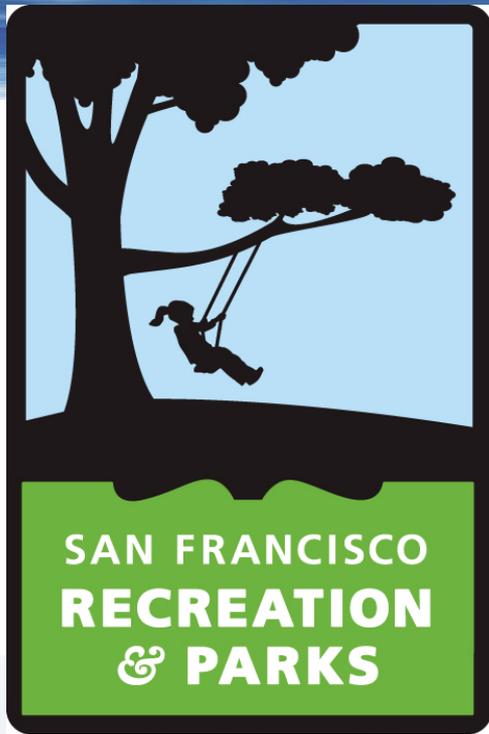


Randall Museum – Renovation Project

Community Meeting #3 Informational Presentation

*Thursday, February 27, 2014
6:30 – 8:00pm*



**SAN FRANCISCO
RECREATION
& PARKS**



- Welcome
- Ground Rules
- Purpose of Meeting
- Project Background
- Project Team
- Issues, Opportunities & Constraints
- Project Scope
- San Francisco Arts Commission
- Grant & Donor Recognition
- Tentative Schedule
- Existing Building
- Proposed Renovation
- Public Comment & Questions

Agenda

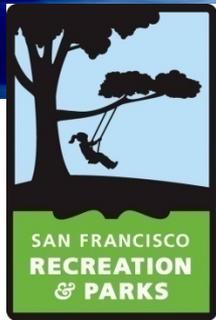




Ground Rules



- Keep to the agenda
- Turn off cell phones & pagers
- Direct comments to the facilitator
- Please hold questions until the conclusion of the presentation



Purpose of Meeting

The purpose of meeting is to provide the public and neighborhood community with an informational update on the progress of design for the upcoming Randall Museum Renovation project.



Project Background

- Funded a State of California, Nature Education Facilities Grant Program (NEFP)
 - Applied for in 2010 and Awarded in 2011
 - Master Plan was developed in 2012
 - \$5,477,000 project budget
 - \$4,000,000 construction
 - ✓ Includes a \$400,000 contingency
 - \$1,477,000 “soft costs”
 - ✓ Architectural and engineering services
 - ✓ Project management
 - ✓ Construction Management
 - ✓ Art Enrichment
 - ✓ Permits and fees

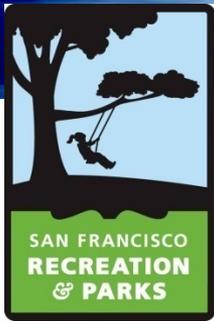




Project Background

Project Development based on:

- Interviews with RecPark & Randall Museum Friends Staff
 - Museum Programs & Exhibits
 - Operational Concerns
 - Maintenance Issues
- Site and Building Analysis
- Historic Review
- CEQA – Categorical Exemption (2010)



Project Team

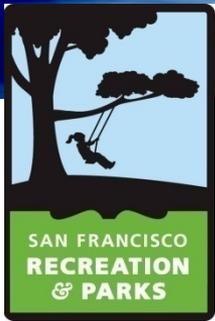


- Project Team
 - Chris Boettcher, Randall Museum Director
 - Steven Cismowski, Area Manager, RecPark
 - Alyosha Verzbinsky, AIA, Randall Museum Friends Board Chair
 - Pfau Long / Kuth Ranieri Joint Venture
 - Peter Pfau, FAIA, LEED AP
 - Liz Ranieri, FAIA, LEED AP
 - Matt Jasmin, Project Manager, RecPark
 - Toks Ajike, Project/Construction Manger, RecPark



Issues, Opportunities & Constraints

- Grant Scope Limitations
- Increase Program Capacity
- Preserve the character of the Randall
- RMF have and will continue to develop great exhibits
- New Live Animal Exhibits
- Display Existing Collections that are currently in storage
- Building Needs
 - Accessibility Upgrade
 - Seismic strengthening
 - New interior upgrades (finishes & fixtures)
 - Additional Storage
 - Poor Storm Water Drainage
 - Better interior layout
- Historic Significance
- LEED Gold



Project Scope

Grant Based Scope includes:

- Renovation of the Live Animal Exhibit
- New Geology and Zoology Exhibits
- Construction of a new Science Lab
- Renovation of the Buckley Room
- New Elevator
- Renovation of the Bathrooms
- Renovation of the Lobby
- Renovation of the Concessions Area
- Accessibility Upgrades
- Improvements to the Storm Water Sewer System
- Voluntary Structural Upgrades
- Goal of LEED Gold – SF Department of the Environment



San Francisco Arts Commission

Civic Design Review

- Currently not required
- Review at design milestones
- Jill Manton, Program Manager

Arts Enrichment Program

- Program Funding – NEFP Grant
2% of Construction budget - \$72,000
- Justine Topfer, Project Manager





