

File No. 230454

Committee Item No. 8

Board Item No. 6

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee Date May 24, 2023

Board of Supervisors Meeting Date June 6, 2023

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
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OTHER (Use back side if additional space is needed)

- CNRA Specified Grant Template
- RPD Commission Resolution No. 2303-006 3/16/2023
- REC Presentation 5/24/2023
- REC Staff Report 3/1/2023
- _____
- _____
- _____
- _____
- _____
- _____

Completed by: Brent Jalipa Date May 18, 2023

Completed by: Brent Jalipa Date May 30, 2023

1 [Accept and Expend Grant - California Natural Resources Agency - Specified Grant -
2 Japantown Peace Plaza Renovation Project - \$6,000,000]

3 **Resolution authorizing the Recreation and Park Department to accept and expend a**
4 **Specified Grant in the amount of \$6,000,000 from the California Natural Resources**
5 **Agency for the Japantown Peace Plaza Renovation Project; for a term effective upon**
6 **execution of the Grant agreement, through March 1, 2026; to enter into the associated**
7 **grant agreement; and to enter into modifications and amendments to the grant**
8 **agreement that do not materially increase the obligations or liabilities to the City and**
9 **are necessary to effectuate the purposes of the agreement or this Resolution.**

10
11 WHEREAS, The State of California Fiscal Year 2022-23 Budget Act included an
12 allocation of \$6,000,000 in the form of a Specified Grant (“Grant”) for the Japantown Peace
13 Plaza Renovation Project; and

14 WHEREAS, The Grant will be administered by the California Natural Resources
15 Agency (CNRA) Grants and Bonds Division; and

16 WHEREAS, In February 2023, the San Francisco Recreation and Park Department
17 (RPD) staff met with the CNRA staff to initiate the Grant application process; and

18 WHEREAS, On March 16, 2023, the Recreation and Park Commission adopted
19 Resolution No. 2303-006 authorizing RPD to apply for the Grant funding, recommending that
20 the Board of Supervisors authorize RPD to accept and expend the grant funds and enter into
21 a Grant agreement with CNRA for the purposes of administration of the grant; and

22 WHEREAS, As a condition of receiving the Grant, RPD is required to agree to the enter
23 into a Grant Agreement substantially in the form as the copy on file with the Clerk of the Board
24 under File No. 230454 upon execution and which is hereby declared to be part of this
25 Resolution as if set forth fully herein; and

1 WHEREAS, The grant performance period ends on March 1, 2026; and

2 WHEREAS, The indirect costs are not included in the grant budget to maximize direct
3 costs; and

4 WHEREAS, The Grant will not require an amendment to the Annual Salary Ordinance;
5 now, therefore, be it

6 RESOLVED, That the Board of Supervisors authorizes the Recreation and Park
7 Department to accept and expend the grant; and, be it

8 FURTHER RESOLVED, That the Board of Supervisors hereby waives inclusion of
9 indirect costs as part of this Grant budget; and, be it

10 FURTHER RESOLVED, That the Board of Supervisors authorize the RPD General
11 Manager to enter into the Grant Agreement with the California Natural Resources Agency to
12 administer the Grant; and, be it

13 FURTHER RESOLVED, That the Board of Supervisor authorize the General Manager
14 to enter into any modifications and amendments to the Grant Agreement including to any of its
15 exhibits, and authorizes the RPD General Manager to execute further agreements related to
16 the Project, that the RPD General Manager determines, in consultation with the City Attorney,
17 are in the best interests of the City and do not materially increase the obligations or liabilities
18 of the City, are necessary or advisable to effectuate the purposes of the Project or this
19 Resolution, and are in compliance with all applicable laws, including the City's Charter; and,
20 be it

21 FURTHER RESOLVED, That within 30 days of the Grant Contract being fully executed
22 by all parties, RPD shall provide the final Grant Agreement to the Clerk of the Board for
23 inclusion into the official file.

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Recommended:

_____ /s/ _____

Department Head

Approved: _____ /s/ _____

Mayor

Approved: _____ /s/ _____

Controller



Japantown Peace Plaza Improvement Project

May 24, 2023

Budget and Finance Committee



Japantown Peace Plaza Improvements

ENGAGEMENT + COMMUNITY PROJECT GOALS (2018-2019)



Make Post Street visually open and inviting
while mitigating wind and providing seating and shade.

Provide a large permanent stage
and seating to accommodate 200-300 people.

Make Peace Plaza an inviting and playful space
for people of all ages to discover and explore.

Create an inviting visual expression along the Geary Blvd edge
that draws people into the plaza and mitigates noise levels from Geary Boulevard.



Incorporate significant cultural elements
included in the original design for Japantown Peace Plaza.

SCOPE OF WORK

The renovated plaza will meet the five goals above established by the community and have all new features:

- new paving (new waterproofing)
- planting
- informal seating
- maintain the highly used, central gathering space for cultural events.

