

File No. 130045

Committee Item No. 3

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date 01/30/2013

Board of Supervisors Meeting

Date \_\_\_\_\_

#### Cmte Board

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Legislative Analyst Report                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | Introduction Form (for hearings)             |
| <input type="checkbox"/>            | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/> | MOU  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Grant Information Form                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
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<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Victor Young Date January 25, 2013

Completed by: Victor Young Date \_\_\_\_\_

1 [Accept and Expend Grant - Randall Museum Renovation - \$5,477,193]  
2

3 **Resolution authorizing the Recreation and Park Department to retroactively accept and**  
4 **expend a Nature Education Facilities Grant from the California State Department of**  
5 **Parks and Recreation in the amount of \$5,477,193 for the Randall Museum Renovation**  
6 **for the period of July 1, 2009, to June 30, 2017.**  
7

8 WHEREAS, The Randall Museum is located at 199 Museum Way in San Francisco,  
9 designated as Assessor Parcel Block 2615, Lot 002, and is under the jurisdiction of the San  
10 Francisco Recreation and Park Department (RPD); and

11 WHEREAS, The California State Department of Parks and Recreation (CDPR)  
12 administers the Nature Education Facilities Grant Program with funding from the Safe Drinking  
13 Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of  
14 2006 (Proposition 84); and

15 WHEREAS, CDPR selected the Randall Museum to receive a grant valued at  
16 \$5,477,193 to make facility improvements for nature education programming at the Museum  
17 ("the Grant"); and

18 WHEREAS, On June 17, 2010, the Recreation and Park Commission authorized the  
19 RPD to apply, accept and expend the Grant for the Randall Museum Improvement project; and

20 WHEREAS, The terms and conditions of the Grant are detailed in an agreement on file  
21 at the Clerk of the Board of Supervisors in File No. 130045 ("Grant Agreement"), which is  
22 hereby declared to be part of this resolution as set forth fully herein; and

23 WHEREAS, The Grant Agreement requires the City to operate and maintain the project  
24 site and use Randall Museum ("the Property") only for the purposes of the Grant and  
25 consistent with the grant scope for the duration of the contract performance period, which

1 extends from July 1, 2009 through June 30, 2039; and

2 WHEREAS, As a condition of receiving the Grant, CDPR requires the City to record a  
3 deed restriction against the Property to ensure that the Property is used for a purpose  
4 consistent with the Grant for the duration of the contract performance period; and

5 WHEREAS, On October 18, 2012, the Civil Service Commission approved proposed  
6 personal services contract number 4025-12/13 for architectural and special exhibit design  
7 services for the Randall Museum Renovation Project, a copy of which is on file at the Clerk of  
8 the Board of Supervisors in File No. 130045; and

9 WHEREAS, That the Planning Department has determined that the proposed Randall  
10 Museum Project is exempt from environmental review under the California Environmental  
11 Quality Act (Public Resources Code Sections 210000 *et seq.*) and this determination is on file  
12 with the Clerk of the Board in file No. 130045. This Board hereby incorporates by reference  
13 this determination as though fully set forth here, and affirms and adopts this determination as  
14 its own; and

15 WHEREAS, The Grant does not require an ASO Amendment; and

16 WHEREAS, The Grant terms prohibit including indirect costs in the grant budget; now,  
17 therefore, be it

18 RESOLVED, That the Board of Supervisors authorizes the Recreation and Park  
19 Department to retroactively accept and expend a Nature Education Facility Grant from the  
20 California Department of Parks and Recreation in the amount of \$5,477,193 for the Randall  
21 Museum Renovation; and, be it

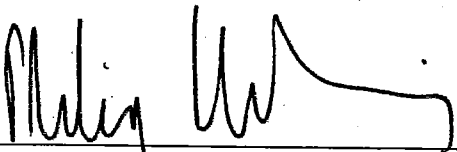
22 FURTHER RESOLVED, That the Board of Supervisors waives inclusion of indirect  
23 costs in the grant budget; and be it

24 FURTHER RESOLVED, That the Board of Supervisors authorizes the General  
25 Manager, or his or her designee, to conduct all negotiations, execute and submit all

1 documents, including, but not limited to applications, agreements, amendments, payments  
2 requests and so on, which may be necessary for the completion of the project; and be it

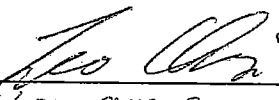
3 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of Real  
4 Estate to record a Memorandum of Unrecorded Grant Agreement with the Assessor-Recorder  
5 against the property known as Randall Museum, designated as Assessor Parcel Block 2615,  
6 Lot 002, providing that the use restrictions contained in the Grant Agreement will be  
7 covenants, conditions and restrictions on the use of the property for the duration of the  
8 Contract Performance Period from July 1, 2009 through June 30, 2039.

9  
10  
11  
12 Recommended:


13  
14   
15 \_\_\_\_\_

16 General Manager, Recreation and Park Department

17  
18  
19 Approved:

  
20 \_\_\_\_\_  
21 *LED COPY FOR*  
22 Mayor

23 Approved:

  
24 \_\_\_\_\_

25  
Controller



Mayor Gavin Newsom  
Philip A. Ginsburg, General Manager

**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Philip A. Ginsburg, General Manager  
Recreation and Parks Department  
**DATE:** December 7, 2012  
**SUBJECT:** Accept and Expend Resolution for Randall Museum Renovation Project

**GRANT TITLE:** Nature Education Facilities Program

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

- Proposed grant resolution; original signed by Department, Mayor, Controller
- Grant Resolution Information Form, including disability checklist
- Grant budget
- Civil Service Commission approval
- Planning Department Notice of Exemption
- Grant application
- Grant award letter from funding agency
- Grant Contract
- Amendment to the Grant Contract

**Special Timeline Requirements:** Grant funds need to be appropriated by February 2013 to initiate the design process.

**Departmental representative to receive a copy of the adopted resolution:**

Name: Matt Jasmin Phone: 415. 581.2552

Interoffice Mail Address: matt.jasmin@sfgov.org

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).



**File Number:** \_\_\_\_\_

(Provided by Clerk of Board of Supervisors)

**Grant Resolution Information Form**

(Effective October 2012)

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: Nature Education Facilities Program

2. Department: Recreation and Parks Department

3. Contact Person: Matt Jasmin

Telephone: 415.581.2552

4. Grant Approval Status (check one):

Approved by funding agency

Not yet approved

5. Amount of Grant Funding Approved or Applied for: \$5,447,193

6a. Matching Funds Required: N/A

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

7a. Grant Source Agency: California Department of Parks and Recreation

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

8. Proposed Grant Project Summary: This grant is in support of the improvements to the Randall Museum. The improvements include: new geology and zoology exhibits, a new science lab, new elevator, as well as the renovation of the live animal exhibit, classroom, restrooms, first floor lobby, and concession area. Sustainable design and building techniques will be implemented as per the grant requirements.

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

Start-Date: July 1, 2009

End-Date: June 30, 2017

10a. Amount budgeted for contractual services: \$5,477,193, for architectural design and construction contractual services.

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? Yes.

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

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

b1. If yes, how much?

b2. How was the amount calculated?

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? \$400,000, for department and division overhead for the Department of Recreation and Park and Department Of Public Works staff.

12. Any other significant grant requirements or comments:



**\*\*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 type="checkbox"/> Existing Site(s)      | <input type="checkbox"/> Existing Structure(s)                 | <input type="checkbox"/> Existing Program(s) or Service(s) |
| <input type="checkbox"/> Rehabilitated Site(s) | <input checked="" 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;
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:

A Request for Proposal for the design team is currently being developed. The project will include new museum exhibits, a new science lab, new accessible bathrooms, renovation of the first floor lobby and concessions areas and a new elevator. The project, including all parking areas, will comply with ADA requirements. The construction documents will be reviewed by the Mayor's Office of Disability Reviewer when appropriate. Construction is scheduled to begin in December of 2014.

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

Paulina Araica

(Name)

ADA Compliance Coordinator, Recreation and Park Department, Planning & Capital Division

(Title)

Date Reviewed: 11/5/12

Paulina Araica, PPD PM  
(Signature Required)

**Department Head or Designee Approval of Grant Information Form:**

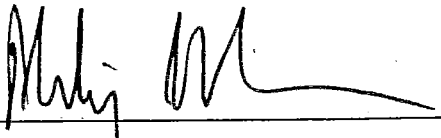
Philip A. Ginsburg

(Name)

General Manager, Recreation and Park Department

(Title)

Date Reviewed: 11/8/11



(Signature Required)

**Randall Museum - Nature Education Facilities Grant**  
**Budget**  
**Date: 10/30/12**

BUDGET BREAKDOWN	Grant	% of overall
		\$5,477,194.00
<b>SOFT COSTS</b>		
Basic Design Soft Costs:	\$785,000.00	14.33%
Additional Design Soft Costs:	\$92,110.00	1.68%
<b>Soft Cost Total</b>	<b>\$877,110.00</b>	<b>16.01%</b>
<b>CONSTRUCTION COSTS</b>		
Construction Support Soft Costs:	\$448,200.00	8.18%
<b>Construction Support Soft Costs:</b>	<b>\$448,200.00</b>	<b>8.18%</b>
Construction Contract	\$3,700,000.00	67.55%
Construction contingency	\$370,000.00	6.76%
Art Enrichment	\$74,000.00	1.35%
Construction Reserve	\$7,884.00	0.14%
<b>Construction Cost Total</b>	<b>\$4,600,084.00</b>	<b>83.99%</b>
Project Totals:	\$5,477,194.00	100.00%
<b>GRANT FUNDS:</b>	\$5,477,194.00	



# CIVIL SERVICE COMMISSION CITY AND COUNTY OF SAN FRANCISCO

EDWIN M. LEE  
MAYOR

KATE FAVETTI  
PRESIDENT

October 18, 2012

SCOTT R. HELDFOND  
VICE PRESIDENT

## NOTICE OF CIVIL SERVICE COMMISSION ACTION

MARY Y. JUNG  
COMMISSIONER

**SUBJECT: REVIEW OF REQUEST FOR APPROVAL OF PROPOSED  
PERSONAL SERVICES CONTRACT NUMBER 4025-12/13.**

E. DENNIS NORMANDY  
COMMISSIONER

At its meeting of **October 15, 2012** the Civil Service Commission had for its consideration the above matter.

**PLEASE NOTE:** *It is important that a copy of this action be kept in the department files as you will need it in the future as proof of Civil Service Commission approval. Please share it with everyone responsible for follow-up.*

JENNIFER C. JOHNSTON  
EXECUTIVE OFFICER

The Commission:

Adopted the report; Approved the request for PSC #4025-12/13. Notified the Office of the Controller and the Office of Contract Administration.

If this matter is subject to Code of Civil Procedure (CCP) Section 1094.5, the time within which judicial review must be sought is set forth in CCP Section 1094.6.

CIVIL SERVICE COMMISSION

JENNIFER JOHNSTON  
Executive Officer

Attachment

c: Micki Callahan, Human Resources Director  
Leorah Dang, Department of Human Resources  
Lucy Palileo, Department of Human Resources  
Jaci Fong, Office of Contract Administration  
Sean McFadden, Recreation & Park Department  
Ben Rosenfield, Controller  
Commission File  
Chron

POSTING FOR

9/17/2012

PROPOSED PERSONAL SERVICES CONTRACTS - Regular

PSC No	Dept No.	Dept Name	Approval Type	Contract Amount	Description of Work	Duration
4023-12/13	29	City Planning	Regular	\$1,500,000	<p>In 2008, the San Francisco Planning Department determined the need to select a pool of pre-qualified environmental, transportation, historic resources, &amp; archeology review consultants through a request-for-qualifications ("RFQ") process to use on an as-needed basis for detailed environmental, transportation impact analysis, historic resources evaluation, &amp; archeological research on various private &amp; public projects. Such projects include, but are not limited to: environmental review of the Transportation Sustainability Program, SOMA Streetscape Plan, Health Care services Master Plan, and Urban Forest Master Plan.</p> <p>Private development proposals will be required to use this as-needed pool to conduct independent environmental analysis, maintain better quality control, &amp; follow the model used in most other jurisdictions.</p> <p>The Department has determined that the most effective way to provide these specialized studies is to solicit consultants to create as large a pool as possible of pre-qualified firms with the knowledge &amp; expertise in environmental and/or transportation impact analysis, historic resource &amp; archeology review which would follow the best practice of other California counties. Inclusion in the pre-qualified pool will be mandatory for any consultant to either 1) enter into an independent contract with a private developer for environmental or transportation impact studies, historic resource &amp; archeology review which must be reviewed &amp; finalized by Department staff, or 2) enter into contracts with City and County of San Francisco on an as-needed basis for the provision of specialized studies.</p>	9/18/2012 - 9/30/2015
4024-12/13	29	City Planning	Regular	\$1,200,000	<p>The San Francisco Planning Department is seeking a consultant to assist the Department in the preparation, production, management &amp; successful completion of environmental analysis, including an environmental ("EIR") &amp; transportation impact study ("TIS") &amp; possibly other technical documentation for the Central Corridor Plan. The objective of the environmental analysis service is to satisfy the requirements of the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, the San Francisco Administrative Code Chapter 31, &amp; applicable local, State, &amp; federal regulatory requirements. The EIR will analyze proposed land use controls, changes to existing height districts, &amp; area plan policies at the programmatic level. Primary environmental issues are expected to be land use &amp; planning, aesthetics, cultural resources, transportation &amp; circulation, air quality, wind, shadow, &amp; open space/recreation.</p>	9/18/2012 - 12/31/2015
4025-12/13	42	Recreation & Park Commission	Regular	\$700,000	<p>Provide full Architectural &amp; Engineering services for nature education facilities within the Randall Museum. This includes all services necessary for schematic design phase, design development, participation in presentations to stakeholders. In addition, complete construction documents for permitting, all services required for the construction administration phase &amp; project closeout. A/E firm shall also provide cost estimating services during the course of the project.</p>	11/20/2012 - 5/20/2015
4026-12/13	68	Taxi Commission	Regular	\$175,000	<p>To provide federally mandated urine analysis for safety-sensitive employees with the San Francisco Municipal Transportation Agency (SFMTA).</p>	11/1/2012 - 10/31/2017

Total Amount - Regular: \$189,185,000



#270758

# SAN FRANCISCO PLANNING DEPARTMENT

**ENDORSED  
FILED**  
San Francisco County Clerk

OCT 20, 2011

## Notice of Exemption

by: **MARIEDYNE L. ARGENTE**  
Deputy County Clerk

50 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

*Approval Date:* October 6, 2011  
*Case No.:* 2010.1126E  
*Project Title:* Randall Museum (199 Museum Way)  
*Zoning:* P (Public) Zoning District  
OS (Open Space) Height and Bulk District  
*Block/Lot:* 2615/002  
*Project Sponsor:* Toni Moran  
SF Recreation & Park Department  
*Staff Contact:* Brett Bollinger - (415) 575-9024  
brett.bollinger@sfgov.org

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

To: County Clerk, City and County of San Francisco  
City Hall Room 168  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

State of California  
Office of Planning and Research  
PO Box 3044  
Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee: \$50 filing fee

### PROJECT DESCRIPTION:

The proposed project consists of interior improvements at the Randall Museum to improve the educational experience for visitors, school groups, summer camps and after-school programs. Interior improvements would include improvements to the exhibits, classroom renovation, basement lobby improvements, installation of an elevator for ADA accessibility and bathroom renovations.

### DETERMINATION:

The City and County of San Francisco decided to carry out or approve the project for funding on June 17, 2011. A copy of Recreation and Park Commission Resolution No. 1006-003, authorizing the funding for the improvements, may be examined at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA, 94103 in file no. 2011.1126E.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address under Appeal Case File no. 2010.1126E
2. A determination has been made that the project in its approved form will not have a significant effect on the environment

John Rahaim  
Planning Director

By Bill Wycko  
Environmental Review Officer

POSTED	OCT 20 2011
TO	NOV 22 2011



State of California—The Resources Agency  
 DEPARTMENT OF FISH AND GAME  
 2011 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # **270758**

STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	DATE 10/20/2011
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO	DOCUMENT NUMBER 397826

PROJECT TITLE  
RANDALL MUSEUM (199 MUSEUM WAY)

PROJECT APPLICANT NAME  
BRETT BOLLINGER

PHONE NUMBER  
(415) 575-9024

PROJECT APPLICANT ADDRESS 1650 MISSION ST., STE. 400	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94103
---	-----------------------	-------------	-------------------

PROJECT APPLICANT (Check appropriate box):

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$2,839.25	\$
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,044.00	\$
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$965.50	\$
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 50.00
<input checked="" type="checkbox"/> Project that is exempt from fees		
<input checked="" type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> DFG No. Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ _____

PAYMENT METHOD:     Cash     Credit     Check     Other

RARP12000043

TOTAL RECEIVED \$ 50.00

SIGNATURE <b>X</b>	Printed Name: MARIEDYNE L ARGENTE	TITLE Deputy County Clerk
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Mayor Gavin Newsom  
Philip A. Ginsburg, General Manager

June 30, 2010

California Department of Parks and Recreation  
Office of Grants and Local Services  
1416 – 9<sup>th</sup> Street, Room 918  
Sacramento, CA 95814


**Re: Nature Education Center Grant Application for Randall Museum Renovation Project**

The San Francisco Recreation and Park Department is pleased to submit a grant application under the Proposition 84 Nature Education Facilities Program for the Randall Museum Renovation Project. Application package includes the following:

1. Application Packet Checklist
2. Application Form
3. Non-Profit Organization Requirements – Not Applicable
4. Joint Powers Authority Requirements – Not Applicable
5. Authorizing Resolution
6. Certification Letter – Not Applicable
7. Grant Scope/Cost Estimate
8. Funding Sources
9. CEQA-Compliance Certification Pending. Draft Environmental Evaluation Form Review Document Attached.
10. Land Tenure Documentation (Excerpt from the San Francisco Real Estate Division, “Real Property Owned by The City and County of San Francisco as of Fiscal Year Ending June 30, 2003. Record search for property deed in process.
11. Sublease Agreements – Not Applicable
12. Conceptual Level Site Plan
13. Project Location Map
14. Photos of the Project Site
15. Project Summary
16. Project Selection Criteria

If you have any questions, please email me at [toni.moran@sfgov.org](mailto:toni.moran@sfgov.org) or call me at (415) 581-2555. Thank you for your continued support.

