

1 [Waiving Competitive Solicitation Requirement to Procure Partial Design Documents -
2 Professional Services Agreement - Geneva Car Barn and Powerhouse Project - Aidlin Darling
3 Design - ~~\$838,000~~ \$837,863

4 **Ordinance waiving the competitive solicitation requirement under Administrative Code, Section 6.40, and**
5 **authorizing the General Manager of the Recreation and Park Department to enter into a professional**
6 **services agreement with Aidlin Darling Design in the amount of ~~\$838,000~~\$837,863, for the purpose of**
7 **completing ~~the design~~ development documents and partial completion of construction documents for**
8 **the Geneva Car Barn and Powerhouse project, and to amend the agreement as necessary to complete**
9 **final (100 percent) construction documents, to commence following Board approval.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~strikethrough~~ Arial font.
15 **Asterisks (* * * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

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

18 Section 1. Background. The Geneva Car Barn and Powerhouse (“Car Barn”), designed and built in
19 1901 by the Reid brothers, originally served as a depot for both private railroads as well as the San Francisco
20 Municipal Railway (Muni). It is the last physical vestige of San Francisco’s first electric railway and was
21 designated a City Landmark in 1985 and placed on the National Register of Historic Places in 2010. The Car
22 Barn, located at the corner of Geneva Avenue and San Jose Avenue, consists of two adjoining structures, an
23 approximately 12,000 square foot two-story office building, and an approximately 4,000 square foot single-story
24 car shed, known as the Powerhouse. Muni used the building as office space until 1989, when it was heavily
25 damaged in the Loma Prieta earthquake. The Car Barn has been vacant ever since.

In 1998, the Car Barn was saved from a planned demolition through the efforts of a neighborhood
citizens group, the Friends of the Geneva Car Barn and Powerhouse (“Friends”), formed to oppose the

1 demolition of the Car Barn. After the Municipal Transportation Agency (“MTA”) stabilized the Car Barn in 1999,
2 the MTA transferred jurisdiction over the Car Barn to the Recreation and Park Department (“RPD”) to be used for
3 recreational purposes and related uses consistent with the RPD’s mission (Resolution 193-04).

4 On March 13, 2007, the Board of Supervisors appropriated \$1,044,490 for the repair and renovation of
5 the Car Barn (Ordinance No. 61-07). RPD, in partnership with the Friends, developed a plan for the renovation
6 and adaptive reuse of the Car Barn. The plan included a seismic upgrade, installation of modern utility systems,
7 restoration of historic features, accessibility improvements, artist studios, event/exhibition space, a cafe, theater,
8 community meeting room, student lounge, and retail spaces. RPD allocated \$838,000 of the 2000 General
9 Obligation Bond toward the project.

10 In 2009, as a result of the City’s budget deficit, the \$1,044,490 allocated to the Car Barn in Ordinance
11 No. 61-07 was rescinded.

12 In response to this loss of funds, the Friends initiated a design competition for pro bono architectural
13 services for the renovation of the Car Barn. Aidlin Darling Design (“Aidlin”) won the competition, and to date has
14 donated services valued at \$205,500. These services include the completion of concept and schematic designs,
15 renderings of the proposed project, as well as assistance in the City’s attainment of State and federal historic
16 preservation approvals.

17 RPD used Aidlin’s schematic design to seek California Environmental Quality Act (“CEQA”) approval as
18 well as approvals from the State Office of Historic Preservation (“SHPO”) and the National Park Service (“NPS”).

19 Section 2. Rationale for Waiver of Competitive Solicitation Requirement. RPD wishes to leverage the
20 \$838,000 in 2000 GO Bond funds available for the project to seek additional funds from the 2015 Historic
21 Preservation and New Market Tax Credit program as well as the City’s Community Opportunity Fund program.
22 To be eligible for these programs, the project must have final design and construction documents completed by
23 the end of 2014.

24 Section 6.40 of the Administrative Code requires Departments to procure outside temporary professional
25 design or consultant services for public work projects greater than \$100,000 through a competitive process.

1 RPD desires to award a professional services contract to Aidlin for two reasons. First, because a typical
2 competitive procurement for architectural services for public works projects can take many months, a competitive
3 solicitation process under Section 6.40 of the Administrative Code would likely impair the City's ability to seek
4 2015 Historic Preservation and New Market Tax Credits and Community Opportunity Fund money for the Car
5 Barn project. Second, RPD is concerned that if another architect is brought onto the project, not only would it be
6 unusual for that new firm to complete design and construction documents based on Aidlin's schematic design,
7 but inconsistencies or changes with the design of the Car Barn could jeopardize the approvals received from
8 SHPO and the NPS.

9 Accordingly, RPD seeks to enter into an agreement with Aidlin in an amount of \$837,853 to complete
10 100 percent design development documents and 50 percent construction documents. Final construction
11 documents (100% completion) will require an additional \$475,951 based on current cost proposals. RPD and
12 the Friends have agreed that the Friends will attempt to make up the \$475,951 shortfall through fundraising.

13 Section 3. Waiver of Competitive Solicitation Requirement. The Board of Supervisors hereby waives
14 the competitive solicitation process requirement under Section 6.40 of the Administrative Code and authorizes
15 the General Manager of the Recreation and Park Department to enter into a professional services agreement
16 with Aidlin Darling Design in the amount of ~~\$838,000~~\$837,863 for the limited purpose of completing ~~the 100~~
17 percent design development documents and 50 percent and construction documents for the Geneva Car Barn
18 and Powerhouse, and to amend the agreement as necessary to complete final (100 percent) construction
19 documents with funds provided by the Friends as long as the amendment would not require expenditure of any
20 other City funds. Any gift of funds from the Friends to RPD to fund the completion of the construction
21 documents, are subject to acceptance and approval by the Board as required.

22 Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment
23 occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the
24 ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.
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1 Section 5. That within thirty (30) days of the agreement being fully executed by all parties the Recreation
2 and Park Department shall provide the final agreement to the Clerk of the Board for inclusion into the official file.

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

6 By: _____
7 Yadira Taylor
8 Deputy City Attorney

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