Grant & Donor Recognition

State of California, NEFP Grant Recognition

- Logo
- Project description

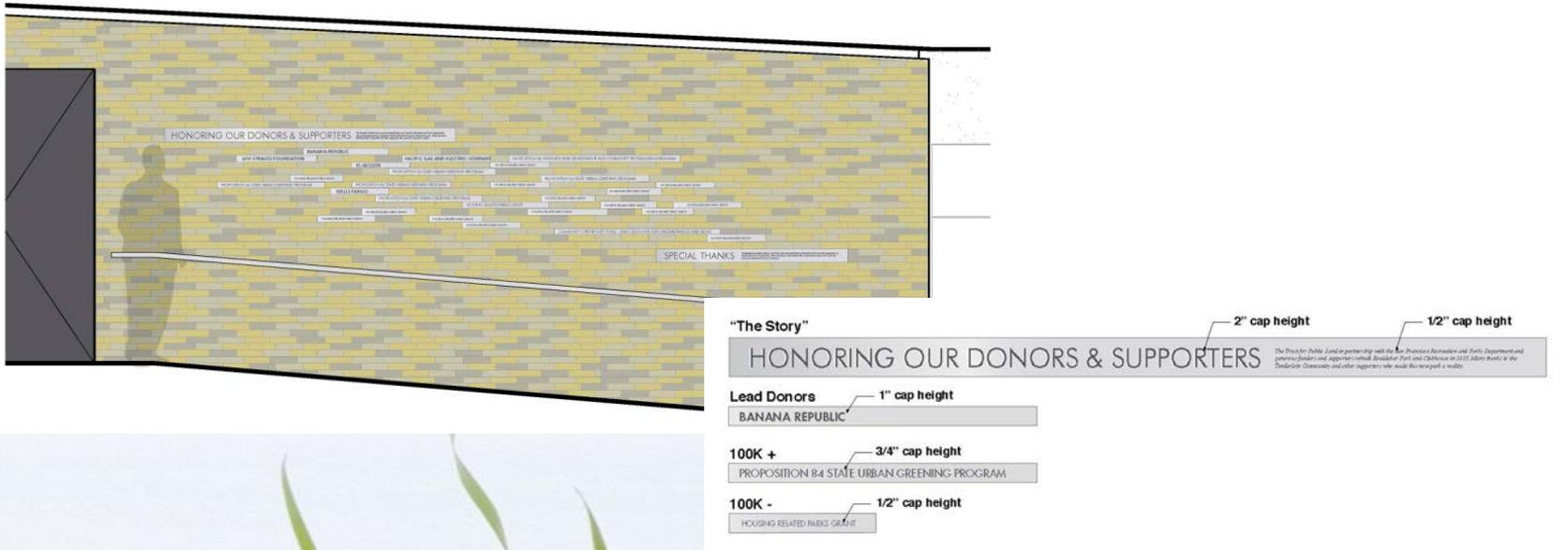


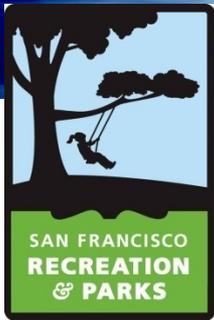


Grant & Donor Recognition

Donor Recognition

- Tile wall or plaque
- Example: Boeddeker Donor Wall



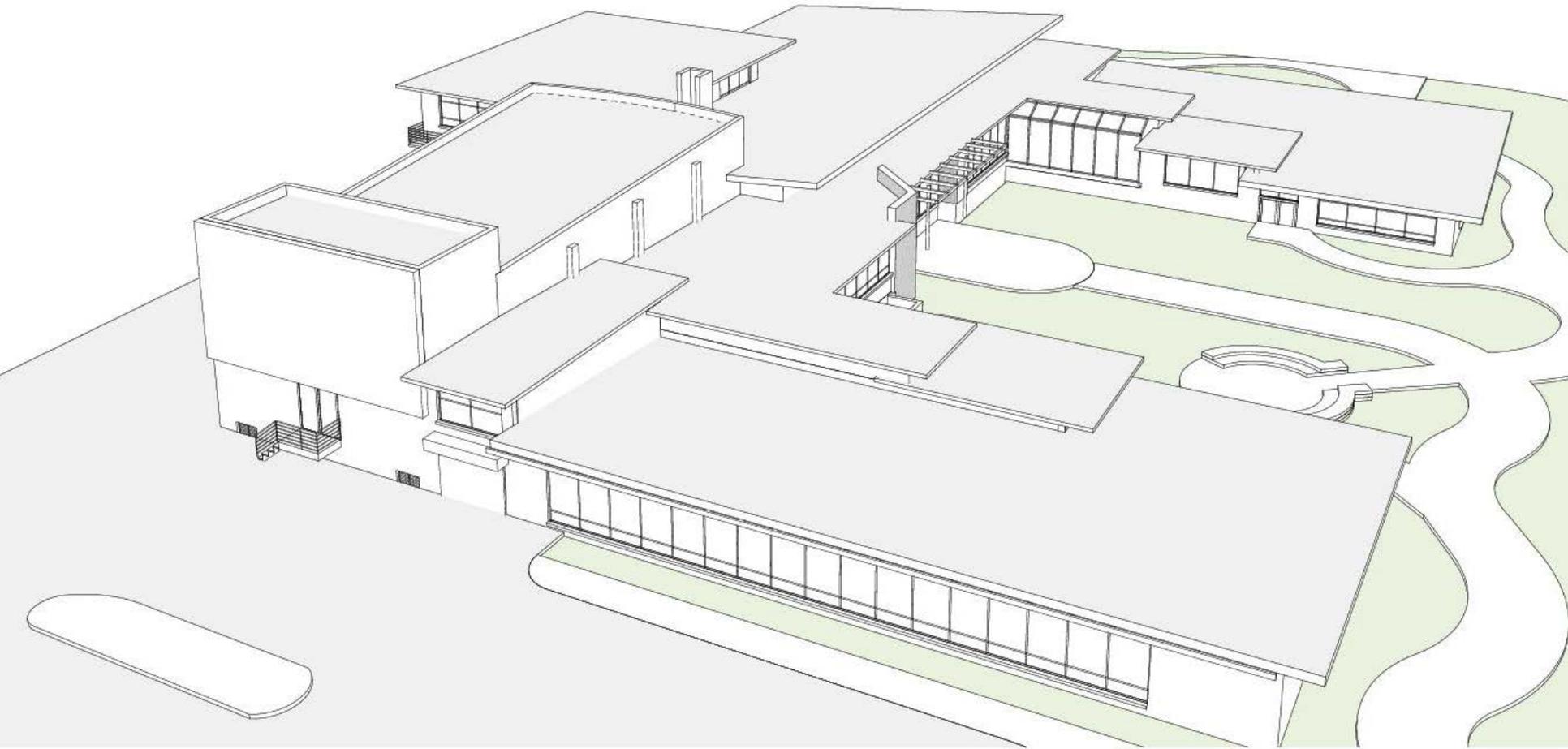


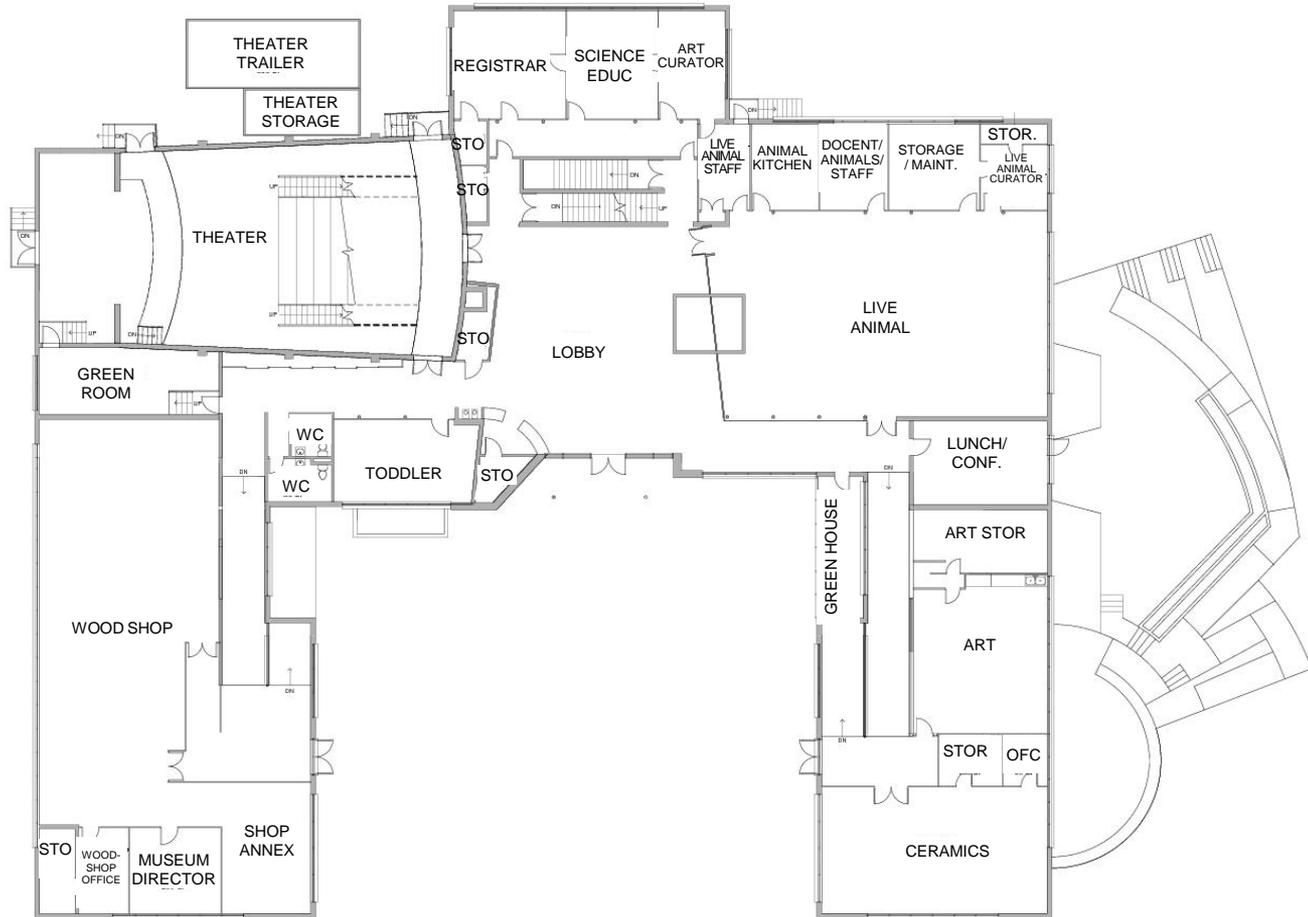
Tentative Schedule

- Community Meetings (February 2013 – February 2014)
 - February, 2013 – Master Plan - Presentation #1
 - October, 2013 – Informational - Presentation #2
 - February, 2014 – Informational - Presentation #3
- Commission Approval (April 2014)
- Planning and Design (Fall 2013 to Fall 2014)
- Bid Award Phase (Winter 2015)
- Construction (Spring 2015 – Summer 2016)
- Completion, Closeout & Grand Opening!