Sincerely,

  
Toni Moran, Grant Manager

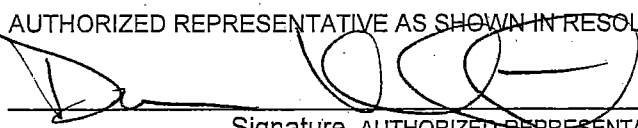


## Application Packet Checklist

1.  Application Form..... Page 1
2.  Non-Profit Organization Requirements ..... Not Applicable
3.  Joint Powers Authority Requirements..... Not Applicable
4.  Authorizing Resolution..... Page 2
5.  Certification Letter (State Agencies Only)..... Not applicable
6.  Grant Scope/Cost Estimate ..... Page 3
7.  Funding Sources ..... Page 4
8.  California Environmental Quality Act (CEQA) Compliance..... Page 5
9.  Land Tenure Requirement ..... Page 22
10.  Sub-Leases or Other Agreements ..... Not Applicable
11.  Concept Level Site Plan ..... Page 25
12.  Project Location Map..... Page 28
13.  Photos of the Project Site ..... Page 29
14.  Project Summary (One page maximum)..... Page 33
15.  Project Selection Criteria (20 page maximum) ..... Page 34



**Attachment 1 - Application Form**

STATE OF CALIFORNIA – THE RESOURCES AGENCY – DEPARTMENT OF PARKS AND RECREATION		
PROJECT APPLICATION		
2006 Bond Act (Proposition 84) - NATURE EDUCATION FACILITIES PROGRAM		
PROJECT NAME Randall Museum Renovation Project		Tier (Select one) <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E  Requested GRANT Amount   \$ <u>5,477,193</u>  Total Other Fund Sources   \$ <u>100,000</u>  Est. Total PROJECT Cost   \$ <u>5,577,193</u>
PROJECT PHYSICAL ADDRESS (including zip code)  199 Museum Way, San Francisco, CA 94114		
Nearest Cross Street Roosevelt Street	County of PROJECT Location San Francisco	
APPLICANT (CITY, COUNTY, DISTRICT, JPA, STATE AGENCY OR NON-PROFIT ORGANIZATION) San Francisco Recreation and Park Department		
Describe the PROJECT SITE LOCATION: <input checked="" type="checkbox"/> Acres owned in fee simple by Applicant <input type="checkbox"/> Acres available under <input type="checkbox"/> year proposed or existing land tenure agreement <input type="checkbox"/> Total Acreage of the PROJECT site <input type="checkbox"/>		
DIRECTOR/PRESIDENT/CEO Philip A. Ginsburg, General Manager, Recreation and Park Dept.		McLaren Lodge, Golden Gate Park 501 Stanyan Street, San Francisco, CA 94117
Name (typed or printed) and Title DIRECTOR/PRESIDENT/CEO 415 831-2791		Mailing Address  Phil.ginsburg@sfgov.org
Phone		Email address
DAY-TO-DAY CONTACT for ADMINISTRATION of the GRANT (if different from AUTHORIZED REPRESENTATIVE)		
Toni Moran, Grant Manager		30 Van Ness Avenue, 5 <sup>th</sup> Floor, San Francisco, CA 94115
Name (typed or printed) and Title DIRECTOR/PRESIDENT/CEO  415 581-2555		Mailing Address  toni.moran@sfgov.org
Phone		Email address
GRANT SCOPE: I represent and warrant that this APPLICATION PACKET describes the intended use of the requested GRANT to complete the FEATURES and MAJOR SUPPORT AMENITIES listed in the attached GRANT SCOPE/Cost Estimate Form. I certify that the information contained in this APPLICATION PACKET, including required attachments, is accurate.		
AUTHORIZED REPRESENTATIVE AS SHOWN IN RESOLUTION OR CERTIFICATION LETTER		
 Signature AUTHORIZED REPRESENTATIVE		6/28/10 Date
Dawn Kamalanathan, Capital Program Manager		Dawn.Kamalanathan@sfgov.org      415 581-2546
Name (typed or printed) and Title		Phone
Email address		

**RECREATION AND PARK COMMISSION**  
**City and County of San Francisco**  
**Resolution Number 1006-003**

**APPROVING THE APPLICATION FOR NATURE EDUCATION FACILITY PROGRAM FUNDS**  
**SAFE DRINKING WATER, WATER QUALITY AND SUPPLY, FLOOD CONTROL, RIVER AND COASTAL**  
**PROTECTION BOND ACT OF 2006**

**WHEREAS**, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Nature Education Facilities Program, setting up necessary procedures governing the Application; and

**WHEREAS**, said procedures established by the State Department of Parks and Recreation require the applicant to certify by resolution the approval of application(s) before submission of said application(s) to the State; and

**WHEREAS**, the applicant will enter into a contract with the State of California to complete the PROJECT; now therefore be it

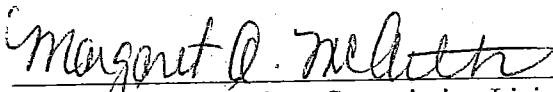
**RESOLVED** that the San Francisco Recreation and Park Commission hereby:

Approves the filing of an application for the Randall Museum Renovation Project, and

1. Certifies that said applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project should this grant be awarded; and
2. Certifies that the applicant has or will have sufficient funds to operate and maintain the project; and
3. Certifies that the applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Certifies that this project is consistent with the applicable city or county, or appropriate planning document, as the case may be; and
5. Delegates the authority to General Manager, or designee, to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the project; and
6. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

Adopted unanimously: Ayes 7 , Noes 0

I certify that the foregoing resolution was adopted at the meeting of the Recreation and Parks Commission held on June 17, 2010.

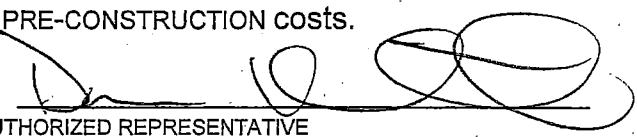
  
Margaret A. McArthur, Commission Liaison

Attachment 3 - Grant Scope / Cost Estimate

Applicant: **San Francisco Recreation and Park Department**  
 Project Name: **Randall Museum Renovation Project**

GRANT SCOPE ITEMS development List each feature and major support amenity	ESTIMATED COST	
Feature: Renovate the Live Animal Exhibit		\$2,056,182.
Feature: Construct a Geology Exhibit		\$ 164,589
Feature: Construct a Zoology Exhibit		\$ 163,572
Feature: Construct a Science Lab		\$ 328,789
Feature: Renovate the Buckley Room (Classroom)		\$ 290,845
Major Support Amenity: Purchase and Install an Elevator		\$ 551,633
Major Support Amenity: Renovate three bathrooms		\$ 214,712
Major Support Amenity: Renovate 1 <sup>st</sup> floor Lobby		\$ 287,541
Major Support Amenity: Renovate Concessions Area		\$ 133,547
<b>TOTAL ESTIMATED: FEATURES AND MAJOR SUPPORT AMENITIES</b>		<b>\$4,191,410</b>
<b>PRE-CONSTRUCTION COSTS</b>		
<b>CEQA COSTS (If not complete at time of application)</b>	\$ 2,618	
<b>ALL OTHER PRE-CONSTRUCTION COSTS</b>	\$1,383,165	
<b>TOTAL ESTIMATED: PRE-CONSTRUCTION COST</b>	<b>\$1,385,783</b>	
<b>ESTIMATED TOTAL PROJECT COST</b>		<b>\$5,577,193</b>

The APPLICANT understands that this form establishes the expected GRANT deliverables. Therefore, all of the FEATURES and MAJOR SUPPORT AMENITIES listed on this form must be complete and open to the public before final GRANT payment is processed as specified in the GRANT ADMINISTRATION GUIDE. The APPLICANT also understands that no more than 25% of the GRANT amount may be spent on PRE-CONSTRUCTION costs.

Signature   
 APPLICANT'S AUTHORIZED REPRESENTATIVE  
 Date June 28, 2010

Randall Museum Renovation Project  
 Nature Education Facilities Grant Program

Submitted by the  
 San Francisco Recreation and Park Dept.

Attachment 4—Funding Sources

**FUNDING SOURCES FORM**

Applicant: **San Francisco Recreation and Park Department**  
 Project Name: **Randall Museum Renovation Project**

FUNDING SOURCE	DATE COMMITTED	AMOUNT
Nature Education Facility Grant Request	TBD	\$5,477,193
Recreation and Park Department General Fund	7-01-2010	\$100,000
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
<b>TOTAL FUNDING SOURCES</b> Must Equal Estimated Total PROJECT Cost		<b>\$5,577,193</b>

The APPLICANT understands that the PROJECT cannot be funded unless the requested GRANT equals the estimated total PROJECT cost, or, the requested GRANT plus additional committed funds equals the estimated total PROJECT cost. The PROJECT must be completed and open to the public before final GRANT payment is processed.

Signature



APPLICANT'S AUTHORIZED REPRESENTATIVE

Date

6/28/10

## Attachment 5 - California Environmental Quality Act (CEQA) Compliance

### Plan for CEQA Compliance

The CEQA review for the project will involve an Environmental Evaluation and a Historical Resource Evaluation. The Historical Resource Evaluation is required because the building is over 50 years old. The proposed project mainly consists of alterations to the interior of the structure and should be eligible for an categorical exemption under Section 15300, Class 1 (d)

The application forms for these two reviews are complete (see attachment)

### Timeline for CEQA Completion:

August 2010	Evaluation Form and Historical Review Form Submitted to City Planning
October 2010	Historic Resource Evaluation Complete
November 2010	Categorical Exemption Stamp Issued for Project

### Total Cost Estimate

\$272 Categorical Exemption Stamp  
\$2,346 Historical Resource Review  
Total CEQA Cost **\$2,618**

### Obstacles that may delay CEQA compliance

During the Historical Resource Evaluation, if it is determined that a historical resource is being affected, we would need to fund a second study at the cost of \$3,099 to provide information on how to mitigate the impact. This would delay environmental review by about four months.

Date received:



**SAN FRANCISCO  
PLANNING DEPARTMENT**

**Environmental Evaluation Application**

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at [sfgov.org/planning](http://sfgov.org/planning).

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9024, [brett.bollinger@sfgov.org](mailto:brett.bollinger@sfgov.org)

Chelsea Fordham, or Monica Pereira  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9071, [chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)  
(415) 575-9107, [monica.pereira@sfgov.org](mailto:monica.pereira@sfgov.org)

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Applicant's Affidavit.** I certify the accuracy of the following declarations:

- a. The undersigned is the owner or authorized agent of the owner(s) of this property.
- b. The information presented is true and correct to the best of my knowledge.
- c. I understand that other applications and information may be required.

Signed (owner or agent): [Signature]  
(For Staff Use Only) Case No. \_\_\_\_\_

Date: 6/30/10  
Address: \_\_\_\_\_  
Block/Lot: \_\_\_\_\_

Randall Museum Renovation Project  
KAROL ANNUNY-BRODER  
PLANNING DIVISION  
6



Attachment 5 - CEQA Compliance

PART 2 - PROJECT INFORMATION			
Owner/Agent Information			
Property Owner	San Francisco Recreation & Park Department, City & County of San Francisco	Telephone No.	415-305-6631
Address	199 Museum Way San Francisco, CA 94114	Fax No.	415-554-9609
Project Contact	Chris Boettcher	Telephone No.	415-305-6631
Company	N/A	Fax No.	415-554-9609
Address	above	Email	toni.moran@sfgov.org tmccollister@randallmuseum.org
Site Information			
Site Address(es):	199 Museum Way, San Francisco, CA 94114		
Nearest Cross Street(s)	Roosevelt Street		
Block(s)/Lot(s)		Zoning District(s)	
Site Square Footage	32,000	Height/Bulk District	
Present or previous site use Community Plan Area (if any)			
Project Description - please check all that apply			
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of use	<input type="checkbox"/> Zoning change	<input type="checkbox"/> New construction
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Demolition	<input type="checkbox"/> Lot split/subdivision or lot line adjustment	
<input type="checkbox"/> Other (describe)		Estimated Cost	\$4.4 million
Describe proposed use	Same use, project to enhance exhibit & education amenities		

Narrative project description. Please summarize and describe the purpose of the project.

The Randall Museum Renovation Project will provide the public with an improved educational experience when they visit the Randall Museum. Through enhanced and new exhibits we will provide environmental educational programs to drop in visitors, school groups, summer camps, and after-school groups. These exhibits and programs will highlight the natural environment, Native American culture, and will encourage environmental stewardship. The Museum's visitors are largely urban youth who broadly reflect the diversity of the San Francisco Bay Area.

This Renovation Project will feature improvements on three floors of the Museum. Improvements to the Animal Exhibit to will increase its educational value and expand its exhibits to highlight the diversity of animals within each habitat, add dedicated study stations, and install an exhibit focused on California's Native Americans. We will also construct geology and zoology exhibits and a science lab and renovate the Museum's largest classroom. We will install an elevator and renovate three bathrooms, a concessions area, and the basement lobby in support of the above mentioned features.

Attachment 5 - CEQA Compliance

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
<p>1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district?</p> <p>If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district?</p> <p>If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade?</p> <p>If yes, how many feet below grade would be excavated? _____</p> <p>What type of foundation would be used (if known)? _____</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more?</p> <p>If yes to either Question 3a or 3b, please submit a Geotechnical Report.*</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition?</p> <p>If yes, please submit a <i>Tree Disclosure Statement</i>.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>5. Would the project result in ground disturbance of 5,000 gross square feet or more?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6. Would the project result in any construction over 40 feet in height?</p> <p>If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7. Would the project result in a construction of a structure 80 feet or higher?</p> <p>If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</p> <p>If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?</p> <p>If yes, please describe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>10. Is the project related to a larger project, series of projects, or program?</p> <p>If yes, please describe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11. Is the project in Eastern Neighborhoods or Market &amp; Octavia Community Plan Area?</p> <p>If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

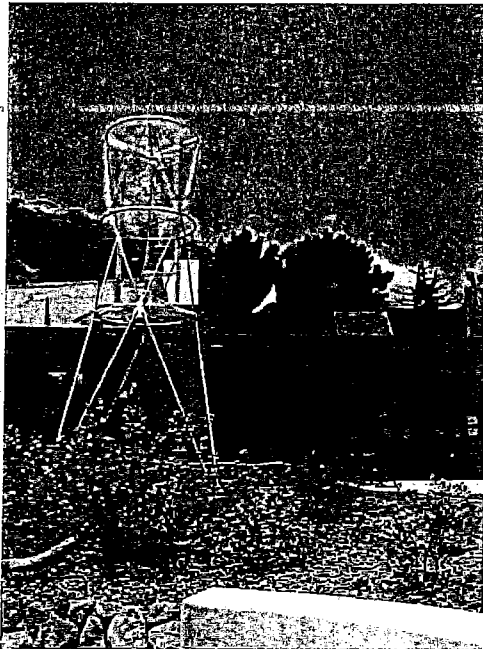
Attachment 5 - CEQA Compliance

PART 4 -- PROJECT SUMMARY TABLE				
If you are not sure of the eventual size of the project, provide the maximum estimates.				
Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	0	0
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)	10,897	10,897	0	10,897
<b>Total GSF</b>	<b>10,897</b>	<b>10,897</b>	<b>0</b>	<b>10,897</b>
Dwelling units	0	0	0	0
Hotel rooms	0	0	0	0
Parking spaces	0	0	0	0
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	35'	35'	0	35'
Number of stories	3	3	0	3
Please describe any additional project features that are not included in this table:				
<p><b>Additional Information:</b> Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.</p>				

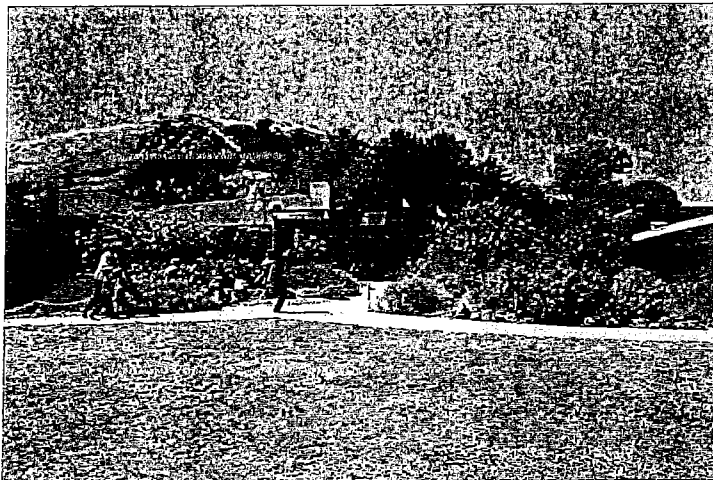
Environmental Evaluation: Photos of project site and its immediate vicinity, with viewpoints labeled.