CONCEPT PLAN

February 2023



TIMELINE & BUDGET

FUNDING

\$25 million - 2020 SF Health and Recovery Bond

\$ 6 million - General Fund Specified State Grant (Asm. Ting)

\$ 3 million - Community Project Funding Grant (Rep. Pelosi)

SCHEDULE

Summer 2023 - Bid advertisement

Spring 2024 - Construction start

Fall 2025 - Construction completion

Upcoming Japantown Improvements



Osaka Way/
Buchanan Mall

Streetscape Redesign

[sfplanning.org/project/
japantown-osaka-waybuchanan-
mall-improvements](https://sfplanning.org/project/japantown-osaka-waybuchanan-mall-improvements)



Post Street
Resurfacing

Crosswalk Replacement

sfpublishworks.org/street-resurfacing



Japantown
Peace Plaza

Redesign/Waterproofing

bit.ly/peaceplazasf

Visit project websites for additional information



Thank you



File Number: 230454
(Provided by Clerk of Board of Supervisors)

Grant Resolution Information Form
(Effective July 2011)

Purpose: Accompanies proposed Board of Supervisors resolutions authorizing a Department to accept and expend grant funds.

The following describes the grant referred to in the accompanying resolution:

1. Grant Title: California Natural Resources Agency Specified Grant - Japantown Peace Plaza Renovation

2. Department: Recreation and Park Department

3. Contact Person: Toni Moran Telephone: (415) 794-8173

4. Grant Approval Status (check one):

Approved by funding agency. Contract Pending Not yet approved

5. Amount of Grant Funding Approved or Applied for: \$6,000,000

a. Matching Funds Required: No

b. Source(s) of matching funds (if applicable): N/A

7a. Grant Source Agency: California Natural Resources Agency

b. Grant Pass-Through Agency (if applicable): N/A

8. Proposed Grant Project Summary: The Japantown Peace Plaza Renovation will re-invigorate this highly used gathering space for Japanese cultural events with new paving, planting, seating, and lighting while also waterproofing the entire plaza to address the water intrusion into the garage structure below grade.

9. Grant Project Schedule, as allowed in approval documents, or as proposed:

Start-Date: Upon execution of Grant Agreement End-Date: March 1, 2026

10a. Amount budgeted for contractual services: \$6,000,000

b. Will contractual services be put out to bid? Yes

c. If so, will contract services help to further the goals of the Department's Local Business Enterprise (LBE) requirements? No. The project has received federal funding and therefore, geographical preferences are not allowed.

d. Is this likely to be a one-time or ongoing request for contracting out? One time only

11a. Does the budget include indirect costs? Yes No

b1. If yes, how much? \$0

b2. How was the amount calculated? Not Applicable

c1. If no, why are indirect costs not included?

Not allowed by granting agency To maximize use of grant funds on direct services

Other (please explain):

c2. If no indirect costs are included, what would have been the indirect costs?

The cost of department and division overhead associated with Recreation and Park and Public Works Staff.

12. Any other significant grant requirements or comments: Grant funds are provided on a reimbursement basis. The grantee is required to submit a quarterly status reports.

****Disability Access Checklist***(Department must forward a copy of all completed Grant Information Forms to the Mayor’s Office of Disability)**

13. This Grant is intended for activities at (check all that apply):

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Existing Site(s) | <input checked="" type="checkbox"/> Existing Structure(s) | <input type="checkbox"/> Existing Program(s) or Service(s) |
| <input type="checkbox"/> Rehabilitated Site(s) | <input type="checkbox"/> Rehabilitated Structure(s) | <input type="checkbox"/> New Program(s) or Service(s) |
| <input type="checkbox"/> New Site(s) | <input type="checkbox"/> New Structure(s) | |

14. The Departmental ADA Coordinator or the Mayor’s Office on Disability have reviewed the proposal and concluded that the project as proposed will be in compliance with the Americans with Disabilities Act and all other Federal, State and local disability rights laws and regulations and will allow the full inclusion of persons with disabilities. These requirements include, but are not limited to:

1. Having staff trained in how to provide reasonable modifications in policies, practices and procedures
2. Having auxiliary aids and services available in a timely manner in order to ensure communication access; and
3. Ensuring that any service areas and related facilities open to the public are architecturally accessible and have been inspected and approved by the DPW Access Compliance Officer or the Mayor’s Office on Disability Compliance Officers.

If such access would be technically infeasible, this is described in the comments section below:


Comments:

Departmental ADA Coordinator or Mayor’s Office of Disability Reviewer:

Arfaraz Khambatta, CASp
(Name)

Disability Access Coordinator, Public Works Building
(Title)

Date Reviewed: 3/10/2023

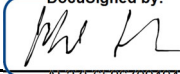
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(Signature Required)

Department Head or Designee Approval of Grant Information Form:

Philip A. Ginsburg
(Name)

General Manager, Recreation and Park Department

Date Reviewed: 3/10/2023

DocuSigned by:

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(Signature Required)

Japantown Peace Plaza Renovation Project

Project Budget		Funding Sources	
Construction Hard Costs (includes contingency)	\$ 25,000,000	California Natural Resource Agency Grant (pending)	\$ 6,000,000
Soft Costs	\$ 9,277,650	Community Project Funding Grant (pending)	\$ 3,000,000
		2020 Health and Recovery Bond	\$ 25,000,000
		General Fund	\$ 27,650
		Open Space Fund	\$ 250,000
Total Project Budget	\$ 34,277,650	Total Funding Sources	\$ 34,277,650

**STATE OF CALIFORNIA NATURAL RESOURCES AGENCY
GRANT AGREEMENT**

GRANTEE NAME: **Enter name**
PROJECT TITLE: **Enter Project Name**
AGREEMENT NUMBER: **Enter Agreement No.**
AUTHORITY: Budget Act of 2022 (Chapters 43, 45, and 249, Statutes of 2022)
PROGRAM: General Fund Specified Grant Projects

PROJECT DESCRIPTION

INSERT BRIEF DESCRIPTION HERE (EXHIBIT A WILL CONTAINS MORE COMPLETE DESCRIPTION)

A detailed project scope and activities, project schedule and project budget are described and attached hereto as Exhibit A.