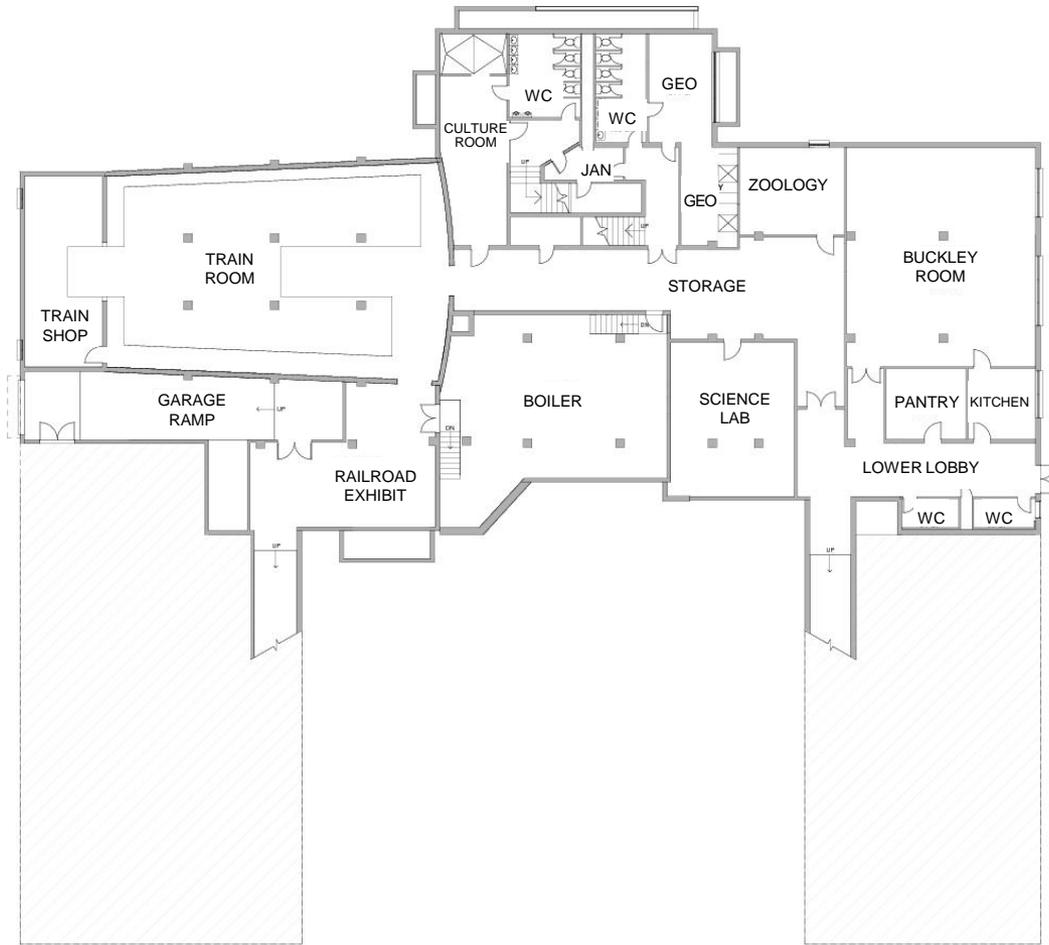
Existing Building



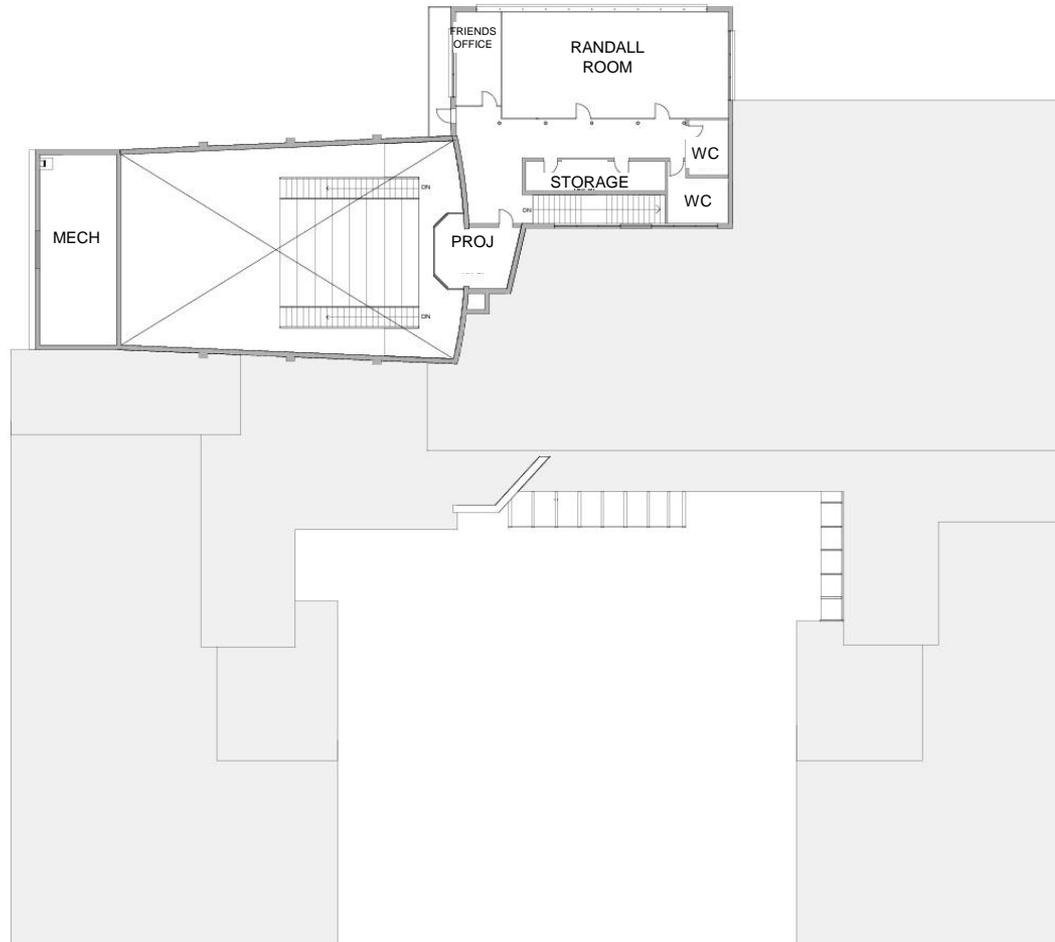


EXISTING – GROUND LEVEL





EXISTING – LOWER LEVEL