Museum entrance



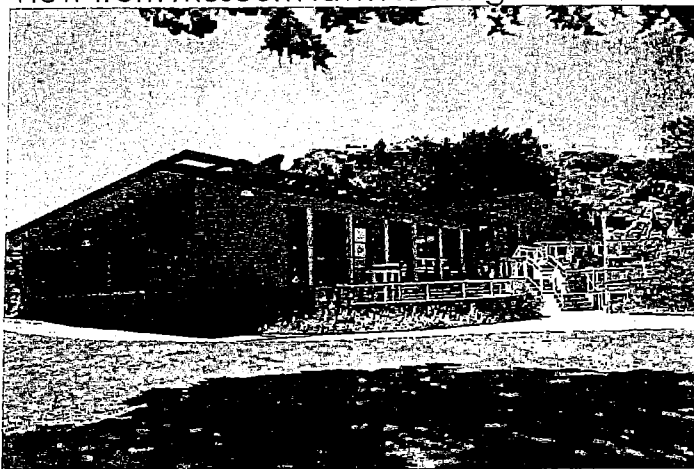
Museum front doors



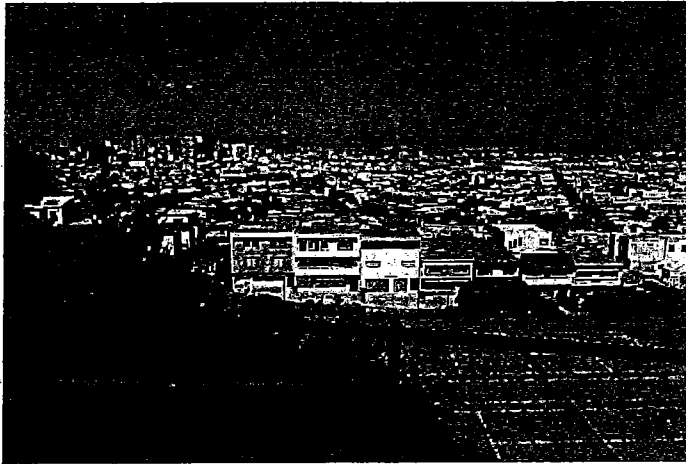
Museum lawn and front



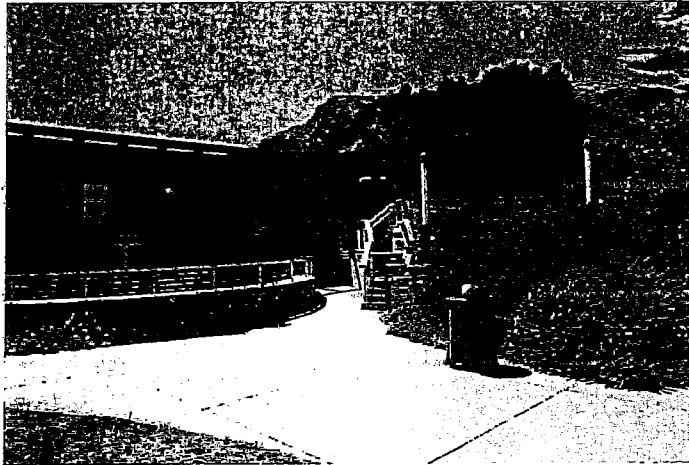
View from Museum lawn looking South



East wing ceramics studio, terrace & deck



View east, tennis courts, Flint Street



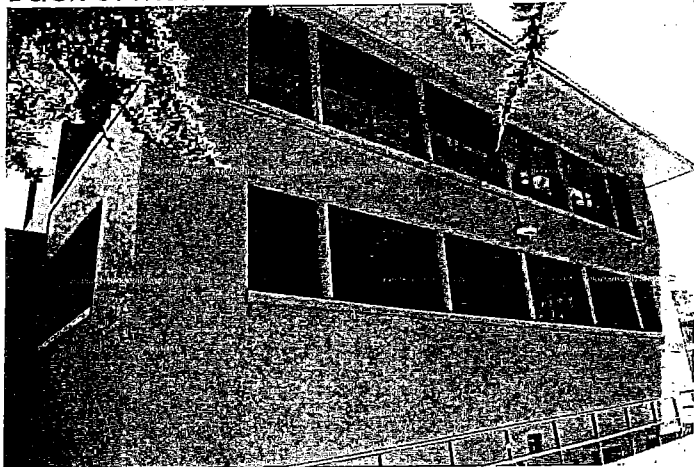
East wing terrace and deck



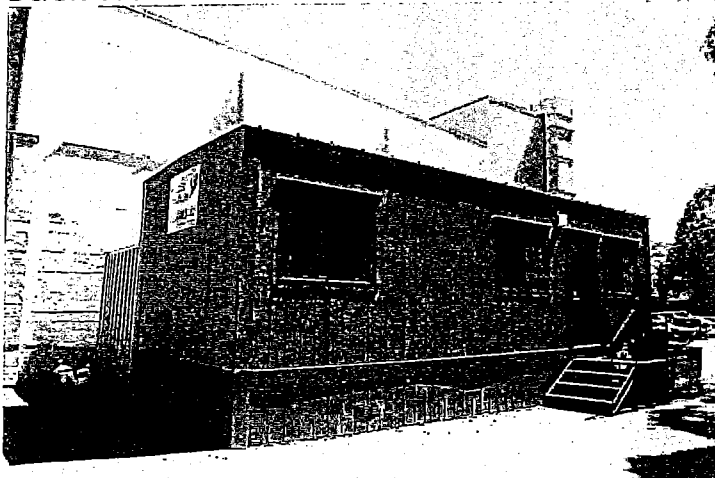
View east from deck



Back of Museum

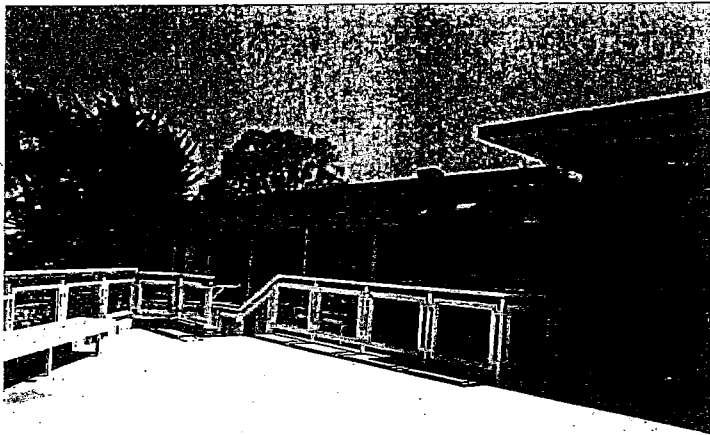


Back of Museum



Side of Museum theater





East wing art and ceramics studios from deck



East wing stairs to deck and animal room



Path to back of Museum



Parking lot looking west



West wing garage, woodshop, front gate



West wing woodshop & gate



View south from parking lot & path to States Street



# SAN FRANCISCO PLANNING DEPARTMENT

## Supplemental Information Form for Historical Resource Evaluation Potential Resource - Demolition - Alteration

Proposed project is:  Demolition (DBI form 6) or  Alteration (DBI form 3/8)

Please be complete in your responses to the questions on this form. Submittal of incomplete or inaccurate information will result in an additional request for information from you and potentially delay your project. If you have problems in completing this form, we would recommend that you consult with a qualified historic preservation professional.

Address: 199 Museum Way

Block No.          Lot No.

Date of Construction: 1951 Check one:  Actual  Estimated

- Source for date, or basis for estimate:

Architectural Style: Contemporary

Architect and Builder: William G. Merchant, Arch.

Original Owner: City and County of San Francisco

Subsequent Owners (Dates of Ownership): Same as original

Historic Name: Josephine Randall Junior Museum Common Name: Randall Museum,  
Junior Museum

Original and Subsequent Uses: Same as original

Has the building been moved? If yes, provide date: No

- Original Location:

### ON A SEPARATE SHEET(S), PROVIDE THE FOLLOWING INFORMATION:

#### Property Description / Construction History

- Provide a written description of the property, describing its architectural form, features, materials, setting, and related structures.
- Provide a written description of all alterations to the property. Attach copies of all available buildings permits.
- Provide current photographs showing all facades, architectural details, site features, adjacent buildings, the subject block face, and facing buildings.
- Provide historic photographs, if available.

## History

- Provide a written description of the history of the property, including any association with significant events or persons. See Preservation Bulletin No. 16, section entitled *How to Document a Building's History*, for assistance.
- For reference, check for neighborhood and/or city-wide historic context statements. Some contexts are available at the Planning Department, alongside the Landmark and Historic District files.
- A chain of title can identify persons associated with a property, and city directories can identify if the owners were residents of the building, and what their occupation was. When cross-referenced with the Biographical catalog of notable San Franciscans at the Main Library's 6<sup>th</sup> Floor History room, this research can provide further valuable information.

## Other Information

- Attach available documents that may provide information that will help to determine whether the property is or is not an historic resource such as historic Sanborn Maps, drawings, newspaper articles, and publications.

## Historic Survey Information

The Property is (*check all that apply*):

- Over fifty (50) years of age and proposed for demolition, or major alteration
- Listed in the 1976 Architectural Survey
- Listed in the 1968 Junior League Survey (the basis for *Here Today*)
- Listed in a San Francisco Architectural Heritage Survey and more than 50 years old
- Listed in the Unreinforced Masonry Building (UMB) Survey
- General Plan Referenced Building
- National Register and California Register Status Code of 7
- Listed in the North Beach Survey, Local Survey Codes 4, 5, or 6
- Rated NRSC 6 or CHRSC 6 and was surveyed prior to year 2000
- Is there an existing, proposed, or potential historic district to which the subject building would be a contributor?
- Other informational survey
  - Name of survey:
- Other, please list:

---

If you have been referred to MEA by staff, please enter name:

Building Permit number (if any):

Form prepared by: Chris Boettcher Date: June 18, 2010

Address: 199 Museum Way, San Francisco, CA 94114 Phone: 415-554-9601 E-mail  
address: cboettcher@randallmuseum.org

What sources did you use to compile this information? Please list; use additional sheet(s) if necessary. The Planning Department staff were very helpful.

## Historical Resource Evaluation

*Provide a written description of the property, describing its architectural form, features, materials, setting, and related structures.*

The Randall Museum is a 1950's vintage concrete structure designed by William G. Merchant. Its architectural form can be best described as mid-century modern. The building has three stories. One story is below grade and two stories are above grade. It is laid out in a U shape and it features a number of classroom, studio and meeting spaces it also features a 188 seat theater. It sits on an undeveloped 17 acre site that was the former site of a brick factory that was destroyed in the 1906 Earthquake. ON the site, in addition to the building, is a children's playground, two basketball courts, and two tennis courts. The 17 acre site features a large rocky promontory with a sweeping view of the city and the bay.

*Provide a written description of all alterations to the property. Attach copies of all available buildings permits.*

There have been two major alterations to the property since it opened in 1950. The theater and museum lobby and lobby level bathrooms were renovated in 1994. In 2001 the hardscape surrounding the building was completely redesigned and converted into a landscaped area that became known as the Outdoor Learning Environment. It features native plants, a large deck and a smaller terrace was added to the east side of the building. An amphitheater was added to the front of the building. No buildings permits are available.

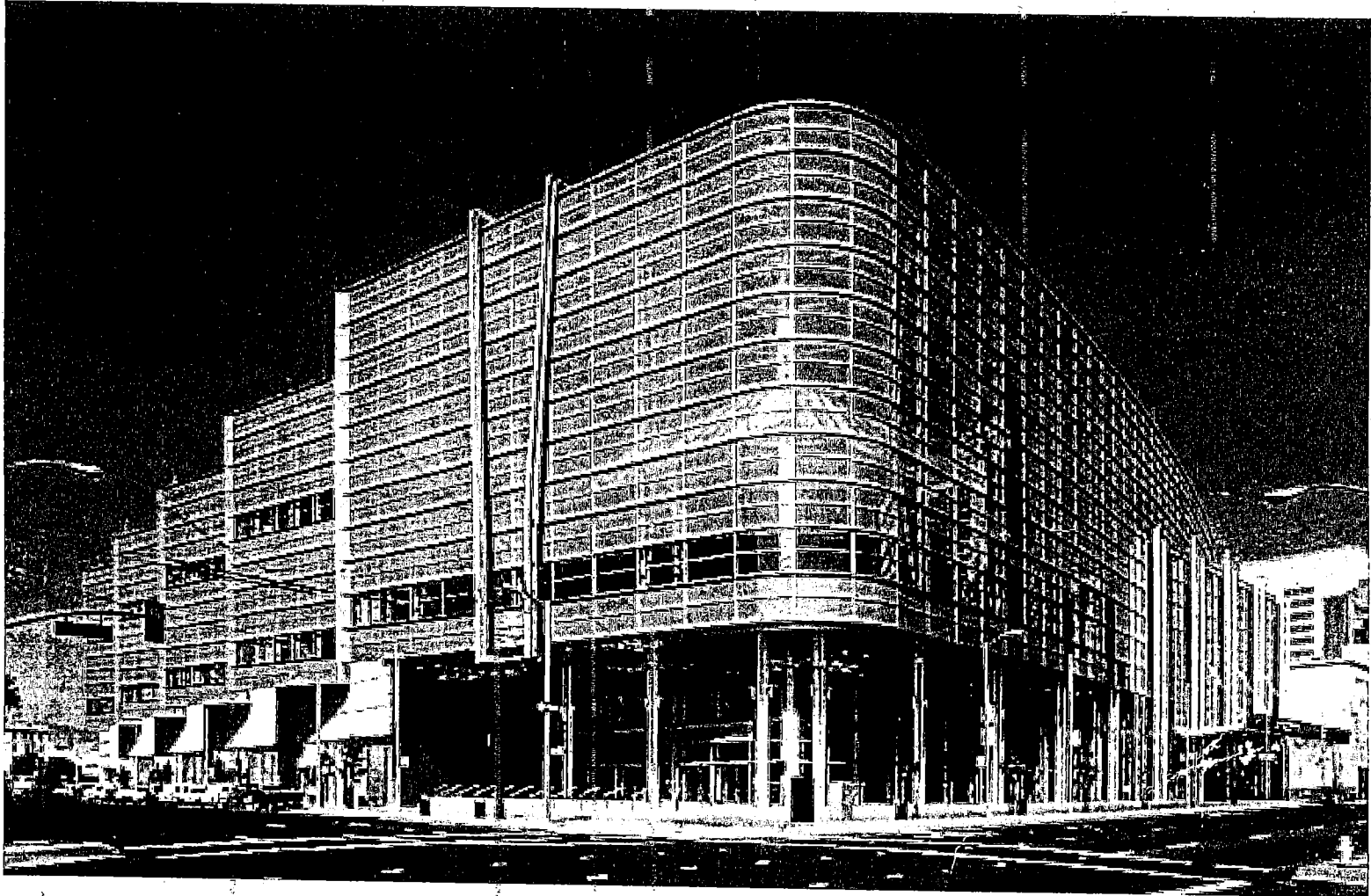
*Provide current photographs of the building showing all facades, architectural details, site features, adjacent buildings, the subject block face, and facing buildings.*



Museum entrance

*REAL ESTATE DIVISION  
DEPARTMENT OF ADMINISTRATIVE SERVICES*

**2003**



shment 6 - Land Tenure  
Jail Museum Renovation Project  
Fire Facilities Center Grant Program

*Real Property Owned By  
The City and County of San Francisco  
as of Fiscal Year Ending June 30, 2003*