Grant funds are to be used to support capital asset projects in accordance with the provisions contained in the Procedural Guide for General Fund Specified Grant Projects and this Agreement.

TERMS AND CONDITIONS OF GRANT

Special Provisions

1. **Insert if Grantee has not yet obtained land tenure/site control:** As conditions precedent to the State's obligation to make any funding available pursuant to this Agreement, Grantee shall first provide evidence of adequate land tenure and evidence the project will be operated and maintained for a minimum of **___ years** satisfactory to the State for all land to be improved under this Agreement.
2. **Insert if project includes improvement to Historic Structures:** Projects must follow the Secretary of the Interior's Standards for the Treatment of Historic Properties, where applicable, to ensure the historical integrity of the project. In addition, any local, state, and federal ordinances and laws (such as the National Historic Preservation Act and the Native American Graves Protection and Repatriation Act) must be followed to ensure the historical integrity of the project. Grant funds may NOT be used for demolition or non-historic treatment of historic structures or resources that are determined eligible for listing on the National Register of Historic Places or the California Register of Historical Resources.
3. **Insert if the Grantee is a nonprofit:** If the Grantee is a nonprofit organization and ceases to exist, all of its rights, title and interest in the real property shall vest in the State of California. The State may, at its discretion, identify an appropriate public or private entity to accept the right, title, and interest in the real property in lieu of the State.

4. **If Grantee is a federally recognized Native American Tribe replace Section F below with the following (language will need to be reviewed by the Grantee and updates may be requested and will need to go through Legal and the Assistant Secretary for Trial Affairs):**

F. Grantee's Limited Waiver of Sovereign Immunity and Hold Harmless

1. The Parties acknowledge that Grantee is a federally recognized Indian tribe and, as such, possesses sovereign immunity from suit. Nothing in this Grant Agreement is or shall be deemed to be a waiver of Grantee's sovereign immunity from suit, which immunity is expressly asserted, except for the limited waiver set forth in this section.
2. Limited waiver of sovereign immunity and hold harmless. Notwithstanding any other provision in this Agreement (including, without limitation, any provision of any Exhibit incorporated in this Agreement by reference) to the contrary, nothing in this Agreement shall be deemed to be a general waiver of Grantee's sovereign immunity from suit, which immunity is expressly asserted. Provided, however, that Grantee hereby expressly, unequivocally, and irrevocably provides a limited waiver of sovereign immunity from suit to allow the Natural Resources Agency to exercise all of its rights under the terms of this Agreement, and Grantee consents to suit in any court of the State of California for any claim to interpret or to enforce this Agreement. This shall include the right to contribution for loss of damage to persons or property arising from, growing out of, or in any way connected with or incident to this Agreement, except claims arising from the gross negligence of the State, its officers, agents, and employees.
3. Grantee shall indemnify and hold harmless the State, its officers, agents, and employees in perpetuity against any and all claims, demands, damages, costs, expenses, or liability costs arising out of the Project, which claims, demands, or causes of action arise under Government Code Section 895.2 or otherwise, including but not limited to items to which the Grantee has certified, except for liability arising out of the gross negligence of the State, its officers, agents, or employees. Grantee acknowledges that it is solely responsible for compliance with items to which it has certified. Under this indemnification provision, Grantee shall not be responsible for defending the State in court but shall reimburse for actual invoiced costs associated with the defense.

Grantee and the State agree that in the event of judgment entered against the State and Grantee because of the gross negligence of the State and Grantee, their officers, agents, or employees, an apportionment of liability to pay such judgment shall be made by a court of competent jurisdiction. Neither party shall request a jury apportionment.