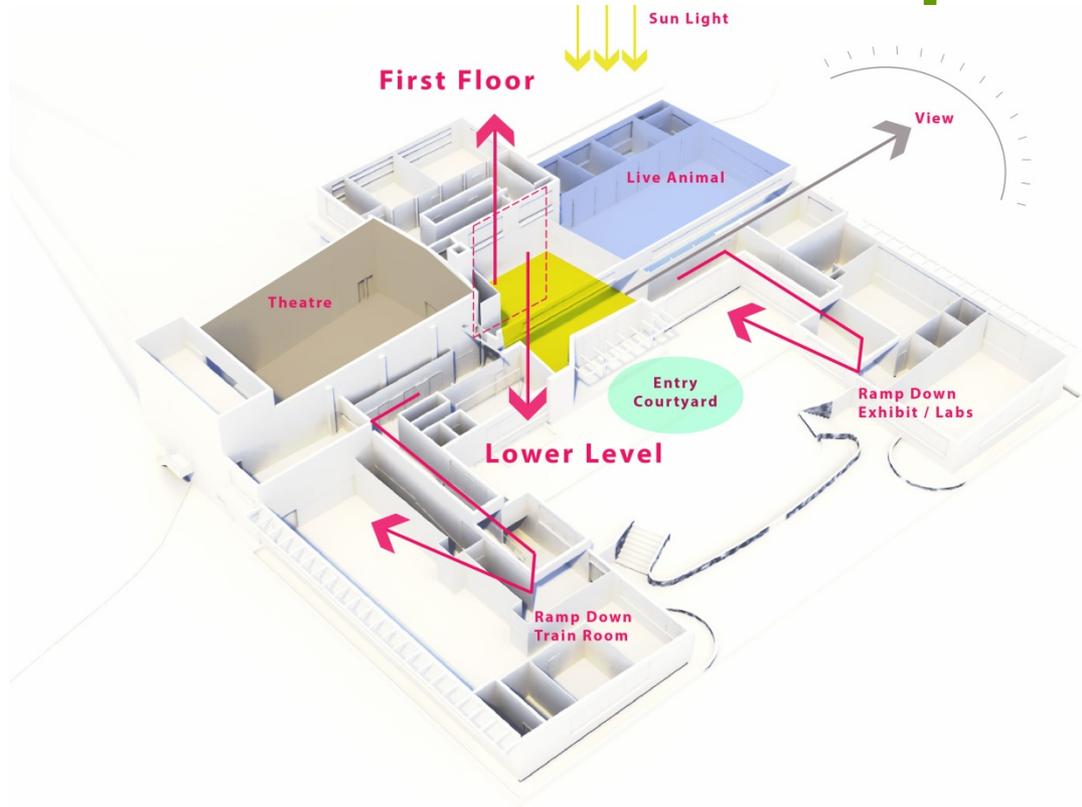
EXISTING – MEZZANINE LEVEL

Proposed Renovation



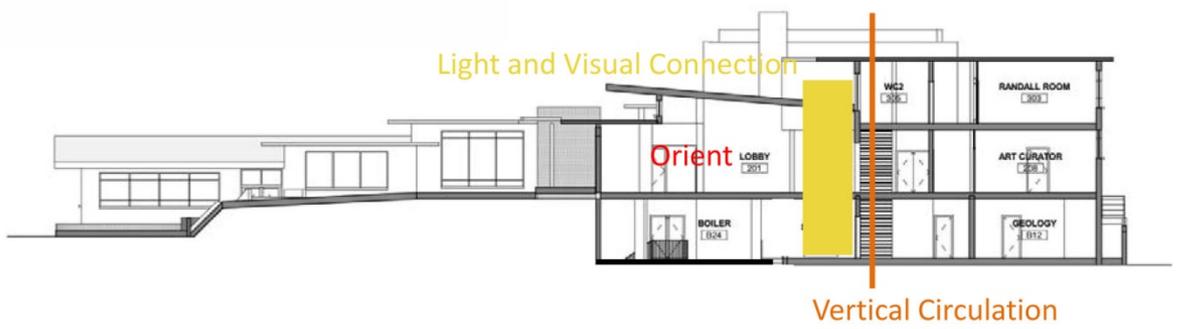
PHASE 1 –CONCEPT DIAGRAM

Proposed Renovation