REAL PROPERTY OWNED BY THE CITY AND COUNTY OF SAN FRANCISCO

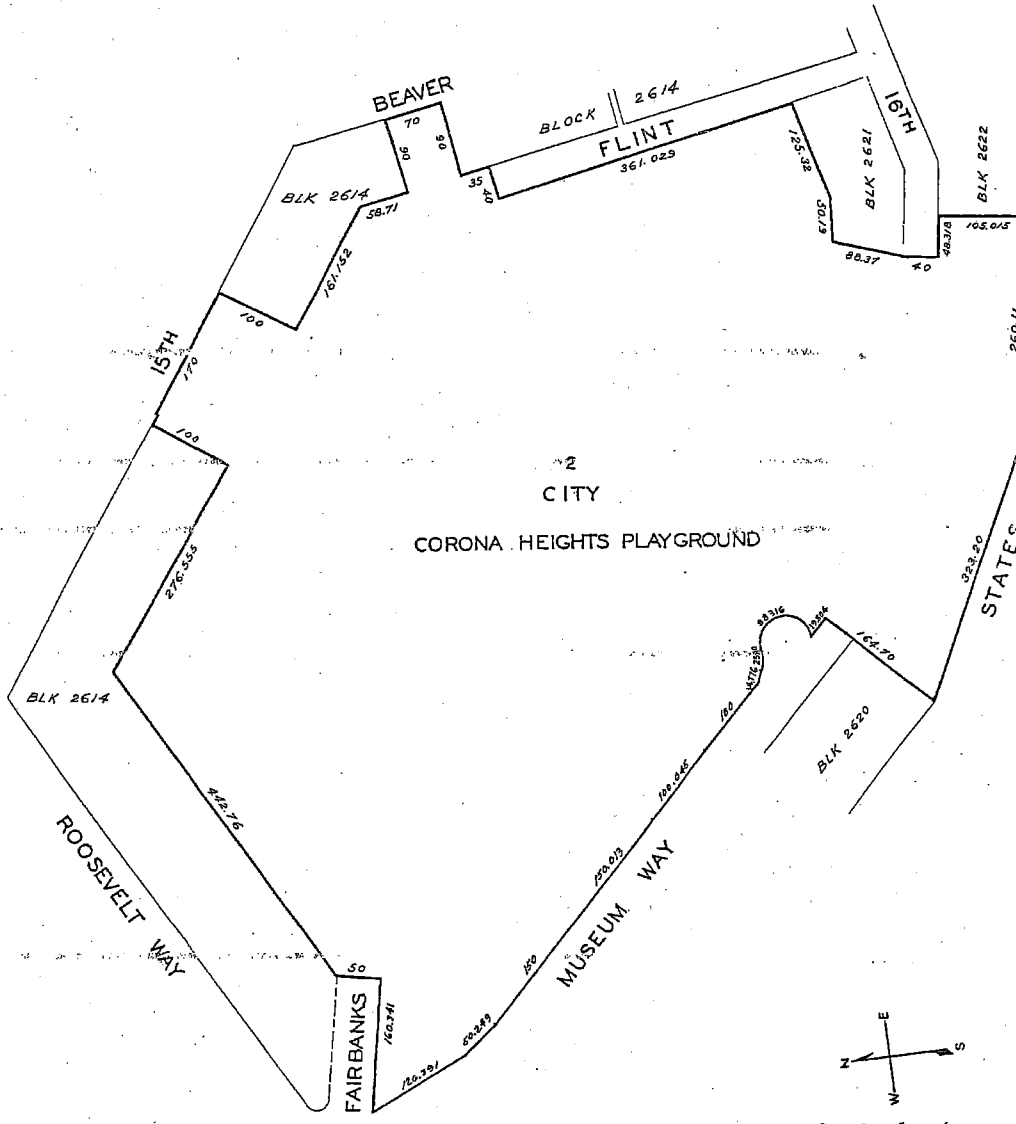
FISCAL YEAR 2002-2003

LAND DESCRIPTION (with Facilities)	ADDRESS	JURISDICTION	LANDAREA (Sq. Ft)	LOT	BLOCK
SLOAT BLVD 35' STRIP	SLOAT BETWEEN 19TH AVE & 15TH AVE	Public Works	30,442	002	2517
				(Former parcel number)	
SUNSET PARKWAY TO SLOAT BLVD: See Block 1714, Lot 001 for details.				001	2520A
BUENA VISTA PARK	HAIGHT & BUENA VISTA BUENA VISTA PARK RESTROOM	Recreation and Park	1,568,160	001	2601
UNDEDICATED STREET	E OF ROOSEVELT & PARK HILL	Public Works	200	032	2608
				Includes Block 2608, Lot 033.	
UNDEDICATED STREET: See Block 2608, Lot 032 for details.				033	2608
MCKINLEY SCHOOL (ELEMENTARY)	126 CASTRO STREET MCKINLEY SCHOOL (ELEMENTARY)	SF Unified School District (SFUSD)	73,600	001	2612
SLOPE PROTECTION AND WALKWAY	ROOSEVELT WAY AT HENRY ST (1201 48TH AVE)	Public Works	14,894	050	2612
CORONA HTS PLAYGROUND	3814 16TH ST CORONA HEIGHTS RESTROOM; PEIXOTTO PLAYGROUND; NURSERY SCH.; Randall Museum	Recreation and Park	721,266	002	2615
STAIRWAY (ORD COURT)	ORD & VULCAN	Public Works	998	001A	2619
				Includes Block 2619, Lot 003.	
STAIRWAY (ORD COURT): See Block 2619, Lot 001A for details.				003	2619
UNDEDICATED STREET	59 Ord Ct	Public Works	125	086	2619
SPACE	SW SATURN STREET & ORD STREET	Recreation and Park	4,216	010A	2626
YMPUS (UPPER TERRACE)	CLIFFORD & UPPER TERRACE	Recreation and Park	10,000	003	2629A
TATION #12	1145 STANYAN STREET FIRE STATION #12	Fire Department	11,150	047	2630
OR GREEN BELT	CLARENDON & PANORAMA HYDRO-PNEUM-FOREST KNOLLS	Recreation and Park	903,696	003	2634A
				Includes Block 2634A, Lot 012; 2643B-005; 2643B-009; 2664-012; 2723-002; 2724-001; 2781-022; 2782-027; 2788-027; 2789-029; 2844-008; 2844-009; 2873-025A.	

Attachment 6 - Land Tenure  
Randall Museum Renovation Project  
Nature Facilities Center Grant Program

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CITY & COUNTY ASSESSOR 1985

**2615**  
FLINT TR. HD. ASSN. BLKS. 9TO12 & 14  
REVISED '60  
REVISED '64.

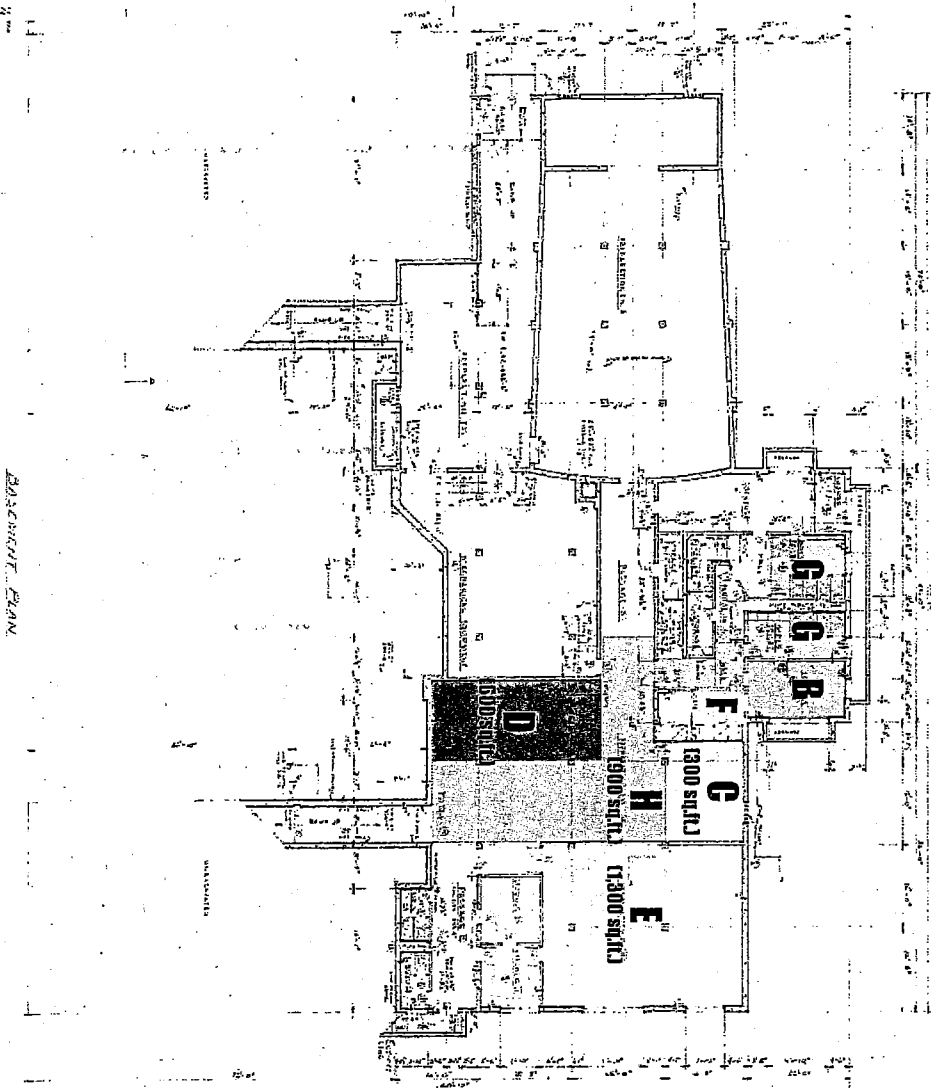


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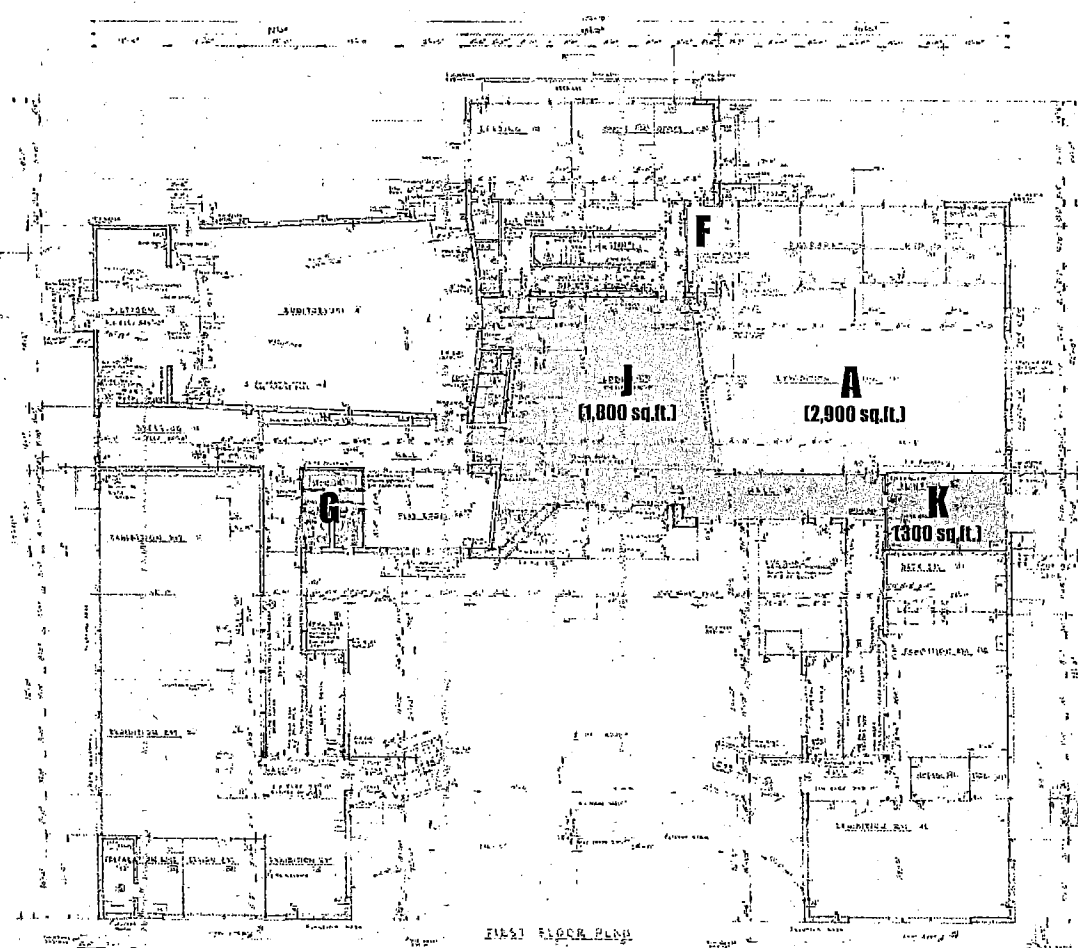
# Recreation & Parks



- A LIVE ANIMAL EXHIBIT
- B GEOLOGY EXHIBIT
- C ZOOLOGY EXHIBIT
- D SCIENCE LAB
- E BUCKLEY ROOM
- F NEW ELEVATOR
- G ACCESSIBLE RESTROOMS
- H BASEMENT LOBBY
- J MAIN FLOOR LOBBY (INCLUDED IN A)
- K CONCESSIONS

## BASEMENT FLOOR PLAN RANDALL MUSEUM RENOVATION





- A LIVE ANIMAL EXHIBIT
- B GEOLOGY EXHIBIT
- C ZOOLOGY EXHIBIT
- D SCIENCE LAB
- E BUCKLEY ROOM
- F NEW ELEVATOR
- G ACCESSIBLE RESTROOMS
- H BASEMENT LOBBY
- J MAIN FLOOR LOBBY (INCLUDED IN A)
- K CONCESSIONS

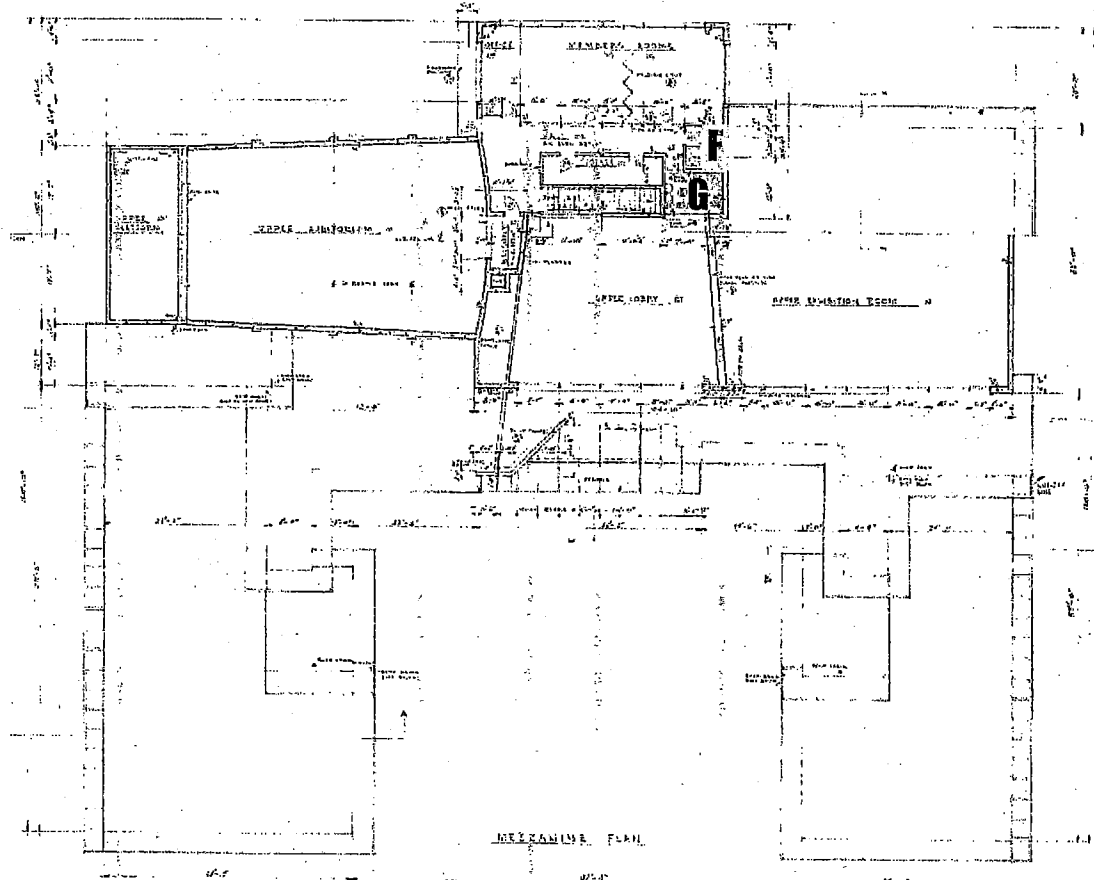


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# Recreation & Parks

**MAIN FLOOR PLAN  
RANDALL MUSEUM RENOVATION**





- A LIVE ANIMAL EXHIBIT
- B GEOLOGY EXHIBIT
- C ZOOLOGY EXHIBIT
- D SCIENCE LAB
- E BUCKLEY ROOM
- F NEW ELEVATOR
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- H BASEMENT LOBBY
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- K CONCESSIONS