5. **Other special provisions, if applicable**

General Provisions

A. Definitions

1. The term "Act" means the Budget Act of 2022 (Chapters 43, 45, and 249, Statutes of 2022).

2. The term "Acquisition" means obtaining a fee interest or any other interest, including easements, leases, and development rights.
3. The term "Agreement" means this Grant Agreement
4. The term "Application" means the Project Information Package and any applicable materials supplied by grantee to the State pursuant to the Application Guidelines.
5. The term "Application Guidelines" means the Procedural Guide for General Fund Specified Development and Acquisition Grant Projects.
6. The term "Development" means improvement, rehabilitation, restoration, enhancement, preservation, protection and interpretation or other similar activities.
7. The term "Fair Market Value" means the value placed upon the property as supported by an appraisal that has been reviewed and approved by the California Department of General Services (DGS).
8. The term "Grant" or "Grant Funds" means the money provided by the State to the Grantee in this Agreement.
9. The term "Grant Agreement" means a contractual arrangement between the State and Grantee specifying the payment of funds by the State for the performance of specific project objectives within a specific project performance period by the Grantee.
10. The term "Grantee" means an entity who has a signed agreement for Grant Funds.
11. The term "Interpretation" means visitor-serving amenities that communicate the significance and value of natural, historical, and cultural resources in a manner that increases the understanding and enjoyment of these resources, or other similar activities.
12. The term "Other Sources of Funds" means cash or in-kind contributions that are required or used to complete the project beyond the Grant Funds provided by this Agreement.
13. The term "Payment Request Form" means Form RA212.
14. The term "Project" means the acquisition or development activity described in the Application as modified by Exhibit A to be accomplished with Grant Funds.
15. The term "Project Budget" means the State approved cost estimate included as Exhibit A-1 to this Agreement.
16. The term "Project Scope" means the description or activity for work to be accomplished by the Project.
17. The term "Public Agency" means any State of California department or agency, a county, city, public district, or public agency formed under California law.
18. The term "State" means the Secretary for California Natural Resources or his/her representatives, or other political subdivision of the State.

B. Project Execution

1. Subject to the availability of funds in the Act, the State hereby grants to the Grantee a sum of money (Grant Funds) not to exceed the amount stated on the signature page in consideration of and on condition that the sum be expended in carrying out the purposes as set forth in the description of project in this Agreement and its attachments and under the Terms and Conditions set forth in this Agreement.
2. Grantee shall furnish any and all additional funds that may be necessary to complete the project.
3. Grantee shall complete the project in accordance with the Project Performance Period set forth on the signature page unless an extension has been formally granted by the State and under the Terms and Conditions of this Agreement. Extensions may be requested in advance and will be considered by the State, at its sole discretion, in the event of circumstances beyond the control of the Grantee, but in no event beyond **March 1, 2026**.
4. Grantee shall at all times ensure that project complies with all environmental laws, including but not limited to obtaining all necessary permits.

Changes to the scope resulting from CEQA compliance are permitted provided the State determines that the project continues to meet all objectives of the General Fund Specified Grant Project and is consistent with the intent cited in the original Application.

5. Projects must comply with any applicable laws pertaining to prevailing wage and labor compliance.
6. Grantee certifies that the project does and will continue to comply with all current laws and regulations which apply to the project, including, but not limited to, legal requirements for construction contracts, building codes, environmental laws, health and safety codes, and disabled access laws. Grantee certifies that prior to commencement of construction all applicable permits and licenses (e.g., state contractor's license) will have been obtained.
7. Grantee shall provide access by the State upon 24-hours' notice to determine if project work is in accordance with the approved project scope, including a final inspection upon project completion.
8. Prior to the commencement of any work, Grantee agrees to submit in writing to the State for prior approval any deviation from the original project scope per Exhibit A and the Application. Changes in project scope must continue to meet the need cited in the original Application or they will not be approved. Any modification or alteration in the project as set forth in the Application on file with the State must be submitted to the State for approval. Any modification or alteration in the project must also comply with all current laws and regulations, including, but not limited to, CEQA.
9. Grantee shall provide for public access and/or educational features where feasible.
10. Grantee must have (1) fee title, (2) leasehold, or (3) other interest in project lands and demonstrate to the satisfaction of the State the proposed project will provide public benefits that are commensurate with the type and duration of the interest in land.

11. If a nonprofit organization, Grantee certifies the corporation is qualified under Section 501(c)(3) of the Internal Revenue Service Code, has an active status with the Secretary of State, and is current with the Attorney General's Registry of Charitable Trusts. Failure by the Grantee to remain in compliance with these nonprofit requirements may be cause for suspension of all obligations of the State hereunder and termination of this Agreement.
12. Grantee shall promptly provide photographs of the site during and after implementation of the project at the request of the State.

C. Project Costs

1. Unless otherwise agreed upon, Grant Funds provided to Grantee under this Agreement for Development will be disbursed for eligible costs, on a reimbursement basis, as follows, but shall not exceed in any event the amount set forth on the signature page of this Agreement:
 - a. Approved direct management costs or construction and development costs. Up to ten percent (10%) of the reimbursement amount will be held back and issued as a final payment upon completion of the project.
 - b. Remaining Grant Funds shall be paid up to the total amount of the Grant Funds or the actual Project cost, whichever is less, upon completion of the Project, receipt of a detailed summary of Project costs from the Grantee found to be satisfactory by the State, and the satisfactory completion of a site inspection by the State.
 - c. Advance payments may be made at the discretion of the State.
 - d. Grantee agrees to use any Grant Funds advanced by the State under the terms of this Agreement solely for the Project herein described.
 - e. Overhead costs are generally limited to a maximum of 15% of total direct costs.
2. Payment Documentation:
 - a. All payment requests must be submitted using a completed Payment Request Form. This form must be accompanied by an itemized list of all expenditures that clearly documents the check numbers, dates, recipients, line-item description as described in the project budget approved by the State and amounts. Each payment request must also include proof of payment such as receipts, paid invoices, canceled checks, or other forms of documentation demonstrating payment has been made.
 - b. Any payment request that is submitted without the required itemization and documentation will not be authorized. If the payment request package is incomplete, inadequate, or inaccurate, the State will inform the Grantee and hold the payment request until all required information is received or corrected. Any penalties imposed on the Grantee by a contractor, or other consequence, because of delays in payment will be paid by the Grantee and is not reimbursable under this Agreement.
3. Grant funds in this award have a limited period in which they must be expended. Grantee expenditures funded by the State must occur within the time frame of the Project Performance Period as indicated in this Agreement.