EXISTING BUILDING ENVELOPE TO REMAIN

VERY MINOR EXTERIOR MODIFICATIONS LIMITED TO ELEVATOR PENTHOUSE, QUAIL RUN AND GREENHOUSE

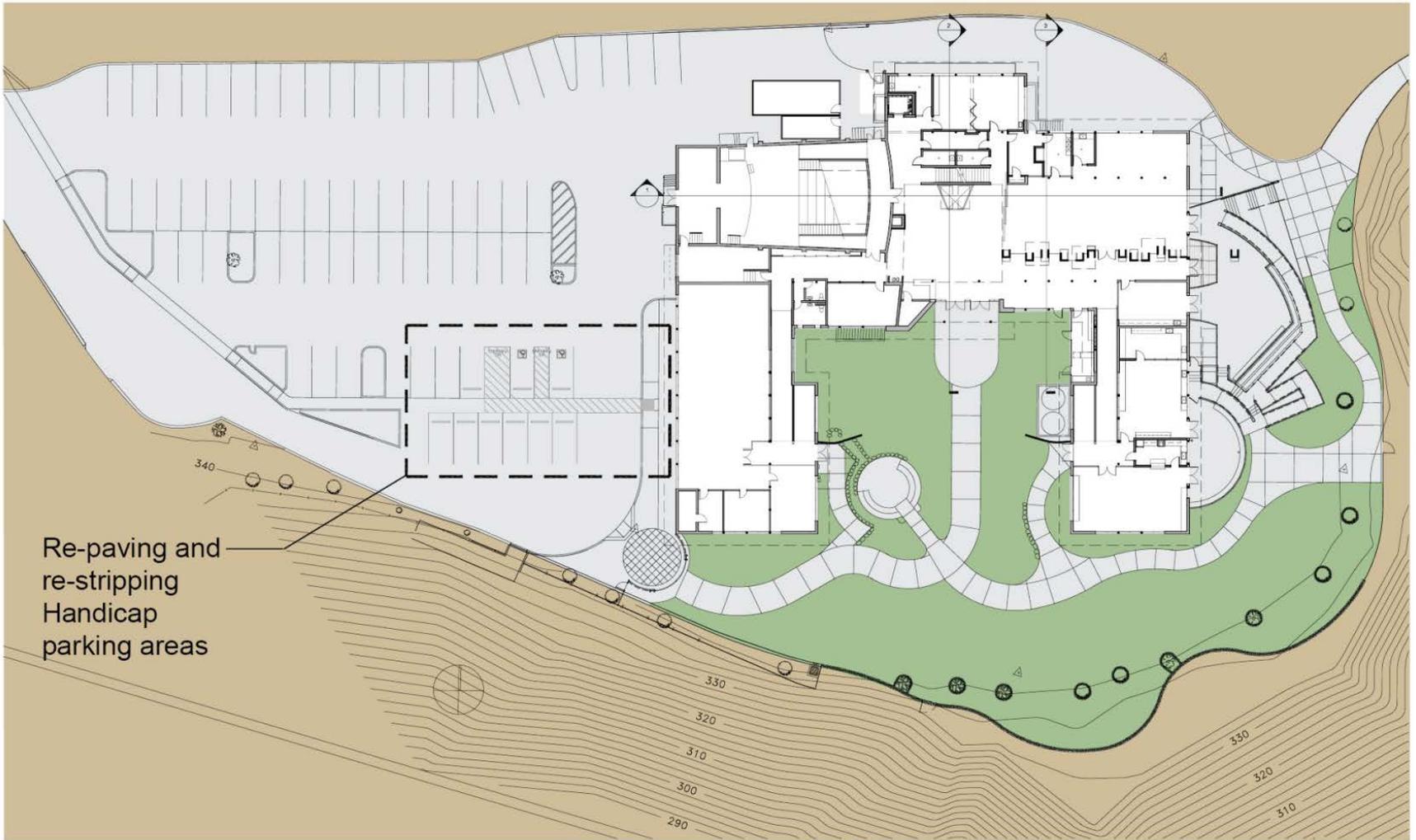