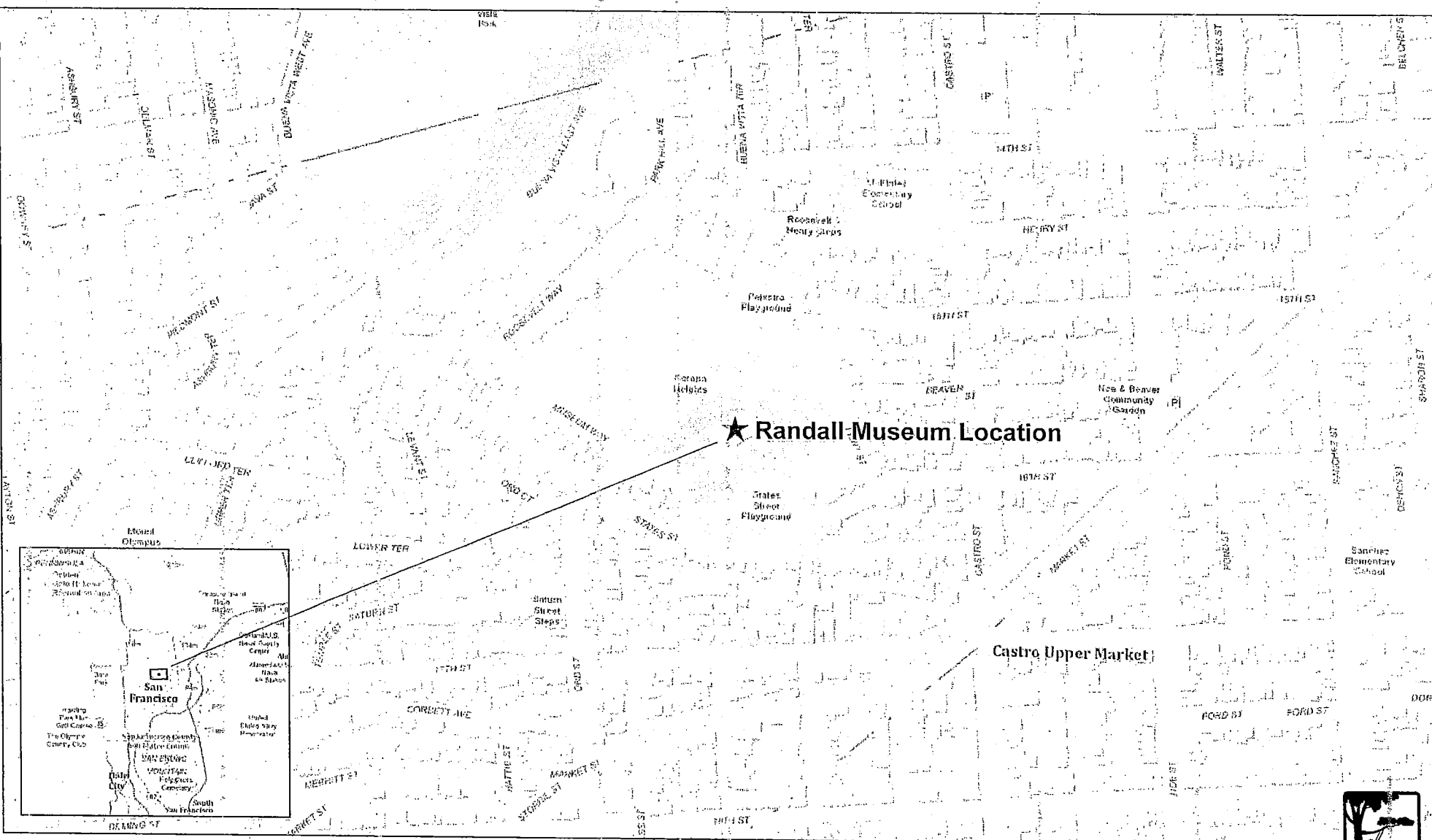


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# Recreation & Parks

**SECOND FLOOR PLAN**  
**RANDALL MUSEUM RENOVATION**





★ Randall Museum Location

Castro Upper Market



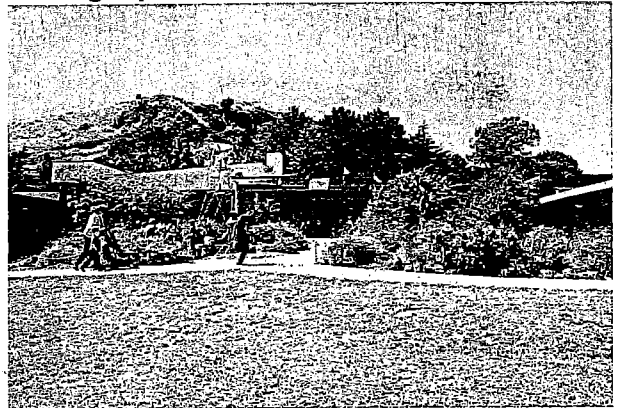
# Randall Museum Renovation Project



Randall Museum Photographs



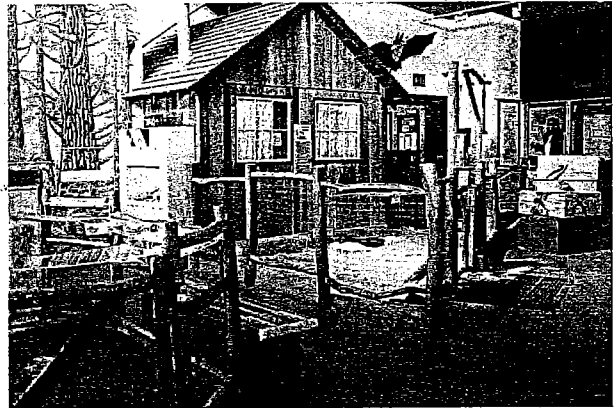
Museum front gate



Museum front entrance



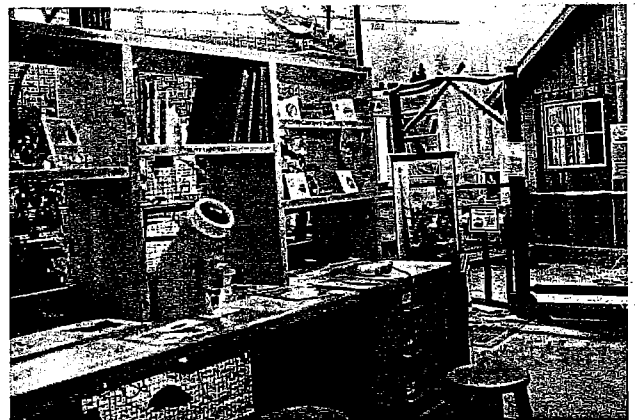
Future site of barn exhibit (Animal Exhibit)



Petting area (Animal Exhibit)

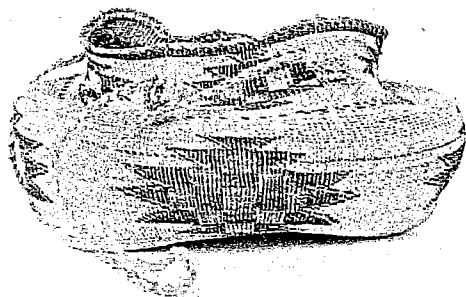


Future site of study stations (Animal Exhibit)

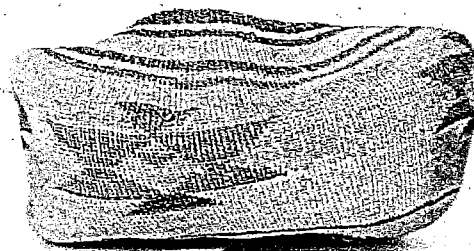


Current study station (Animal Exhibit)

Attachment 9 – Photos of Project Site



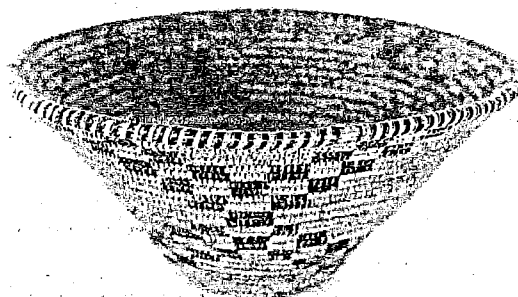
Native American basket (Animal Exhibit)



Native American basket (Animal Exhibit)



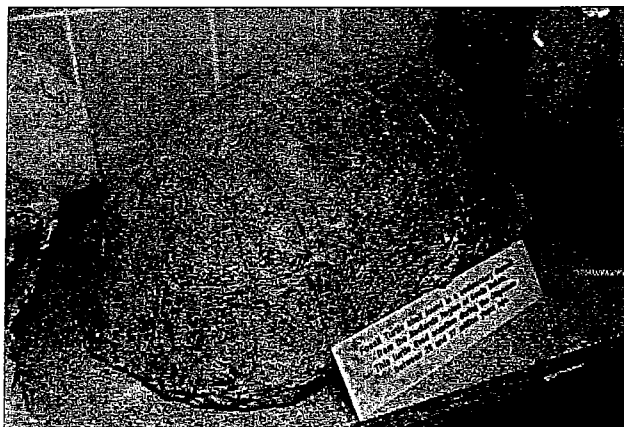
Native American basket (Animal Exhibit)



Native American basket (Animal Exhibit)



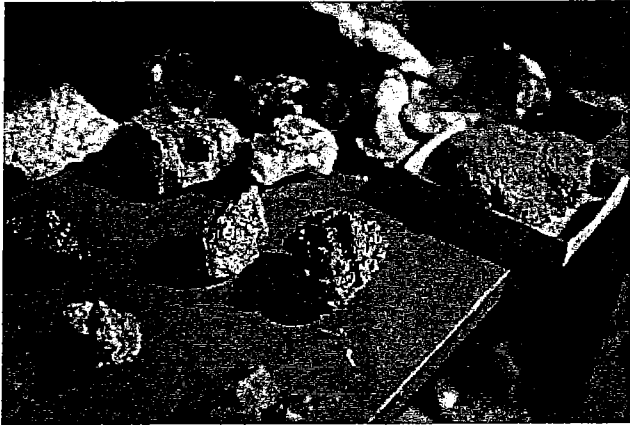
Rock collection (Geology Exhibit)



Tortoise fossil (Geology Exhibit)



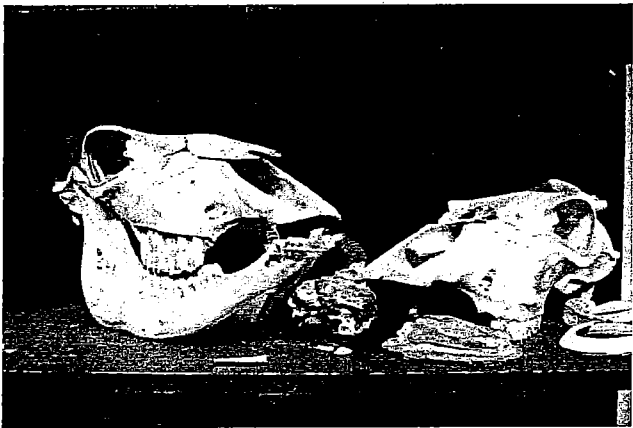
Attachment 9 – Photos of Project Site



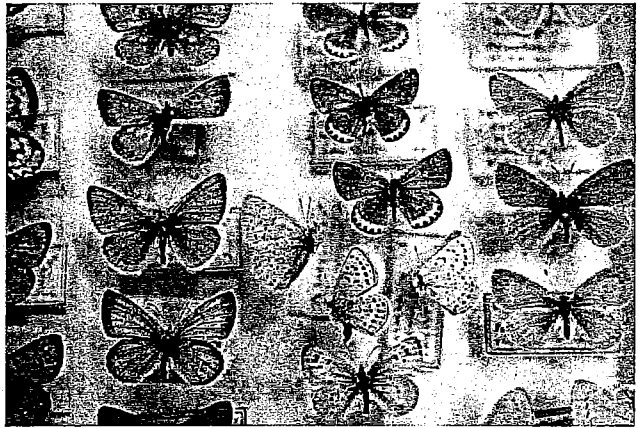
Rock collection (Geology Exhibit)



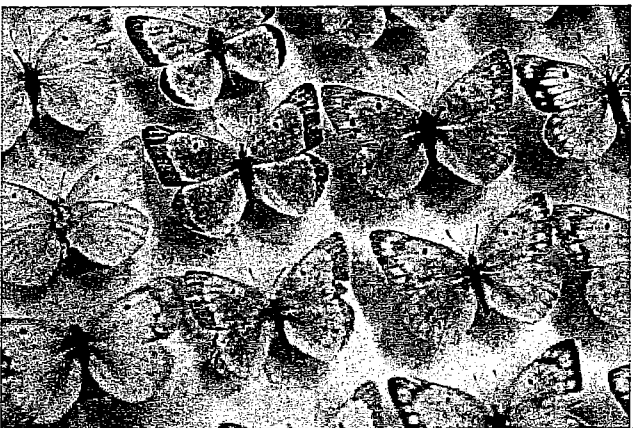
Skull collection (Zoology Exhibit)



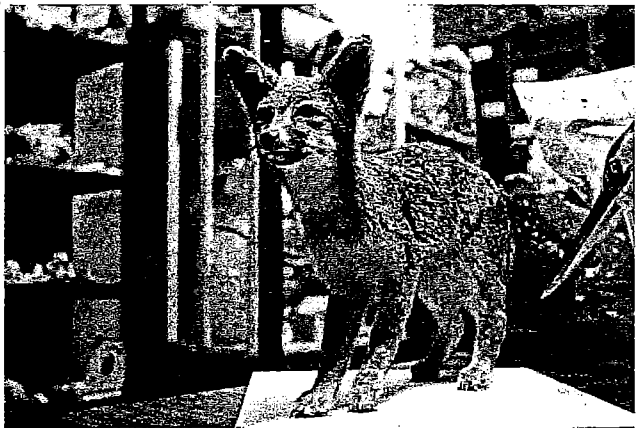
Skull collection (Geology Exhibit)



Butterfly collection (Zoology Exhibit)



Butterfly collection (Zoology Exhibit)

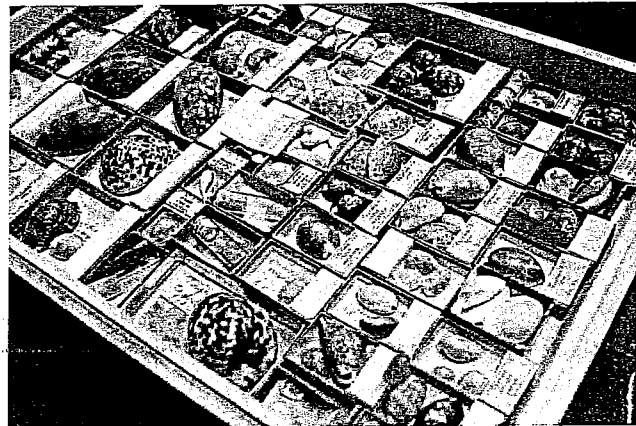


Gray fox (Zoology Exhibit)

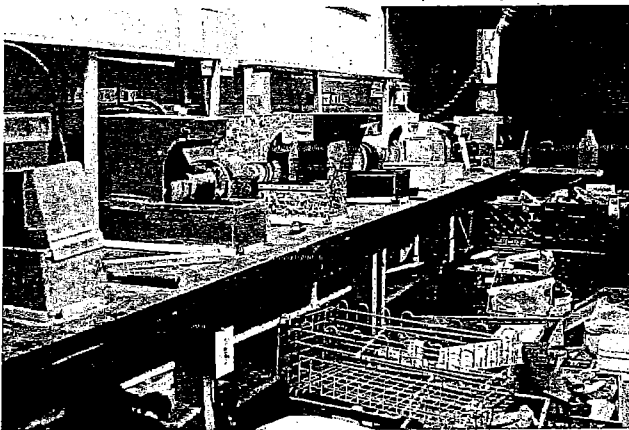
Attachment 9 – Photos of Project Site



Mounts and skeletons (Zoology Exhibit)



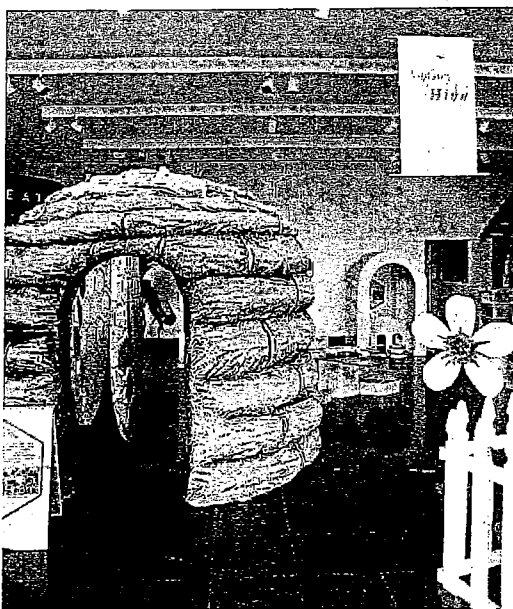
Shell collection (Zoology Exhibit)



Future science lab



Museum classroom



Journey into the Hive exhibit



Wild in the City exhibit

## Project Summary

The Randall Museum Renovation Project will provide the public with a state-of-the-art, multisensory educational experience when they visit the Randall Museum. New and enhanced exhibits will provide environmental educational programs to drop-in visitors, school groups, summer camps, and after-school groups. These exhibits and programs will highlight the natural environment and will encourage environmental stewardship. They will also feature elements of California Native American culture. The Museum's visitors are largely urban youth who reflect the ethnic and socio-economic diversity of San Francisco.

The Randall Museum provides programs that combine science and art and are designed to inspire creativity and curiosity about the world around us. The Museum does not charge admission. Tuition for classes, camps, and workshops is intentionally modest. The Museum houses over 100 live native California animals in its Animal Exhibit, and it has fully equipped art and ceramics studios, a wood shop, classrooms, and several exhibit areas. The Museum also has geology, zoology and Native American basket collections that are not available for public viewing because there is currently no space available to appropriately exhibit the collections.

This Renovation Project will feature the following improvements:

1. **Live Animal Exhibit Improvements** – These improvements will increase the exhibit's educational value by highlighting the diversity of animals within each habitat.
2. **Study Stations** – The project includes the addition of dedicated study stations where visitors can focus more closely on a species or natural history concept.
3. **Native American Basket Exhibit** – A new exhibit displaying the Museum's Native America Basket collection.
4. **Geology and Zoology Exhibits** – Two new exhibits featuring the Museum's never before exhibited geology and zoology collections will be created.
5. **Nature Science Lab** – A hands-on science lab will be created to allow visitors to further explore the natural environment.

**Additional improvements** - grant funding will also be used to seismically upgrade those portions of the facility that are funded by the grant and bring them up to ADA standards. An elevator will be installed for public and operational use. The concession area will be improved to allow visitors to extend their stay at the facility. Grant funding will also be used to make grant-funded portions the facility more sustainable and diminish its carbon footprint.

The San Francisco Recreation and Park Department (RPD) is working closely with our non-profit partner, Randall Museum Friends (RMF) on the design and implementation of the Randall Museum Renovation Project. Without the efforts of Randall Museum Friends to fundraise, coordinate volunteers, and provide administrative support on its behalf, the Randall Museum would be unable to offer its exceptional programs to the public in terms of quality, capacity, and affordability.

**Project Selection Criteria**

**Criterion 1 A. 1** The Randall Museum receives over 90,000 visitors per year. Our visitors reflect the diversity of the San Francisco Bay Area in terms of ethnicity and socio-economic status. The renovations and additions included in the Randall Museum Renovation Project will greatly improve the Museum's ability to provide nature education that inspires environmental stewardship to urban youth and to very young children, two populations that are often underserved by environmental education programs. The Renovation Project will also allow the Museum to display and interpret our existing collection of Native American baskets and geological and zoological specimens.