4. The State reserves the right to request reimbursement of any funds spent on the project, even funds deemed eligible costs, if the project is not completed in accordance with the Grant Agreement and the guidelines.
5. Except as otherwise provided herein, the Grantee shall expend grant funds in the manner described in the Exhibit A approved by the State. The total dollars of a category in the project budget may be increased by up to ten percent (10%) through a reallocation of funds from another category, without approval by the State. However, the Grantee shall notify the State in writing when any such reallocation is made and shall identify both the item(s) being increased and those being decreased. Any cumulative increase or decrease of more than ten percent (10%) from the original budget in the amount of a category must be approved by the State. In any event, the total amount of the grant funds may not be increased, nor may any adjustments exceed the limits for management costs as described in the Application Guidelines.

D. Project Administration

1. Grantee shall promptly provide project reports and/or photographs upon request by the State. In any event Grantee shall provide the State a report showing total final project expenditures with the final payment request and required closing documents.
2. Grantee shall make property and facilities developed pursuant to this Agreement available for inspection upon request by the State.
3. If Grant Funds are advanced, the Grantee shall place these Funds in a separate interest-bearing account, setting up and identifying such account prior to the advance. Interest earned on Grant Funds shall be used on the Project, as approved by the State. Any overpayment of Grant Funds in excess of final project costs shall be returned to the State within sixty (60) days of completion of the Project or the end of the Project performance period as shown on the signature page, whichever is earlier.
4. Grantee shall submit all documentation for project completion, including a notice of completion as applicable and final reimbursement within ninety (90) days of project completion, but in no event any later than **March 1, 2026**.
5. Final payment is contingent upon State verification that the Project is consistent with the Project scope as described in Exhibit A, together with any State-approved amendments.
6. This Agreement may be amended by mutual agreement in writing between the Grantee and the State. Any request by the Grantee for amendments must be in writing stating the amendment request and reason for the request. The Grantee shall make requests in a timely manner and in no event less than sixty (60) days before the effective date of the proposed amendment.
7. Grantee must report to the State all sources of other funds for the project.

E. Project Termination

1. Prior to the completion of project construction, either party may terminate this Agreement by providing the other party with thirty (30) days' written notice of such termination. The State may also terminate this Grant Agreement for any reason at any time if it learns of or

otherwise discovers that there is a violation of any state or federal law or policy by the Grantee which affects performance of this, or any other grant agreement or contract entered into with the State.

2. If the State terminates without cause the Agreement prior to the end of the Project Performance Period, the Grantee shall take all reasonable measures to prevent further costs to the State under this Agreement. The State shall be responsible for any reasonable and non-cancelable obligations incurred by the Grantee in the performance of the Agreement prior to the date of the notice to terminate, but only up to the undisbursed balance of funding authorized in this Agreement.
3. If the Grantee fails to complete the project in accordance with this Agreement or fails to fulfill any other obligations of this Agreement prior to the termination date, the Grantee shall be liable for immediate repayment to the State of all amounts disbursed by the State under this Agreement, plus accrued interest and any further costs related to the project. The State may, at its sole discretion, consider extenuating circumstances and not require repayment for work partially completed provided that the State determines it is in the State's best interest to do so. This paragraph shall not be deemed to limit any other remedies available to the State for breach of this Agreement.
4. Failure by the Grantee to comply with the terms of this Agreement or any other agreement under the Act may be cause for suspension of all obligations of the State hereunder.
5. Failure of the Grantee to comply with the terms of this Agreement shall not be cause for suspending all obligations of the State hereunder if, in the judgment of the State, such failure was due to no fault of the Grantee. At the discretion of the State, any amount required to settle at minimum cost any irrevocable obligations properly incurred shall be eligible for reimbursement under this Agreement.
6. Because the benefit to be derived by the State, from the full compliance by the Grantee with the terms of this Agreement, is the for the purposes as stated in the Application for the people of the State of California, and because such benefit exceeds to an immeasurable and unascertainable extent the amount of money furnished by the State by way of grant funds under the provisions of this Agreement, the Grantee agrees that payment by the Grantee to the State of an amount equal to the amount of the grant funds disbursed under this Agreement by the State would be inadequate compensation to the State for any breach by the Grantee of this Agreement. The Grantee further agrees therefore, that the appropriate remedy in the event of a breach by the Grantee of this Agreement shall be the specific performance of this Agreement, unless otherwise agreed to by the State.