PHASE 1 –CONCEPT DIAGRAMS





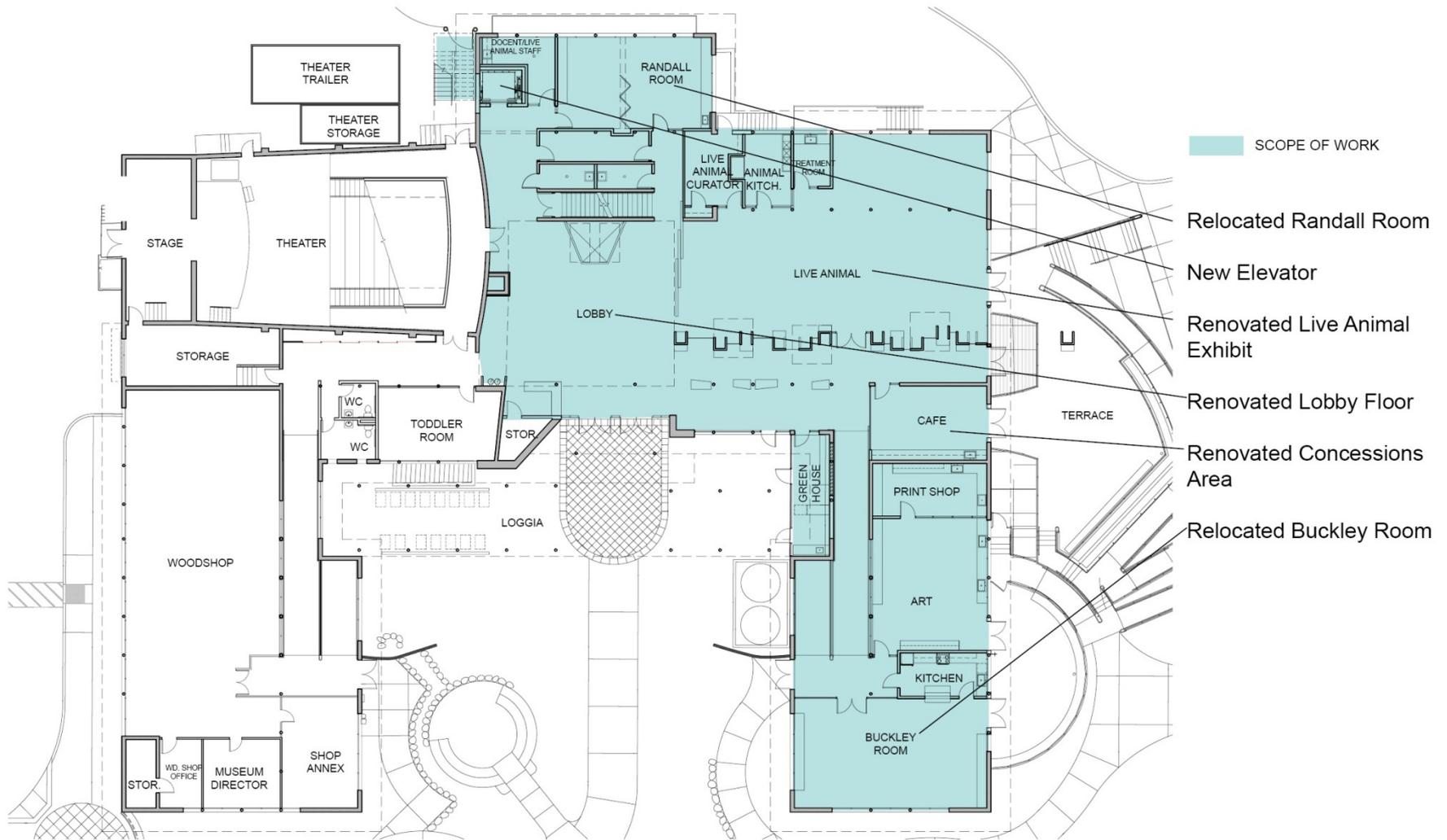
PHASE 1 – AXON VIEW



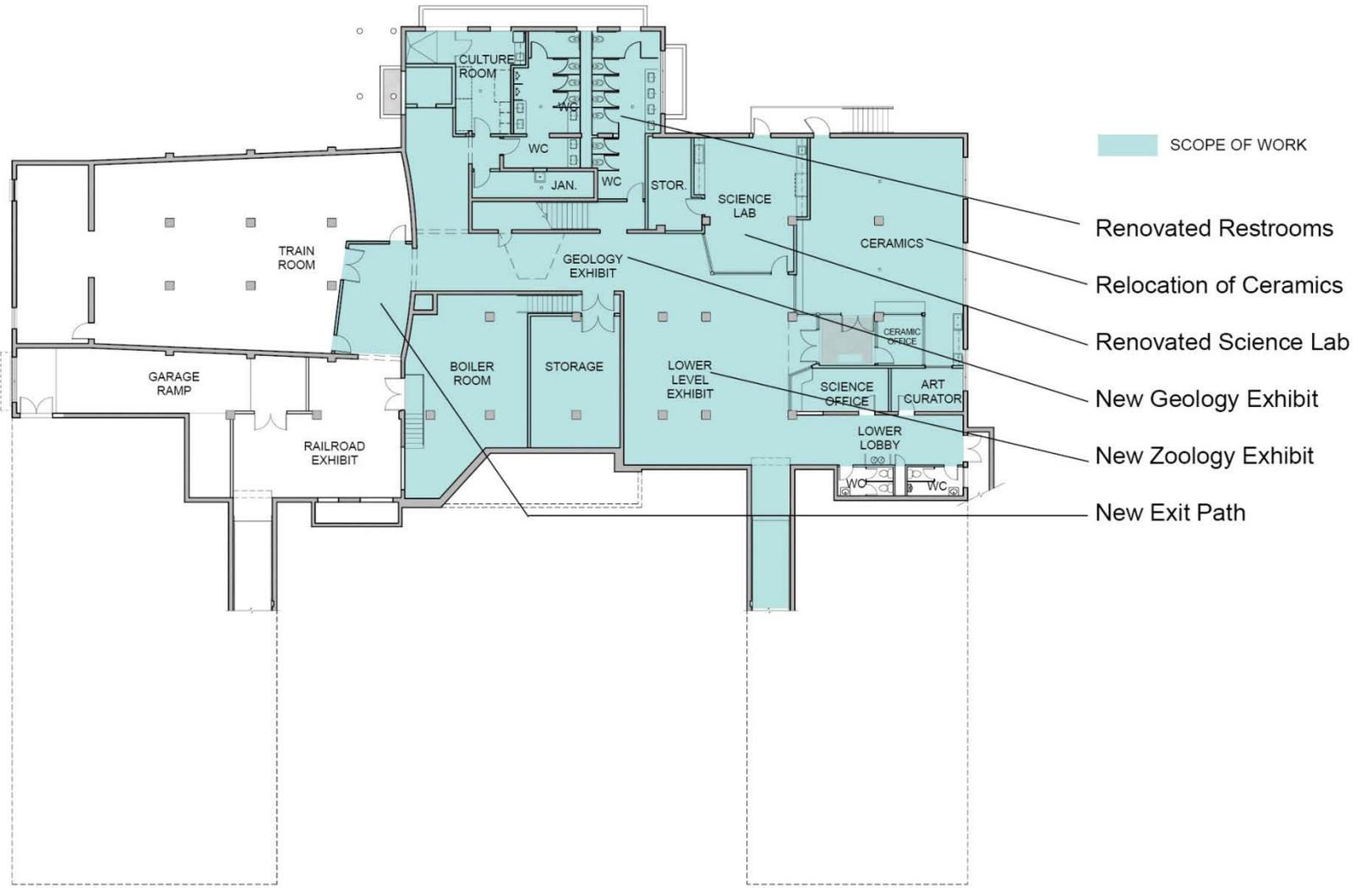
Re-paving and
re-stripping
Handicap
parking areas