The changes planned for the Museum's live Animal Exhibit will allow us to display the animals in groups as they would exist in the wild. This would better demonstrate to our visitors how native habitats contain multiple creatures and flora whose needs (environment, preferred diet, hunting practices etc...) are in balance with each other. The habitats we have planned are desert, ocean, woodland and grassland. We also plan to create a barn structure in which a barn owl, field mice, and bats will be housed. We plan to create three study stations in which visitors can study various concepts, such as pollination and pollinators, invasive species, and biodiversity in depth. Each station will be equipped with artifacts from our collections, microscopes, a live specimen in an aquarium or terrarium, as well as reading and video materials. We will rotate the study stations' themes over time. Finally, we plan to display the Museum's extensive Native American basket collection and interpret them both as historical artifacts and as an integral part of a complete culture.

We also will construct a dedicated science laboratory in the Museum's former lapidary studio. This science lab is adjacent to a classroom space, and will be used in the

## Attachment 1.1 – Project Selection Criteria

Museum's existing Science & Cultural Field Trip Program. The Field Trips serve many thousands of San Francisco public school students every year. The lab will also be used by students participating in after-school science classes at the Museum, and by our science based summer camps. Additionally we plan to create exhibit space to display the Museum's mineral and rock collection and its collection of taxidermy and insect mounts, skulls, skeletons, and shells. These new exhibits would allow the Randall Museum to display these collections for the first time. Next to the science lab, is a large classroom that will also be upgraded and will provide access directly to the science lab and Zoology Exhibit. This room will also be used in the Museum's science programs.

In support of the above described exhibit areas, laboratory, and classroom we plan to install an elevator that will allow Museum visitors with mobility problems to access each of the Museum's three floors and will allow Museum staff to move supplies more easily through the facility to the exhibit and classroom spaces. We will also upgrade three bathrooms to ensure that they are also accessible to disabled visitors. Additionally we plan to re-configure the basement level of the Museum so that visitors can move freely about the Geology and Zoology Exhibits and the laboratory and classroom spaces. We will also upgrade the Museum's food service capability to enable visitors to make longer visits without needing to leave the premises to eat.

**Criterion 1 A. 2 Native California Animals:** including but not limited to reptiles, birds, amphibians, insects and marine invertebrates will be on display in **habitats** that include desert, ocean, grassland, and woodland. **Mineral and rock collection** comprised of hundreds of specimens of igneous, sedimentary and metamorphic rocks and dozens of fossils. **Zoology collection** comprised of taxidermy and insect mounts, skulls, skeletons

## Attachment 1.1—Project Selection Criteria

and shells. The Museum's **Science and Cultural Field Trip** program covers topics including botany, air and wind, entomology, geology, zoology, animal presentations, the water cycle, electricity, and life in San Francisco before the arrival of Europeans. **After-school and Summer Camp** topics include chemistry, zoology, biology, woodworking, ceramics, art, robotics, and marine science.

**Criterion 1 A. 3 Urban Youth:** Urban youth including very young children have limited exposure and access to information about the diversity of our ecosystem and all of the habitats that exist in California. In San Francisco, natural areas comprise only 500 acres of the city's 49 square miles. Many of these areas are on hilltops and not easily accessible. Immigrant populations, which represent 37% of the population in California, are known to have limited experience with outdoor recreation and public lands. The Randall Museum serves urban youth through its Science and Cultural Field Trip, summer camp, and after-school science programs and through drop in visits from families with young children. The Museum's Science and Cultural Field Trip Program is offered to public schools at the extremely modest price of \$40 per class. The Museum's summer camp and after-school programs are also modestly priced. The Museum does not charge admission so families with young children are frequent visitors.

**Criterion 1 A. 4** The narrative of the Museum's **Animal Exhibit** and the need for habitat preservation is made much more compelling by the use of live specimens in exhibits that simulate their natural habitat. We plan to use signage, audio-visual technology, and experienced docents and teachers, to appropriately interpret our exhibits. Graphic educational panels will be on display in each of the above-described Renovation Plan features. These panels will be aimed at drop-in visitors and will explain the resources on

display. At the **study stations** in the **Animal Exhibit** all visitors will be able to study topics in depth using multi-media reference materials, artifacts, and graphic panels. Participants in the **school field trip, after-school science, and summer camp** programs will receive direct, hands-on instruction. These programs will utilize the **Animal Exhibit, Science Lab, the Geology and Zoology Exhibits, and the large classroom space.**

**Criterion 1 A. 5** The Randall Museum is a unique nature education facility in that it is admission free and it is small and intimate. Our affordability provides opportunities for children to participate in experiential education regardless of their socio-economic status. The Museum's programs target children from 18 months through middle school and we train teenagers to volunteer in the **Animal Exhibit**. Visitors can view our exhibits at close range and engage Museum staff unlike larger institutions nearby. We prefer interactive exhibits that challenge visitors to learn new things or question their assumptions. The Museum's programs are hands-on and are designed to engage the participants in creating, experimenting, or exploring as a means of teaching scientific, environmental, and/or artistic concepts. As acclaimed naturalist E.O. Wilson has stated, "Hands-on experience at a critical time, not systematic knowledge, is what counts in the making of a naturalist."

**Criterion 1 A. 6** The Museum also houses a collection of **native California animals** on permanent display, and a large collection of natural history specimens and artifacts that support the fundamental messages of the exhibit. The impact of population growth, pollution, and climate change on California's native habitats will be highlighted in the graphic panels on display in the **Animal Exhibit**. The Museum's field trip, summer camp, and after-school programs offer participants information on how humans impact our environment via hands-on experiments and verbal instruction.

## Attachment 11 – Project Selection Criteria

**Criterion 1 B. 1** Seeing live animals up close is exciting for children and adults, and it helps them to learn about their unique characteristics. It also teaches them to care about them.

Seeing how animals live in their natural environment and how human actions can affect the environment will further deepen our visitors' sense of stewardship for California's endangered habitats. The field trip, summer camp, and after-school programs will also describe to participants the value of California's habitats and natural resources and how their actions can help or hurt those habitats.

**Criterion 1 B. 2** The live **Animal Exhibit** will also show how certain urban development patterns are much more damaging to animal habitats than other patterns that encourage greater density and preserve open space. Exhibits will connect forms of low-density sprawl development to a corresponding decline in animal population. The field trip, summer camp, and after-school participants will also receive information on the challenges of pollution, climate change and invasive non-native species that threaten our natural resources.

**Criterion 1 B. 3** In the **Animal Exhibit** we plan to include graphic panels and interactive exhibit components that will show participants how specific actions can either positively or negatively affect our natural resources. Exhibit topics might include how to select products or modify life style choices on the basis of their environmental impact due to pollution, or how to use of recyclable materials, or lower energy consumption.

**Criterion 1 C.** Participants in the field trip, summer camp, and after-school sessions will be given pre- and post-session learning assessments regarding the topic covered in their specific program. We will use the information gathered from these assessments to adjust our programs so they will more effectively convey their intended messages. We plan to encourage drop-in visitors to fill out surveys as they exit the **Animal Exhibit**. The surveys



## Attachment 11 – Project Selection Criteria

will have questions that pertain to the information on display in the graphic panels and in the study stations.

### **Criterion 2 A. Resources**

Renovations to the **Animal Exhibit** and **classroom** and the installation of the **Geology and Zoology Exhibits** and **science lab** expand the Museum's current program offerings by two times or more.

**Animal Exhibit** - The animals will be housed in naturalistic enclosures that mimic their native habitats. When possible mixed species exhibits will illustrate the kinds of animals that co-exist in the wild. **Graphic educational panels** describing the animals, habitats, and how they came to live at the Museum (the animals housed at the Randall Museum are injured, orphaned or otherwise un-releasable) will show our visitors the sometimes negative impact that humans have on habitats and the animals living in them.

**Touch Carts** - Museum staff and volunteers will continue to answer visitor questions, bring out live animals such as snakes, insects and raptors, and utilize touch carts outfitted with feathers, bones, shells and other specimens.

**Themed Presentation** - During school field trips, summer camps and after-school programs, instructors guide students through themed presentations such as animal senses, habitats, and nocturnal animals. Live animals are able to engage all of our visitors' senses. On Saturdays, docent led family animal presentations help parents and children to learn together.

**Study Stations** - The study stations will provide spaces for deeper understanding of specific topics. Each station will feature a variety of materials and provide several methods of observation. A microscope, reading and video materials, computers, and graphics will

## Attachment 11 – Project Selection Criteria

draw the visitors into the topics. Discovery drawers will be filled with hands-on materials such as bones, sheds or feathers of the animals on display. The stations will pose questions to help visitors apply their new knowledge into everyday actions. Examples of study station topics may include **invasive species, pollinators, biodiversity, or migrations** as well as in depth study of lesser known animals like **spiders, newts or crayfish**.

**Native American Exhibit** - A new exhibit will describe the lives and culture of Native Americans in California and the environment in which they lived before the arrival of Europeans. Graphic panels identifying the tribes represented will accompany the Museum's collection of **Native American baskets**. Basket weaving materials and instructions will be available to visitors so that they can try their hand at this traditional craft.

**Geology Exhibit** – Rocks, fossils and minerals will be displayed by group and graphic panels will provide detailed information about the collection's specimens. The Museum also houses a seismometer located in the planned Geology Exhibit. Graphic panels will describe how the seismometer works and encourage visitors to visit the seismograph located in the Museum's main lobby on the floor above. We will display seismographs of recent large local and global "Great" earthquakes. Guided visits to the Geology Exhibit will be incorporated into the field trip, summer camp, and after-school programs.

**Zoology Exhibit** - In the Zoology Exhibit our collection of taxidermy and insect mounts, skeletons and skulls will be displayed in an historical context. The space would be designed to reflect the history of scientific expeditions to catalogue species. Graphic panels and performed audio narrative on the history of zoology through the centuries would be a way that the visitor could interact with fragile mounts. Current research in the field of zoology will juxtapose old with new scientific expeditions of ecosystems around the world. School field

trips, summer camp programs and after-school programs will benefit greatly by having these specimens to view at close range. New programming will be developed to utilize the extensive butterfly and shell collections.

**Nature Science Lab** - In the new science lab, experiments and demonstrations will be an integral part of science field trip programming, summer camps and after-school programming. The space will be available for all visitors to view and on selected Saturdays will be part of our Saturdays are Special programming. We will make the lab available to affinity groups with a similar mission to the Museum so that a larger community can benefit. All of these programs will allow for hands-on investigation.

**Criterion 2 A. Challenges** Sprawl development patterns and population growth have had a devastating impact on California's native animals and their habitats, and on its air and water resources. The climate change that is in large part a result of population growth and sprawl development is similarly impacting our resources. Each of the Museum's planned upgraded and new exhibits will display information that highlight these impacts. The **study stations** in the **Animal Exhibit** will allow visitors to further explore the challenges facing our resources. For example, in the pollinators study station, visitors will learn how California's current agricultural practices have destroyed pollinator habitats as in the case of California native bees. Widespread pesticide use has also impacted many pollinators including bats, butterflies, and hummingbirds. The field trip, summer camp, and after-school programs will teach participants about the challenges facing the resources studied in each of their programs. We hope to convey the urgency of addressing climate change, human made disasters, population growth, and pollution. All of these factors have contributed to the loss

of species, and natural resources. They have also impacted the way of life of our Native American inhabitants.

**Criterion 2 A. Solutions** We intend to teach our visitors about how their personal actions can help alleviate some of the challenges that our resources face. Interactive graphic panels in the **Animal Exhibit** will feature questions that visitors can ask themselves, and suggest solutions. For example, in the **pollinators study station**, visitors will learn that they can plant specific plants or flowers that will attract and provide habitat for bees, hummingbirds and butterflies. Visitors will also learn how to grow and maintain small urban gardens. Throughout all of the exhibits we will feature information about conservation practices that can be done right at home and that will protect our resources.

**Criterion 2 B.** The Randall Museum staff members collectively have over 50 years of experience in creating compelling, interactive and educational exhibits for Museum visitors. The Museum's current exhibit, ***Wild in the City***, teaches visitors about the wildlife that has successfully adapted to living within an urban environment. Visitors follow animal tracks, listen to animal sounds, and read special books created just for the exhibit. Previous exhibits include ***Journey into the Hive***. It was designed to let people become honeybees and follow the proscribed duties of the worker bees. A human scale traditional straw beehive "skep" served as the entrance to this popular exhibit. ***A Child in Benny's Studio*** taught visitors about the art of sculpture with a focus on the work of Beniamino Bufano a legendary San Francisco artist. Visitors could carve sculpture, create wire sculpture, use molds and create mosaics. Each of these exhibits featured interactive elements along with educational graphic panels. Almost every element of the exhibits were researched, written, designed, and built by Museum staff.

**Criterion 3 A. 1**

The Randall Museum's largest audiences are San Francisco families with young children and San Francisco public school children. San Francisco is an economically challenging environment for working class families and minorities. According to the US Census Bureau (<http://quickfacts.census.gov/qfd/states/06/06075.html>), only 58% of San Franciscan's identify as Caucasian compared to 76% for California as a whole. Only 35% of San Franciscans own homes compared to 60% statewide. San Francisco's population is also quite dense at 9,999 persons per square mile. San Francisco is an extremely diverse and densely populated city. While there are urban parks available, there aren't many places for families get hands-on nature education for free or for a modest cost. The Randall Museum provides such a place.

Even though many drop-in visitors are families with children under five years old, we see evidence that their parent's and caregivers are receptive to the subject matter in our exhibits. Consequently, our exhibits are designed to be multi-generational and multi-sensory. San Francisco is fortunate to have institutions such as the California Academy of Sciences and the Exploratorium that also provide science education opportunities. The Randall, however, provides families with a place to go and spend little or no money and still have a high quality, fun, interactive and educational experience.

For the past ten years, the Randall has provided an average of 9,000 elementary students per year with hands-on field trips through our Science and Cultural Field Trip Program. Approximately 75% of those students attend public schools. According to San Francisco Unified School District statistics cited on their website, (<http://orb.sfusd.edu/profile/prfl-104.htm>), over 60% of their students participate in the free or

## Attachment 11 – Project Selection Criteria

reduced cost lunch program. Over 36% are identified as English language learners. 88% of students are identified as people of color, or decline to state their ethnicity. The Randall Museum provides an inexpensive nature education option for public schools with limited resources.

Finally, the Randall Museum serves children from six years to twelve years of age with hands-on after-school and summer camp programs. The children attending these programs generally reflect the broad diversity of the city population. These programs are modestly priced and scholarships are offered for families of limited means that would otherwise be unable to participate.

**Criterion 3 A. 2** The Randall Museum is small and intimate. It has been providing programs, exhibits and events for children, families and adults for over 50 years. As our primary drop-in visitor population changed from children from six to twelve years old to younger children, the Museum has adapted its program focus. We added elements to our programs, exhibits and events that would appeal to younger children including transforming a former classroom into a dedicated toddler area called the Randall Treehouse. We also developed structured art programs for toddlers and interactive art and woodworking programs for pre-school aged children.

The Randall Museum has been providing the Science and Cultural Field Trip Program for over twenty years. Each of the Museum's programs can be tailored to the grade level of the students in attendance. The Animal Exhibit staff is aware of cultural differences relating to fears about nature and live animals, and has incorporated training about this cultural aspect into teacher and docent trainings.

Another major benefit this project will bring to the Museum is opening up each of its floors to people with disabilities by installing an elevator. In addition to the elevator, three of the Museum's bathrooms will be upgraded to be ADA compliant.

**Criterion 3 B.** Randall Museum Friends (RMF), a non profit organization dedicated to raising funds for the Museum, pays a contract publicist to ensure that Randall Museum programs, exhibits and events are listed in local media outlets including the major newspapers, neighborhood newspapers, alternative newspapers, parents magazines, and on line and broadcast media. The Museum publishes its own quarterly activity schedule which lists all classes, activities and events for that quarter. We maintain an email list of over 2,500 names and send that list monthly updates regarding Museum activities.

The Randall Museum staff has close connections at the San Francisco Unified School District. We send every school information about the Science and Cultural Field Trip Program via U.S. mail, and email. We are currently using the online service provider: BrownPaperTickets to register classes for field trips. The 2009 – 2010 academic year, was the first year we used this service. In the coming year, in addition to using BrownPaperTickets, Randall Museum Friends will hire an organizer who will follow up with schools to make sure they get the programs that they need. RMF has also pledged to fundraise to pay for school buses to transport students to the Museum.

**Criterion 3 C.** From 2006 through 2009 we partnered with the Sanchez Elementary School to bring their 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup>, grade students to the Museum for an after-school and summer camp program focused on marine science. The WaterLife Program was funded by the National Oceanic and Atmospheric Administration. The goal of the program was to provide marine science education to inner city children. Sanchez Elementary School is in the heart

## Attachment 11 – Project Selection Criteria

of San Francisco's Mission District and serves primarily children from Spanish-speaking households. The program was provided to the students free of charge.

The children received hands-on instruction on scientific concepts such as adaptation and the properties of water as well as information on the animals that live in the San Francisco Bay watershed and the Gulf of the Farallones National Marine Sanctuary. Their instruction was followed by art projects designed to reinforce their science lessons.

We worked closely with the principal of the Sanchez Elementary School to organize the program. When we found that we had trouble getting the students' parents to sign them up for the free summer camp aspect of the program, we adjusted our registration process to include an on-site tour of our facility and provided registration materials in Spanish which resulted in higher registration rates.

