10.104(12) of the Charter or otherwise exempt under Section 10.104 of the Charter.

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

E. Novation of City Trade Contracts.

1. Following award of any City Trade Contract (including any design-build City Trade Contract), the Commission is authorized to novate the City Trade Contract to CAS and/or the GC, as appropriate. CAS shall have the right, in turn, to novate the City Trade Contract to the GC. The intent is for these novated City Trade Contracts to be subcontracts under the GC.
2. Following such novation, and following the issuance of a notice to proceed by the City, the City shall bear the cumulative cost of the novated contracts as they are incurred up to the amount of available City Funds. If and to the extent CAS pays the GC or any contractor under a City Trade Contract amounts due under a City Trade Contract, the City shall reimburse CAS for such amounts paid under a City Trade Contract; provided, however, the total payable by the City on account of the City Trade Contracts shall not exceed the available City Funds.

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

F. MBE/WBE Participation.

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

Section 3. Insurance Requirements:

A. Insurance and bond requirements for the GC, the City Trade Contracts, and Private Trade Contracts, as well as for design professionals working on the Project, shall be subject to review and approval by the City's Risk Manager. Board of Supervisors approval of insurance requirements per Administrative Code Section 2A.160 shall not be required. The requirements
of Administrative Code Section 6.22(A) regarding payment and performance bonds shall not apply if the City's Risk Manager and the City Attorney, in their discretion, approve alternative arrangements, including insurance against costs of completing unfulfilled subcontractor obligations.

B. Additional Requirements.

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

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

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

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

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

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

By: Virginia Dario Elizondo
Deputy City Attorney
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.

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
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.

Gloria L. Young
Clerk of the Board

Date Approved

SEP 26 2003

Mayor Willie L. Brown Jr.