F. Hold Harmless

1. Grantee shall waive all claims and recourses against the State, including the right to contribution for loss or damage to persons or property arising from, growing out of, or in any way connected with or incident to this Agreement, except claims arising from the gross negligence of State, its officers, agents, and employees.
2. Grantee shall indemnify, hold harmless and defend State, its officers, agents and employees in perpetuity against any and all claims, demands, damages, costs, expenses or liability costs arising out of the project, including development, construction, operation or maintenance of the property described in the project description which claims, demands

or causes of action arise under Government Code Section 895.2 or otherwise, including but not limited to items to which the Grantee has certified, except for liability arising out of the gross negligence of State, its officers, agents or employees. Grantee acknowledges that it is solely responsible for compliance with items to which it has certified.

3. Grantee and State agree that in the event of judgment entered against the State and the Grantee because of the gross negligence of the State and the Grantee, their officers, agents, or employees, an apportionment of liability to pay such judgment shall be made by a court of competent jurisdiction. Neither party shall request a jury apportionment.

G. Financial Records

1. Grantee shall maintain satisfactory financial accounts, documents, and records for the Project and to make them available to the State for auditing at reasonable times. Grantee shall also retain such financial accounts, documents, and records for three (3) years after final payment and one (1) year following an audit.
2. Grantee agrees that during regular office hours, the State and its duly authorized representatives shall have the right to inspect and make copies of any books, records or reports of the Grantee pertaining to this Agreement or matters related thereto. Grantee shall maintain and make available for inspection by the State accurate records of all of its costs, disbursements, and receipts with respect to its activities under this Agreement.
3. Grantee shall use applicable Generally Accepted Accounting Principles, unless otherwise agreed to by the State.

H. Use of Facilities

1. Grantee shall maintain, operate, and use the project in fulfillment of the purpose funded pursuant to this grant for a minimum of **XXXXXXXX (XX) YEARS**, consistent with the Land Tenure/Site Control requirements included in the Application Guidelines. The Grantee, or the Grantee's successor in interest in the property, may assign without novation the responsibility to maintain and operate the property in accordance with this requirement only with the written approval of the State. Grantee may be excused from its obligations for operation and maintenance of the project site only upon the written approval of the State for good cause. "Good cause" includes, but is not limited to, natural disasters that destroy the project improvements and render the project obsolete or impracticable to rebuild.
2. Grantee shall use the property for the purposes for which the grant was made and shall make no other use or sale or other disposition of the property. This Agreement shall not prevent the transfer of the property from the Grantee to a Public Agency, if the successor public agency assumes the obligations imposed by this Agreement.
3. If the use of the property is changed to a use that is not permitted by the Agreement, or if the property is sold or otherwise disposed of, at the State's sole discretion, the Grantee shall reimburse the State the amount of the Grant.

I. Nondiscrimination

1. During the performance of this grant, grantee and its subcontractors shall not unlawfully discriminate, harass or allow harassment, against any person because of sex, sexual

orientation, race, color, religious creed, marital status, denial of family and medical care leave, ancestry, national origin, medical condition (cancer/genetic characteristics), age (40 and above), disability (mental and physical) including HIV and AIDS, denial of pregnancy disability leave or reasonable accommodation. Grantee and subcontractors shall ensure that the evaluation and treatment of all persons, and particularly their employees and applicants for employment are free from such discrimination and harassment. Grantee and its subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code, § 12900 et seq.) and the applicable regulations promulgated thereunder (Cal. Code Regs, tit. 2, § 7285.0 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code, § 12990 (a)–(f), are incorporated into this grant by reference and made a part hereof as if set forth in full (Cal. Code Regs, tit. 2, § 7285.0 et seq.). Grantee shall include this non-discrimination and compliance provisions of this clause in all subcontracts to perform work under the grant.

2. The Grantee shall not discriminate against any person on the basis of residence except to the extent that reasonable difference in admission or other fees may be maintained on the basis of residence and pursuant to law.
3. The completed project and all related facilities shall be open to members of the public generally, except as noted under the special provisions of this Agreement or under provisions of the Act.

J. Application Incorporation

The Grant Guidelines and the Application and any subsequent changes or additions to the Application approved in writing by the State are hereby incorporated by reference into this Agreement as though set forth in full in this Agreement.

K. Severability

If any provision of this Agreement or the Application thereof is held invalid, that invalidity shall not affect other provisions or applications of this Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are severable.

L. Waiver

No term or provision hereof will be considered waived by either party, and no breach excused by either party, unless such waiver or consent is in writing and signed on behalf of the party against whom the waiver is asserted. No consent by either party to, or waiver of, a breach by either party, whether expressed or implied, will constitute consent to, waiver of or excuse of any other, different, or subsequent breach by either party.

M. Assignment

Except as expressly provided otherwise, this Agreement is not assignable by the Grantee either in whole or in part.