### Criterion 4 A.

Activity	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Total
Drop-in visits	Closed	Closed	12	12	12	7	7	50
Summer camp		8	8	8	8	8		40
Private Events	12	9	9	9	9	9	9	66

The chart above represents the Museum's hours of operation including evenings and weekends in which the Museum is accessible to the public and for private events. In the evenings people participate in art, science, ceramics and woodworking classes. Visitors also attend lectures including: the San Francisco Natural History Lecture Series (third Thursday monthly); the San Francisco Naturalists (second Thursday monthly); and the San Francisco Amateur Astronomers (third Wednesday monthly). Several organizations meet



## Attachment 1.1 – Project Selection Criteria

as the Museum in the evenings including the Mycological Society of San Francisco (third Tuesday Sept. through May); the Conservation Committee of Golden Gate Audubon Society (1<sup>st</sup> Wednesday monthly); and the San Francisco Beekeepers Association (2<sup>nd</sup> Wednesday monthly). Each of these organizations invites members of the general public to attend their events free of charge. Space in the Museum is available for rent for private events, classes, and workshops so long as it does not interfere with core Museum programs.

The Museum's summer camp is offered Monday through Friday. We also offer pre-program care from 9:00 am until 10:00 am and aftercare from 3:00 pm to 5:00 pm for working parents.

**Criterion 4 B.** Our summer camp is offered Monday through Friday. Pre-program care and after-care are offered for children with working parents. Due to San Francisco's high cost of living, most families participating in Randall Museum summer camps take advantage of this option.

**Criterion 4 C.** We plan to add interactive activities and games to the Museum's website. We are developing additional topics for the field trip, summer camp and after-school programs to feature the new exhibits. We will also, develop a program through which we can bring Museum programs and artifacts to local schools.

**Criterion 4 D.** The Museum is located in the heart of San Francisco. We have a 60 space parking lot that is free of charge. San Francisco MUNI Lines K, L, M, 37, and 24 have stops that are near the Museum. The 37 line has stops that do not require a steep but short climb up a hill to reach the Museum. The Museum offers a bike rack for visitors who bike to the Museum. The Museum is also adjacent to a park that offers hiking paths to the facility.

**Criterion 5 A. 1**

Our approach to this project is consistent with our underlying commitment to the principles of resource conservation, sustainability, and a science-based understanding of natural ecosystems. The Randall staff and the Randall Friends feel that the Randall Museum must set a good example as a part of our mission to educate the public about the impact of global warming. In 2008, we began to think about steps that we could take to diminish our greenhouse gas emissions and move the institution towards greater sustainability. We convened a group of experts to help us determine what steps we should take to accomplish our goals. In addition, we secured the support of the San Francisco Public Utilities Commission to do a complete energy audit of the Randall. Because the “greenest” building is one that is already standing, we feel that renovating the interior of the existing building while at the same time incorporating a variety of strategies to reduce energy waste, adding daylighting, conserving water, and managing our heating and ventilation more efficiently will help us accomplish the goal of a “greener” Randall. The Randall has already taken some steps in our “Greening Initiative”, and this renovation will allow us to incorporate many items in the Leadership in Energy and Environmental Design (LEED) certification checklist to further consolidate these gains.

The City and County of San Francisco requires that all municipal building renovation projects that exceed 5,000 square feet meet certain LEED criteria. Our goal is to accumulate enough credits to achieve LEED SILVER status for the building as a whole.

**Criterion 5 A. 2** During the final design phase of the project, a San Francisco Recreation and Park Department (RPD) LEED AP will work with the facility operator and architect on

## Attachment 11 – Project Selection Criteria

the completion of the conceptual LEED scorecard. This group will determine which sustainable measures will be incorporated into the project to attain LEED points. Some measures that will be seriously considered are those listed under Materials and Resources Management and Indoor Air Quality headings. Proper material selection, based on sustainability considerations will be part and parcel of the design process.

### **Criterion 5 A. 3**

The greatest obstacles the project is likely to encounter are dealing with an existing facility and funding. Two wings of the Randall Museum are used primarily for arts programming. These two wings are not eligible for grant funding and are not part of the renovation project. The Randall Museum is over 50 years old and as such is defined as a mid-century historical structure. Significant renovations to the exterior of the building would require extensive historical review and therefore the project is focusing on interior improvements that do not impact historical features.

### **Criterion 5 A. 4**

The following sustainable design practices will be employed as part of the project.

**Construction Debris Recycling** - The project will divert 75% of demolition debris from the landfill as required by City Ordinance. The contractor will be required to submit a Construction and Demolition Debris Recovery Management Plan and provide monthly reports during construction. Fill generated by excavation for elevator will be reused on site or within the city park system.

**Recycled Materials** – The project will use recycled/reclaimed materials and Certified Wood.

**Water Efficiency** – Maximum water efficiency will be achieved by installing low-flow plumbing fixtures and waterless urinals as appropriate.

## Attachment 11 – Project Selection Criteria

**Energy Efficiency** – Existing interior lighting will be replaced with energy efficient fixtures and be Energy Star rated. New lighting will exceed current energy efficiency standards and meet the goal of light pollution reduction. The building will use occupancy and daylight sensors to turn off lights during the day or when rooms are not in use.

**Locally Sourced Materials** – Materials from local manufacturers and distributors will be used to minimize pollution and emissions caused by the transport of goods. When feasible, onsite materials will be repurposed for use within the project site.

**Renewable Energy Generation** – The Randall is an excellent site for solar and wind energy generation using roof mounted solar panels and wind turbines. An Energy Garden using solar and wind power will be developed on the grounds as a separate project. This project will demonstrate how wind and solar power can be used to reduce energy consumption. Water conservation and a rain water harvesting system will also be part of this project.

### Criterion 5 B

Interpretive signs will be placed throughout the museum and site to educate museum visitors about green building practices used in the construction of this project. The signs will describe the types of materials or sustainable techniques implemented and the benefits in terms of energy and resources conserved. The new and enhanced look and feel of the exhibits that use recycled or renewable local materials as design elements will reinforce the message that significant thought has gone into making “sustainable” choices.

### Criterion 6.A

The Table below provides the project timeline.

GRANT PERFORMANCE	7/1/09	6/30/17
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Attachment 11 – Project Selection Criteria

Environmental Review	6/21/10	9/10/10
Grant Award Announcement	1/3/11	TBD
Encumbrance Period	1/3/11	7/2/12
<b>Schematic Design</b>	<b>1/3/11</b>	<b>5/20/11</b>
Architectural Design	1/3/11	3/25/11
Exhibit Design	1/3/11	5/20/11
Project Review	5/23/11	7/15/11
<b>Design Development</b>	<b>7/18/11 F</b>	<b>7/27/12</b>
Architectural Design	7/18/11	12/30/11
Exhibit Design and Prep	1/2/12	7/27/12
Entitlements	7/30/12	9/21/12
Bid period	7/30/12	9/21/12
<b>Construction</b>	<b>9/21/12</b>	<b>6/28/13</b>
Groundbreaking	9/21/12	9/21/12
Construction	9/24/12	6/28/13
Move-in		
Grand Opening	6/28/13	

**Criterion 6 B.**

Karen Mauney-Brodek, a Project Manager for the RPD Capital Division, will coordinate with Randall Museum Friends staff on all phases of the project. The RPD has successfully managed large-scale facility renovations and playground projects for several decades. There is 20 professional staff in the Capital Division including project managers with expertise in landscape architecture, planning, finance, accounting and grant management. The Minnie and Lovie Ward Recreation Center and Moscone Recreation Center Seismic Upgrading and Renovation Project are two recently renovated completed RPD Capital Projects that were funded in part by California State Department of Parks and Recreation

## Attachment 11 – Project Selection Criteria

Proposition 40 funding and Federal FEMA funding. Both of these projects completed their grant scope of work and were open to the public within four years of the grant award. Listed below is information on grant funded projects completed by the RPD Capital Division and a project completed by Randall Museum Friends, our project partner.

**Moscone Recreation Center** – Seismic upgrade and recreation center renovation. The seismic upgrade converted this building from a SHR 3 to a SHR of 2 or 1 qualifying it to become a designated emergency shelter. Total Project Costs \$9,986,758, Total Grant \$2,067,176. Additional funding from the city's Prop. A bond and Prop. C Open Space Fund. Grant Performance Period, May 9, 2006 to May 8, 2009. Project completed July 19, 2008.

**Minnie and Lovie Recreation Center:** The construction of a new recreation center with gymnasium, community room, arts and crafts room, teen center, pre-school and support spaces. The project was managed by an RPD Landscape Architect. Total Project Cost \$15,156,496. Total Grant \$2,313,500. Additional funding from the city's Prop. A bond and Prop. C Open Space Fund. Grant Period July 1, 2002 to June 30, 2010. Project Completed October 9, 2008

**Outdoor Learning Environment:** This project involved a completely new landscape plan for the Randall Museum grounds. The new landscaping plan eliminated thousands of square feet of asphalt paving and added new garden spaces, a viewing deck, and many plantings of native species. The project was managed by an RPD Landscape Architect. A construction manager was hired by Randall Museum Friends to oversee the day-to-day progress. Total Project Cost \$2.3 million. The total funding supplied by the Friends was approximately \$500,000. Additional funding from the city's Prop. A bond and Prop. C Open Space Fund helped complete the project. Ground was broken in 2001 and the project was completed in 2003.

### Criterion 7.

## Attachment 11—Project Selection Criteria

RPD provides facility programming at over 220 parks in the city. RPD provides park maintenance for all RPD-owned facilities in the City. Within the Operations and Maintenance Division there are gardeners, groundskeepers, and custodians who will provide day-to-day maintenance. For routine repairs and facility maintenance, the Structural Maintenance Division (approximately 141 staff comprised of trade-specific craftspeople) provides ongoing maintenance. These positions and their associated activities are funded through the RPD operating budget which was approximately \$102.9M for FY 09-10. There are two custodial staff assigned to maintain Randall Museum. Gardeners from RPD Mobile crew maintain the Museum's landscaped areas.

Randall Museum Friends organization provides support in the areas of fundraising, volunteer coordination, and administrative support. Without their support, the Randall Museum would be unable to offer its exceptional programs to the public in terms of quality, capacity, and affordability. In 2007, RMF signed a Memorandum of Understanding with the city which codified the long standing relationship between RMF and the Randall Museum. The MOU was renewed for another three years in 2010. The RMF organization has two employees. A Development Director and an Administrative Director. Both employees have been with RMF for over 5 years. RMF also coordinates approx. 3,000 volunteer hours each year and hires over 40 temporary, part-time instructors and counselors to teach classes and teach and manage the Randall Museum's summer camps. The RMF organization is governed by a 21 person Board of Directors. The directors have a range of backgrounds including architecture, environmental education, marketing, law, finance, business and fundraising.







April 12, 2011

Toni Maron, Grants Manager  
City and County of San Francisco RPD  
30 Van Ness Avenue, Fifth Floor  
San Francisco, CA 94102

Dear Toni Maron,

Congratulations! The Office of Grants and Local Services (OGALS) is pleased to announce its intention to award \$5,477,193 for your project, Randall Museum. The Nature Education Facilities Program was highly competitive with almost \$1 billion in requests which far exceeded the \$93 million available. Your project was one of the 44 selected for funding from a pool of over 300 applications.

To ensure that your project will be completed without significant delays and that grant funds are spent on eligible costs, the grant contract will not be sent to you until the following obligation(s) are completed:

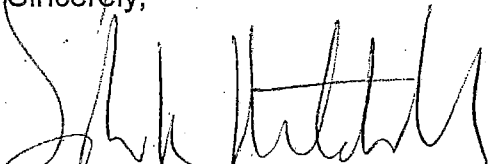
- **Mandatory Workshop.** Your project manager and/or grant administrator must attend the grant administration workshop on May 17, 2011 from 10am-4pm. The workshop location is 1110 West Capitol Avenue, West Sacramento, CA 95691 in the Galleria Room, 160. The workshop will cover the grant administration process, including audit requirements. Travel costs to the workshop can be charged to the grant.
- **CEQA Pending.** CEQA must be completed within one year of this grant award announcement. We will be contacting you shortly requesting an update on your CEQA status. If necessary, OGALS will issue a CEQA pending contract that can only be spent on CEQA compliance. Once CEQA compliance is completed, OGALS will issue a contract for the balance of the grant amount. If CEQA is not completed by April 12, 2012, OGALS may rescind the grant award and request the return of unspent funds.

By signing the grant contract, your agency agrees to complete the project as described in the successful application. Payments can be made after the grant contract is signed by your agency's authorized representative and the state.

City & County of San Francisco RPD  
Randall Museum  
Page Two

Please refer to the Proposition 84 "Grant Administration Guide" for grant process information. It is available at [www.parks.ca.gov/grants](http://www.parks.ca.gov/grants). If you have any questions about your project, you can contact your administrative Project Officer, Albert Ventura, by phone at (916) 651-8579, or by email at [avent@parks.ca.gov](mailto:avent@parks.ca.gov).

Sincerely,



Sedrick Mitchell, Deputy Director  
External Affairs

cc: Project File



August 4, 2011

Philip A. Ginsburg  
General Manager  
City & County of San Francisco RPD  
501 Stanyan Street, McLaren Lodge  
San Francisco, CA 94117-1898

Dear Mr. Philip A. Ginsburg,

Re: Project Name: Randall Museum  
Program Name: 2006 Parks Bond Act  
Nature Education Facilities  
Project Number: NE-38-001  
Contract Number: C6903008

Enclosed for your files is a copy of a fully executed contract for the above referenced project. Refer to your Grant Administration Guide for grant administration information. Please remember that you must comply with all applicable state and federal laws and regulations including, but not limited to, legal requirements for construction contracts, building codes, health and safety codes, and the laws and codes pertaining to individuals with disabilities.

In addition, this grant requires that a deed restriction be recorded on the title to the property. The deed restriction protects the State's interest in the property, and ensures that the property will be used for purposes consistent with the grant contract. No payments, except those necessary for acquisition, can be made until we receive a copy of the recorded deed restriction. The deed restriction and instructions are attached.

If you have any questions, please contact me at (916) 651-8579 or email me at [avent@parks.ca.gov](mailto:avent@parks.ca.gov).

Sincerely,

Albert Ventura  
Project Officer

Enclosure(s)

State of California - Natural Resources Agency  
**Department of Parks and Recreation**  
**GRANT CONTRACT**  
**2006 Parks Bond Act**  
**Nature Education Facilities**

RECEIVED JUL 14 2011

GRANTEE City & County of San Francisco  
 GRANT PERFORMANCE PERIOD is from July 01, 2009 through June 30, 2017  
 CONTRACT PERFORMANCE PERIOD is from July 01, 2009 through June 30, 2039  
 PROJECT TITLE RANDALL MUSEUM PROJECT NUMBER NE-38-001

The GRANTEE agrees to the terms and conditions of this contract, hereinafter referred to as AGREEMENT, and the State of California, acting through its Director of Parks and Recreation, pursuant to the State of California, agrees to fund the total State grant amount indicated below. The GRANTEE agrees to complete the GRANT SCOPE as defined in the GRANT SCOPE / Cost Estimate Form of the APPLICATION filed with the State of California referenced by the application number indicated above.

**PROJECT DESCRIPTION:**

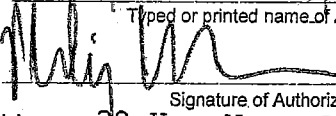
A development project located at the Randall Museum in the City of San Francisco to construct new geology and zoology exhibits, a new science lab, renovation of the live animal exhibit, classroom, restrooms, 1st floor lobby, concession area, installation of elevator.

City & County of San Francisco  
 Grantee

The General and Special Provisions attached are made a part of and incorporated into the Contract.

By Philip Ginstava  
 Typed or printed name of Authorized Representative

STATE OF CALIFORNIA  
 DEPARTMENT OF PARKS AND RECREATION

  
 Signature of Authorized Representative

By 

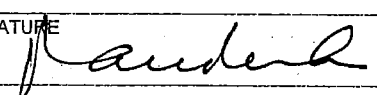
Address 30 Van Ness Ave. San Francisco, CA  
94102-6020

Date 7/26/11

Title General Manager & Capital Program Manager, etc

Date July 7, 2011

**CERTIFICATION OF FUNDING**

CONTRACT NO C6903008	AMENDMENT NO	CALSTARS VENDOR NO. 0000003038-02 ✓			PROJECT NO. NE-38-001
AMOUNT ENCUMBERED BY THIS DOCUMENT \$5,742.00		FUND. SAFE DRINKING WTR, COASTAL PROTECTION FUND OF 2006			
PRIOR AMOUNT ENCUMBERED FOR THIS CONTRACT		ITEM 3790-101-6051(1)	CHAPTER 1/09	STATUTE 09	FISCAL YEAR 2010/11 11/12
TOTAL AMOUNT ENCUMBERED TO DATE \$ 5,742.00		INDEX. 1091	OBJ. EXPEND 702	PCA. 65000	PROJECT / WORK PHASE
T.B.A. NO.	I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance.				
B.R. NO.	ACCOUNTING OFFICER'S SIGNATURE 			DATE 7/29/11	

Grantee - 7/27/11

## I. RECITALS

1. This AGREEMENT is entered into between the State of California, by and through the California Department of Parks and Recreation (hereinafter referred to as "STATE") and the City and County of San Francisco (hereinafter referred to as "GRANTEE").
2. The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 authorizes STATE to award grants to eligible entities for the purpose of Division 43 of the Public Resources Code.
3. Pursuant to the Statewide Park Development and Community Revitalization Act of 2008, STATE is authorized to oversee and manage grants to eligible entities for the purposes stated within its provisions. Funding for this three hundred sixty eight million (\$368 million) grant program was made available through the Sustainable Communities and Climate Change Reduction chapter in Proposition 84. (Public Resources Code Division 43, Chapter 9, §75065(b).
4. Pursuant to the Proposition 84 2006 Bond Act, STATE is authorized to oversee and manage grants to eligible entities for the purposes stated within its provisions. Funding for the ninety three million (\$93 million) Nature Education Facilities Program grant program was made available through the Parks and Nature Education Facilities chapter in Proposition 84. (Public Resources Code Division 43, Chap. 8, §75063 (b).
5. Sustainable Communities and Climate Change Reduction chapter in Proposition 84. (Public Resources Code Division 43, Chapter 9, §75065(b)., STATE is authorized to oversee and manage grants to eligible entities for the purposes stated within its provisions. Funding for this three hundred sixty eight million (\$368 million) grant program was made available through the Sustainable Communities and Climate Change Reduction chapter in Proposition 84. (Public Resources Code Division 43, Chapter 9, §75065(b).
6. The STATE hereby grants to GRANTEE a sum (hereinafter referred to as "GRANT MONIES") not to exceed **five thousand seven hundred forty two dollars (\$5,742.00)**, subject to the terms and conditions of this AGREEMENT, the GUIDES, any legislation applicable to the ACT, and the APPLICATION.
7. In consideration thereof GRANTEE agrees to abide by the terms and conditions of this AGREEMENT as well as the provisions of the ACT. GRANTEE acknowledges that the GRANT MONIES are not a gift or a donation.
8. In addition to the terms and conditions of this AGREEMENT, the parties agree that the terms and conditions contained in the documents set forth below are hereby incorporated into and made part of this AGREEMENT.
  - a. The GRANT ADMINISTRATION GUIDE;
  - b. The APPLICATION GUIDE;
  - c. The submitted APPLICATION.

