

1 [Exploratorium Lease Agreement Exemption.]

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

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

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

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

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

SUPERVISOR PESKIN, Elsbernd
BOARD OF SUPERVISORS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

25
SUPERVISOR PESKIN
BOARD OF SUPERVISORS



City and County of San Francisco

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

Tails
Resolution

File Number: 050881

Date Passed:

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

June 21, 2005 Board of Supervisors — ADOPTED

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

File No. 050881

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

Gloria L. Young
Clerk of the Board

JUN 23 2005

Mayor Gavin Newsom

Date Approved