N. Disputes

If the Grantee believes that there is a dispute or grievance between Grantee and the State arising out of or relating to this Agreement, the Grantee shall first discuss and attempt to resolve

the issue informally with the Agency Grants Administrator. If the issue cannot be resolved at this level, the Grantee shall follow the following procedures:

1. If the issue cannot be resolved informally with the Agency Grants Administrator, the Grantee shall submit, in writing, a grievance report together with any evidence to the Deputy Assistant Secretary for Bonds and Grants for the California Natural Resources Agency. The grievance report must state the issues in the dispute, the legal authority, or other basis for the Grantee's position and the remedy sought. Within ten (10) working days of receipt of the written grievance report from the Grantee, the Deputy Assistant Secretary shall make a determination on the issue(s) and shall respond in writing to the Grantee indicating the decision and reasons therefore. Should the Grantee disagree with the Deputy Assistant Secretary's decision, the Grantee may appeal to the Assistant Secretary for Administration and Finance for the Natural Resources Agency.
2. The Grantee must submit a letter of appeal to the Assistant Secretary explaining why the Deputy Assistant Secretary's decision is unacceptable. The letter must include, as an attachment, copies of the Grantee's original grievance report, evidence originally submitted, and response from the Deputy Assistant Secretary. The Grantee's letter of appeal must be submitted within ten (10) working days of the receipt of the Deputy Assistant Secretary's written decision. The Assistant Secretary or designee shall, within twenty (20) working days of receipt of Grantee's letter of appeal, review the issues raised and shall render a written decision to the Grantee. The decision of the Assistant Secretary or designee shall be final.

O. Audit Requirements

Grant projects are subject to audit by the State annually and for three (3) years following the final payment of grant funds. The audit shall include all books, papers, accounts, documents, or other records of the Grantee, as they relate to the project for which the grant funds were granted.

RECREATION AND PARK COMMISSION
City and County of San Francisco
Resolution Number 2303-006

**JAPANTOWN PEACE PLAZA – GENERAL FUND SPECIFIED GRANT
AGREEMENT AND ACCEPT AND EXPEND**

WHEREAS, The Legislature and Governor of the State of California have approved a grant for the project shown above; and

WHEREAS, The California Natural Resources Agency has been delegated the responsibility for the administration of the grant project, setting up necessary procedures; and

WHEREAS, Said procedures established by the California Natural Resources Agency require the Grantee to certify by resolution the approval of a Project Information Package before submission of said package to the State; and

WHEREAS, The Grantee will enter into an agreement with the State of California for the above project: now, therefore, be it

RESOLVED, That the San Francisco Recreation and Park Commission:

1. Approves the acceptance of a general fund allocation for local assistance for the above project(s); and
2. Certifies that said agency understands the assurances and certification in the Project Information Form; and
3. Certifies that said agency will have sufficient funds to develop, operate and maintain the project consistent with the land tenure requirements of the Grant Agreement; or will secure the resources to do so; and
4. Certifies that said agency will comply with the provisions of Section 1771.5 of the California Labor Code; and
5. If applicable, certifies that the project will comply with any laws and regulation including, but not limited to, the California Environmental Quality Act (CEQA), legal requirements for building codes, health and safety codes, disabled access laws, environmental laws and, that prior to commencement of construction, all applicable licenses and permits will have been obtained; and

6. Certifies that said agency has reviewed and understands the General Provisions contained in the sample Grant Agreement contained in the Procedural Guide; and
7. Appoints the General Manager as agent to conduct all negotiations, execute and submit all documents including, but not limited to the Project Information Form, agreements, payment requests and so on, which may be necessary for the completion of the aforementioned project(s).

Adopted by the following vote

Ayes	7
Noes	0
Absent	0

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on March 16, 2023.



Ashley Summers, Commission Liaison



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

Date: March 1, 2023

To: Recreation and Park Commission Capital Committee

Through: Philip A. Ginsburg, General Manager
Stacy Bradly, Deputy Director of Capital and Planning Division

From: Toni Moran, Analyst, Capital Program Division

Subject: Japantown Peace Plaza – EDI/CPF Grant Agreement and Accept and Expend

Agenda Wording

Discussion and possible action to 1) recommend that the Board of Supervisors authorize the Recreation and Park Department to accept and expend an Economic Development Initiative, Community Project Funding Grant in the amount of \$3,000,000 for the Japantown Peace Plaza Project and 2) recommend that the Board of Supervisors authorize the General Manager to enter into an agreement with the United States Department of Housing and Urban Development to administer the Grant funds.

Strategic Plan

Strategy 1: Inspire Public Space: Keep today’s parks safe, clean, and fun; promote our parks’ historic and cultural heritage; and build the great parks of tomorrow.

- Objective: 1.2. Strengthen the quality of existing parks and facilities.
- Objective: 1.4. Preserve and celebrate historic and cultural resources.

Strategy 3: Inspire Investment: Through community engagement, advocacy, and partnerships, cultivate more financial resources to keep San Francisco’s parks and programs accessible for all.

- Objective 3.2. Broaden engagement and strengthen external communications with park users and park partners.

Background

As part of the federal budget for Fiscal Year 2023, Congresswoman Nancy Pelosi secured a \$3,000,000 Economic Development Initiative – Community Project Funding Grant (EDI/CPF) for the Japantown Peace Plaza. The EDI/CPF grant program is administered by United States Department of Housing and Urban Development, Grant Division. The Department will receive an official award letter in late February and at that point will initiate the project application and grant contract preparation.

The is a federal grant and the project will need to comply with the National Environmental Policy Act and Section 106. A project application will also need to be submitted prior to securing a grant agreement. Finally, the project will be subject to federal procurement requirements.