## II. GENERAL PROVISIONS

### A. Definitions

As used in this AGREEMENT, the following words shall have the following meanings:

1. The term "ACT" means the statutory basis for these grant programs.
2. The term "APPLICATION" means the individual project application packet for a grant pursuant to the enabling legislation and/or grant program process guide requirements.
3. The term "ACQUISITION" means to obtain fee title of real property or a permanent easement which provides the recipient permanent rights to use the property for the purposes of the project. Leases or rentals do not constitute ACQUISITION.
4. The term "CONTRACT PERFORMANCE PERIOD" means the period of time described in Section 1 of this AGREEMENT.
5. The term "COMPETITIVE GRANT PROGRAM" means the Statewide Park Program or Nature Education Facilities Program.
6. The term "DEVELOPMENT" means capital improvements to real property by means of construction of permanent or fixed features of the property.
7. The term "GRANT PERFORMANCE PERIOD" means the period of time described in the contract face sheet during which eligible costs can be charged to the grant and which begins on the date of appropriation and ends on the fund liquidation date.
8. The term "GRANT SCOPE" means the items listed in the GRANT SCOPE/Cost Estimate Form found in the APPLICATION.
9. The term "GUIDES" means the documents identified as the "Application Guide for the Statewide Park Development and Community Revitalization Act of 2008", or the "Application Guide for the Nature Education Facilities Program" and the "Grant Administration Guide". The GUIDES provide the procedures and policies controlling the administration of the grant.
10. The term "PROJECT TERMINATION" refers to the non-completion of a GRANT SCOPE.
11. The term "STATE" refers to the State of California acting by and through the California Department of Parks and Recreation.

### B. Project Execution

1. Subject to the availability of GRANT MONIES in the ACT, the STATE hereby grants to the GRANTEE a sum of money not to exceed the amount stated in Section I of this AGREEMENT, in consideration of, and on condition that, the sum be expended in carrying out the purposes set forth in the GRANT SCOPE, and under the terms and conditions set forth in this AGREEMENT.

The GRANTEE shall assume the obligation to furnish any additional funds that may be necessary to complete the GRANT SCOPE.

2. After STATE has approved the APPLICATION, all changes and alterations to the GRANT SCOPE must be approved in writing by the STATE. GRANTEE'S failure to comply with this provision may be construed as a breach of the terms of the AGREEMENT and result in the enforcement of the Project Termination provision section E. found in this AGREEMENT.

To maintain the integrity of the COMPETITIVE GRANT PROGRAM, the GRANTEE agrees that any other project changes or alterations which deviate from the project selection criteria responses provided by the GRANTEE in the original competitive APPLICATION must be submitted in writing to the STATE for prior approval.

3. The GRANTEE shall complete the GRANT SCOPE in accordance with the time of the GRANT PERFORMANCE PERIOD set forth on page one of this AGREEMENT, and under the terms and conditions of this AGREEMENT.
4. The GRANTEE shall comply with the California Environmental Quality Act (Public Resources Code, Section 21000, et. seq., Title 14, California Code of Regulations, Section 15000 et. seq.).
5. The GRANTEE shall at all times comply with all applicable current laws and regulations affecting ACQUISITION and DEVELOPMENT projects, including, but not limited to, legal requirements for construction contracts, building codes, health and safety codes, and laws and codes pertaining to individuals with disabilities, including but not limited to the Americans With Disabilities Act of 1990 (42 U.S.C. §12101 et.seq.) and the California Unruh Act (California Civil Code §51 et seq.)
6. If the GRANT SCOPE includes ACQUISITION of real property, the GRANTEE agrees to comply at all times with all applicable State and local laws or ordinances affecting relocation and real property ACQUISITION.
7. GRANTEE agrees that lands acquired with GRANT MONIES shall not be acquired through the use of eminent domain.

### **C. Project Costs**

1. GRANTEE agrees to abide by the GUIDES.
2. GRANTEE acknowledges that the STATE may make reasonable changes to its procedures as set forth in the GUIDES. If the STATE makes any changes to its procedures and guidelines, STATE agrees to notify GRANTEE within a reasonable time.

### **D. Project Administration**

1. If GRANT MONIES are advanced for ACQUISITION projects, the GRANT MONIES shall be placed in an escrow account. If GRANT MONIES are advanced and not expended, the unused portion of the advanced funds shall be returned to the STATE within 60 days after the close of escrow.
2. If GRANT MONIES are advanced for DEVELOPMENT projects, the advanced funds shall be placed in an interest bearing account until expended. Advanced funds must be spent within six months from the date of receipt, unless the STATE waives this requirement. Interest earned on the advanced funds shall be used on the project as approved by the STATE. If GRANT MONIES are advanced and not expended, the unused portion of the grant and any

interest earned shall be returned to the STATE within 60 days after project completion or the end of the GRANT PERFORMANCE PERIOD whichever is earlier.

3. The GRANTEE shall submit written project status reports within 30 calendar days after the STATE has made such a request. In any event, the GRANTEE shall provide the STATE a report showing total final project expenditures within 60 days of project completion or the end of the GRANT PERFORMANCE PERIOD, whichever is earlier. The GRANT PERFORMANCE PERIOD is identified on page one of this AGREEMENT.
4. The STATE shall have the right to inspect all property or facilities acquired and/or developed pursuant to this AGREEMENT and the GRANTEE shall make such property or facilities available for inspection upon 24 hours notice from the STATE.
5. The GRANTEE and the STATE agree that if the GRANT SCOPE includes DEVELOPMENT, final payment may not be made until the work described in the GRANT SCOPE is complete.
6. Any grant funds that have not been expended by the GRANTEE shall revert to the STATE.

#### **E. Project Termination**

1. In the event of non-completion of a GRANT SCOPE, the GRANTEE shall return all GRANT MONIES to the STATE.
2. This AGREEMENT may be rescinded, modified or amended only by mutual written agreement between the GRANTEE and the STATE, unless the provisions of this AGREEMENT provide that mutual agreement is not required for a rescission, modification or amendment.
3. Failure by the GRANTEE to comply with the terms of this AGREEMENT, as well as any other grant contracts or other agreements that GRANTEE has entered into with STATE, may be cause for suspension of all obligations of the STATE under this AGREEMENT unless the STATE determines that such failure was due to no fault of the GRANTEE. In such case, STATE may reimburse GRANTEE for eligible costs properly incurred in performance of this AGREEMENT despite non-performance of the GRANTEE. To qualify for such reimbursement, GRANTEE agrees to mitigate its losses to the best of its ability.
4. The GRANTEE agrees that in the event of a breach of this AGREEMENT, the STATE may seek, in addition to all remedies provided by law, specific performance of the AGREEMENT in accordance with the purpose of the AGREEMENT to preserve, protect and increase the quantity and quality of parks, public recreation facilities, opportunities and/or historic resources available to the people of the State of California.

#### **F. Budget Contingency Clause**

For purposes of this program, if funding for any fiscal year is reduced or deleted by the budget act, executive order, the legislature, or by any other provision of statute, the STATE shall have the option to either cancel this contract with no liability occurring to the STATE, or offer a contract amendment to GRANTEE to reflect a reduced grant amount. This paragraph shall not require the mutual agreement as addressed in Paragraph E, subsection 2, of this AGREEMENT.



## G. Indemnity

1. The GRANTEE shall waive all claims and recourse 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 valid legal claims arising from the concurrent or sole negligence of the STATE, its officers, agents, and employees.
2. To the fullest extent of the law, the GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, damages, costs, expenses or liability costs arising out of the ACQUISITION, DEVELOPMENT, construction, operation or maintenance of the property described as the project which claims, demands or causes of action arise under California Government Code Section 895.2 or otherwise except for liability arising out of the concurrent or sole negligence of the STATE, its officers, agents, or employees.
3. The GRANTEE agrees that in the event the STATE is named as codefendant under the provisions of California Government Code Section 895 et. seq., the GRANTEE shall notify the STATE of such fact and shall represent the STATE in the legal action unless the STATE undertakes to represent itself as codefendant in such legal action in which event the STATE shall bear its own litigation costs, expenses, and attorney's fees.
4. The GRANTEE and the STATE agree that in the event of judgment entered against the STATE and the GRANTEE because of the concurrent 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.
5. The GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, costs, expenses or liability costs arising out of legal actions pursuant to items to which the GRANTEE has certified. The GRANTEE acknowledges that it is solely responsible for compliance with items to which it has certified.

## H. Financial Records

1. The GRANTEE shall maintain satisfactory financial accounts, documents and records for the project and make them available to the STATE for auditing at reasonable times. The GRANTEE also agrees to retain such financial accounts, documents and records for five years following project termination or final payment, whichever is later.
2. The GRANTEE shall keep such records as the STATE shall prescribe, including records which fully disclose (a) the disposition of the proceeds of GRANT MONIES, (b) the total cost of the project; (c) the amount and nature of project funds provided by other sources, and (d) any other records that will facilitate an effective audit of use of the GRANT MONIES.
3. The GRANTEE agrees that the STATE shall have the right to inspect and make copies of any books, records or reports pertaining to this AGREEMENT or matters related thereto during regular office hours. The 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. Such accounts, documents, and records shall be retained by the GRANTEE for 5 years following final payment of GRANT MONIES.

4. The GRANTEE shall use a generally accepted accounting system.

## **I. Use of Facilities**

1. The GRANTEE agrees to operate and maintain any property acquired or developed with the GRANT MONIES for the duration of the CONTRACT PERFORMANCE PERIOD.
2. The GRANTEE agrees that during the CONTRACT PERFORMANCE PERIOD, any income earned by the GRANTEE from a STATE approved non-recreational use of the project shall be used for recreational purposes at the project, or, if approved by the STATE, for recreational purposes within the GRANTEE'S jurisdiction.
3. All facilities shall have operating hours consistent with the times proposed in the APPLICATION and be open to members of the public in accordance with the project selection criteria in the APPLICATION, unless otherwise granted permission by the STATE and except as noted under the special provisions of this AGREEMENT or under provisions of the enabling legislation and/or grant program.
4. The GRANTEE agrees that for the duration of the CONTRACT PERFORMANCE PERIOD, any property acquired or developed with GRANT MONIES under this AGREEMENT shall be used only for the purposes of the grant and consistent with the GRANT SCOPE referenced in the APPLICATION unless prior written approval is given by the STATE.
5. The GRANTEE agrees to use any property acquired or developed with GRANT MONIES under this AGREEMENT only for the purposes of the grant and no other use, sale, or other disposition shall be permitted except as authorized by a specific act of the legislature in which event the property shall be replaced by the GRANTEE with property of equivalent value and usefulness as determined by STATE.
6. The property acquired or developed with GRANT MONIES may be transferred to another eligible entity only if the successor entity assumes the obligations imposed under this AGREEMENT and with written approval of the STATE.
7. Any real property (including any portion of it or any interest in it) may not be used as security for any debt or mitigation, without the written approval of the STATE provided that such approval shall not be unreasonably withheld as long as the purposes for which the GRANT MONIES were awarded are maintained. Any such permission that is granted does not make the STATE a guarantor or a surety for any debt or mitigation, nor does it waive the STATE'S rights to enforce performance under this AGREEMENT.
8. All real property, or rights thereto, acquired with GRANT MONIES shall be subject to an appropriate form of restrictive title, rights, or covenants required and approved by the STATE. If the project property is taken by use of eminent domain, GRANTEE shall reimburse the STATE an amount at least equal to the amount of GRANT MONIES received from the STATE or the pro rated full market value of the real property, including improvements, at the time of sale, whichever is higher.
9. If eminent domain proceedings are initiated against GRANTEE, GRANTEE shall notify STATE within 10 days of receiving the complaint.

## **J. Nondiscrimination**

1. The GRANTEE shall not discriminate against any person on the basis of sex, race, creed, color, national origin, age, religion, ancestry, sexual orientation, disability, medical condition, or marital status in the use of property or a specific facility included in the GRANT SCOPE.
2. The GRANTEE shall not discriminate against any person on the basis of residence, and shall not apply differences in admission or other fees on the basis of residence. Fees shall be reasonable and not unduly prevent use by economically disadvantaged members of the public.

## **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 the AGREEMENT which can be given effect without the invalid provision or application, and to this end the provisions of this contract are severable.

## **L. Liability**

STATE assumes no responsibility for assuring the safety of construction, site improvements or programs related to the GRANT SCOPE. The STATE'S rights under this AGREEMENT to review, inspect and approve the GRANT SCOPE and any final plans of implementation shall not give rise to any warranty or representation that the GRANT SCOPE and any plans or improvements are free from hazards or defects.

## **M. Assignability**

Without the written consent of the STATE, the GRANTEE'S interest in and responsibilities under this AGREEMENT shall not be assignable by the GRANTEE either in whole or in part.

## **N. Section Headings**

The headings and captions of the various sections of this AGREEMENT have been inserted only for the purpose of convenience and are not a part of this AGREEMENT and shall not be deemed in any manner to modify, explain, or restrict any of the provisions of this AGREEMENT.

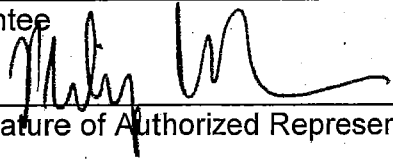
O. Waiver

Any failure by a party to enforce its rights under this AGREEMENT, in the event of a breach, shall *not* be construed as a waiver of said rights; and the waiver of any breach under this AGREEMENT shall *not* be construed as a waiver of any subsequent breach.

San Francisco Recreation and Parks Dept.

Grantee

By:



Signature of Authorized Representative (Position Authorized in the Resolution)

Title: GENERAL MANAGER

Date: 7/7/11

**State of California – Natural Resources Agency**  
**DEPARTMENT OF PARKS AND RECREATION**

**AMENDMENT TO CONTRACT**

**Contract No. C6903008 Amendment No. 1**

THIS AMENDMENT is hereby made and agreed upon by the State of California, acting through the Director of the Department of Parks and Recreation and by the City & County of San Francisco

The State and, City & County of San Francisco in mutual consideration of the promises made herein and in the contract in which this is an amendment, do promise as follows:

Increase contract amount from \$5,742 to \$5,477,193

In all other respects, the contract of which this is an amendment, and the terms and conditions if relevant thereto, shall remain in full force and effect. In witness whereof the parties hereto have executed this amendment as of the date entered below.

Applicant: City & County of San Francisco

By \_\_\_\_\_

Title: General Manager & Capital Program Manager, etc  
 Applicant's Authorized Representative as shown in Resolution

Date 11/8/11

STATE DEPARTMENT OF PARKS AND RECREATION

By Din Chen

Date November 17, 2011

**CERTIFICATION OF FUNDING  
 (FOR STATE USE ONLY)**

CONTRACT NO <b>C6903008</b>	AMENDMENT NO <b>1</b>	CALSTRS VENDOR NO <b>000003038-02</b> ✓	PROJECT NO <b>NE-38-001</b>		
AMOUNT ENCUMBERED BY THIS DOCUMENT <b>\$5,471,451</b>		FUND <b>SAFE DRINKING WTR, COASTAL PROTECTION FUND OF 2006</b>			
PRIOR AMOUNT ENCUMBERED BY THIS CONTRACT <b>\$5,742</b>	ITEM <b>3790-101-6051(1)</b>	CHAPTER <b>1/09</b>	STATUTE <b>09</b>	FISCAL YEAR <b>2009/10</b> <u>11/12</u>	
TOTAL AMOUNT ENCUMBERED TO DATE <b>\$5,477,193</b>	INDEX <b>1091</b>	OBJ. EXPEND <b>702</b>	PCA <b>65000</b>	PROJECT/WORK PHASE	
T.B.A. NO	I hereby certify upon my own personal knowledge that budgeted funds are available for this encumbrance.				
B.R. NO	SIGNATURE OF ACCOUNTING OFFICER <u>[Signature]</u>			DATE <u>11/23/11</u>	

Grantee - 11/18/11