The project application will be based on the vision/conceptual plan approved by the Commission in August 2019 which includes the complete renovation of the plaza and its amenities, meets all ADA guidelines for accessible design and remedies the subsurface waterproofing and water intrusion deficiencies from the plaza into the two-level garage below. The scope of work is:

- Replace paving,
- Increase planting
- Increase seating (accessible, intimate, and terraced)
- Retain/replace historic-cultural elements (cherry trees, heritage monument, boulders, etc.)
- Increase lighting
- Increase usability and flexibility for events
- Improve circulation throughout the plaza
- Improve Post and Geary St entrances
- Seismically upgrade Peace Pagoda

The design team, through detailed engineering and further analysis have fine-tuned the commission approved conceptual design into the current and community supported, site plan which continues to meet the original project goals offset by the community:

- Make Post Street visually open and inviting, while mitigating wind and providing seating and shade.
- Provide a large permanent stage and seating to accommodate 200-300 people.
- Make Peace Plaza an inviting and playful space for people of all ages to discover and explore.
- Create an inviting visual expression along the Geary Boulevard edge that draws people into the plaza and mitigates noise levels from Geary Boulevard.
- Incorporate significant cultural elements included in the original design for Japantown Peace Plaza.

Project Funding

Sources

2020 Health and Recovery Bond	\$25,000,000
General Fund	\$ 27,650
Open Space Fund	\$ 250,000
General Fund Specified Grant (State)	\$ 6,000,000
<u>Community Project Funding Grant (Federal)</u>	<u>\$ 3,000,000</u>
Total Sources	\$34,277,650

Uses:

Hard Costs (Construction incl. contingency)	\$25,000,000
<u>Soft Costs</u>	<u>\$ 9,277,650</u>
Total Uses	\$34,277,650

Schedule:

Planning	Summer 2018
Design	Winter 2020
Construction	Spring 2024
Open to the public	Fall 2025

Staff Recommendation

Staff recommends that the Board of Supervisors authorize the Recreation and Park Department to accept and expend an Economic Development Initiative, Community Project Funding Grant in the amount of \$3,000,000 for the Japantown Peace Plaza Project and 2) recommend that the Board of Supervisors authorize the General Manager to enter into an agreement with the United States Department of Housing and Urban Development to administer the Grant funds.

Supported by

Japantown Task Force
House Representative Nancy Pelosi
Assemblymember Phil Ting
Japantown CBD
Japantown Merchants Association
Nihonmachi Street Fair
Osaka Matsuri Festival
Cherry Blossom Festival
Kimochi, Inc.
Japanese Benevolent Society of California
Kokoro Assisted Living
Tule Lake Committee
Japanese American National Library
St. Francis Square Cooperative, Inc.
Buchanan YMCA
Christ United Presbyterian Church
Community Meeting Attendees

Opposed By

None known at this time



May 22, 2023

Budget and Finance Committee
Board of Supervisors
City and County of San Francisco
City Hall - 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: MEETING OF 5/24/23 – ITEMS 8 & 9

Dear Supervisors Chan, Mandelman and Safai,

The Japantown Merchants Association requests your full support of the referenced items.

Since 2015, the Japantown community has been working to address the faulty workmanship of the Japantown Peace Plaza (Plaza) from the last renovation in 2000. After countless public meetings and town halls, the Japantown community approved a design that included input from the community. The prior renovation had no prior participation from the community, so we are pleased that the current project is community driven.

As you may know, in 2020 the voters approved Proposition A bond, which allocated \$25M towards the renovation of the Plaza. However, due to rising costs caused by the pandemic, the project is now estimated at \$34M.

The Japantown community along with the Recreation and Park Department reached out to Assemblymember Phil Ting and Speaker Emerita Nancy Pelosi to help make up the shortfall which they generously supported to pledge funds towards the project.

Therefore, we urge you to accept Items 8 and 9 towards the renovation of the Plaza that the community can be proud of. Thank you.

Sincerely,

Richard Hashimoto
President



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

TO: Angela Calvillo, Clerk of the Board of Supervisors

FROM: Philip A. Ginsburg, General Manager
Recreation and Park Department

DATE: March 20, 2023

SUBJECT: Accept and Expend Legislation for Subject Grant

GRANT TITLE: Specified Grant Funding Japantown Peace Plaza Renovation Project

Attached please find the original and ~~4~~ copies of each of the following:

Proposed grant resolution; original signed by Department, Mayor, Controller

Grant information form, including disability checklist

Grant budget

Recreation and Park Commission Resolution

Grant Agreement Example

Grant Award Notification

Special Timeline Requirements: The subject grant will close a funding gap for the Japantown Peace Plaza Renovation construction contract. The Recreation and Park Department needs approval to enter into a grant agreement by May to allow the grant funds appropriated in time to meet the construction contract June advertisement schedule.

Departmental representative to receive a copy of the adopted resolution:

Name: Toni Moran

Phone: 415 794-8173

Interoffice Mail Address: 49 South Van Ness, Suite 1220

Certified copy required Yes

No

(Note: certified copies have the seal of the City/County affixed and are occasionally required by funding agencies. In most cases ordinary copies without the seal are sufficient).