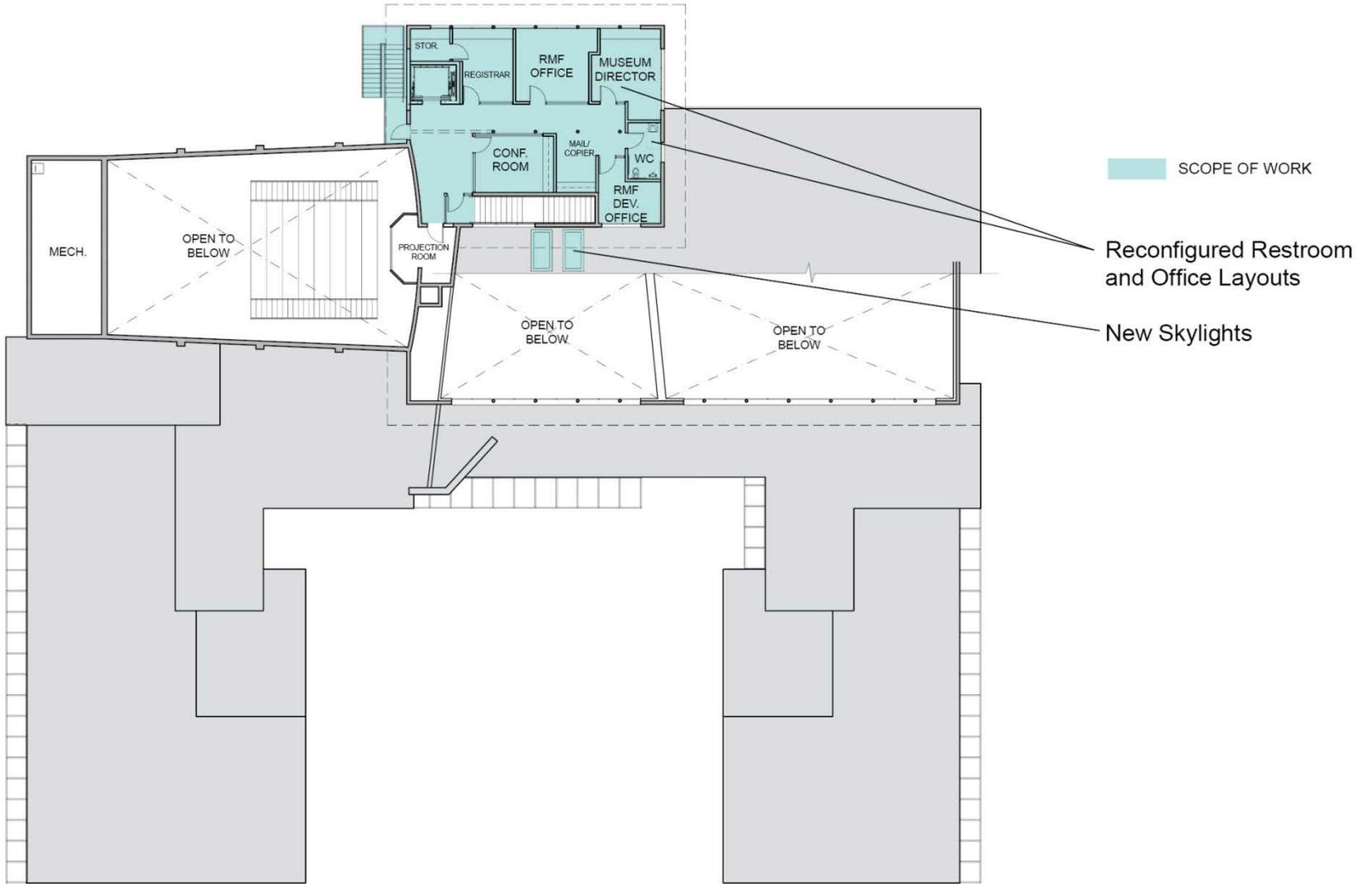
PHASE 1 – SITE PLAN



PHASE 1 – GROUND LEVEL



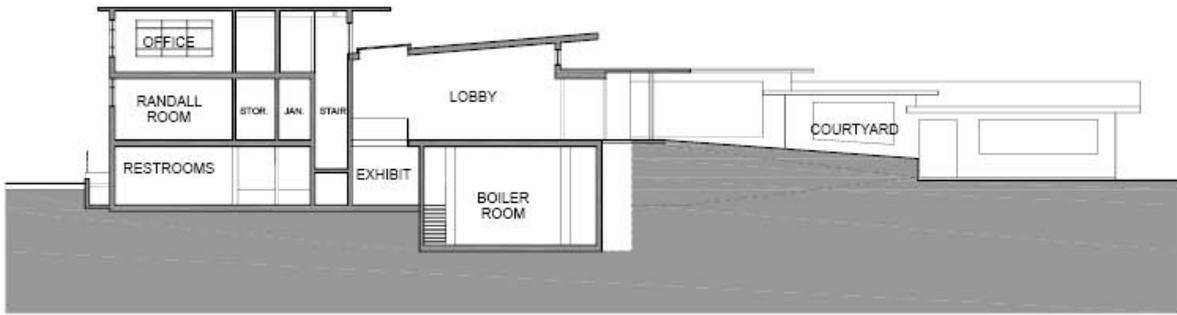
PHASE 1 – LOWER LEVEL



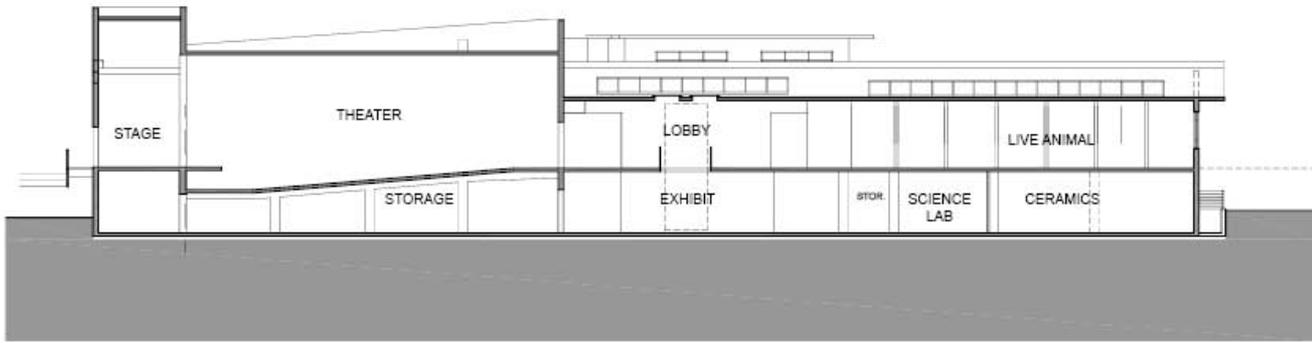
PHASE 1 – MEZZANINE LEVEL



SECTION 3-3



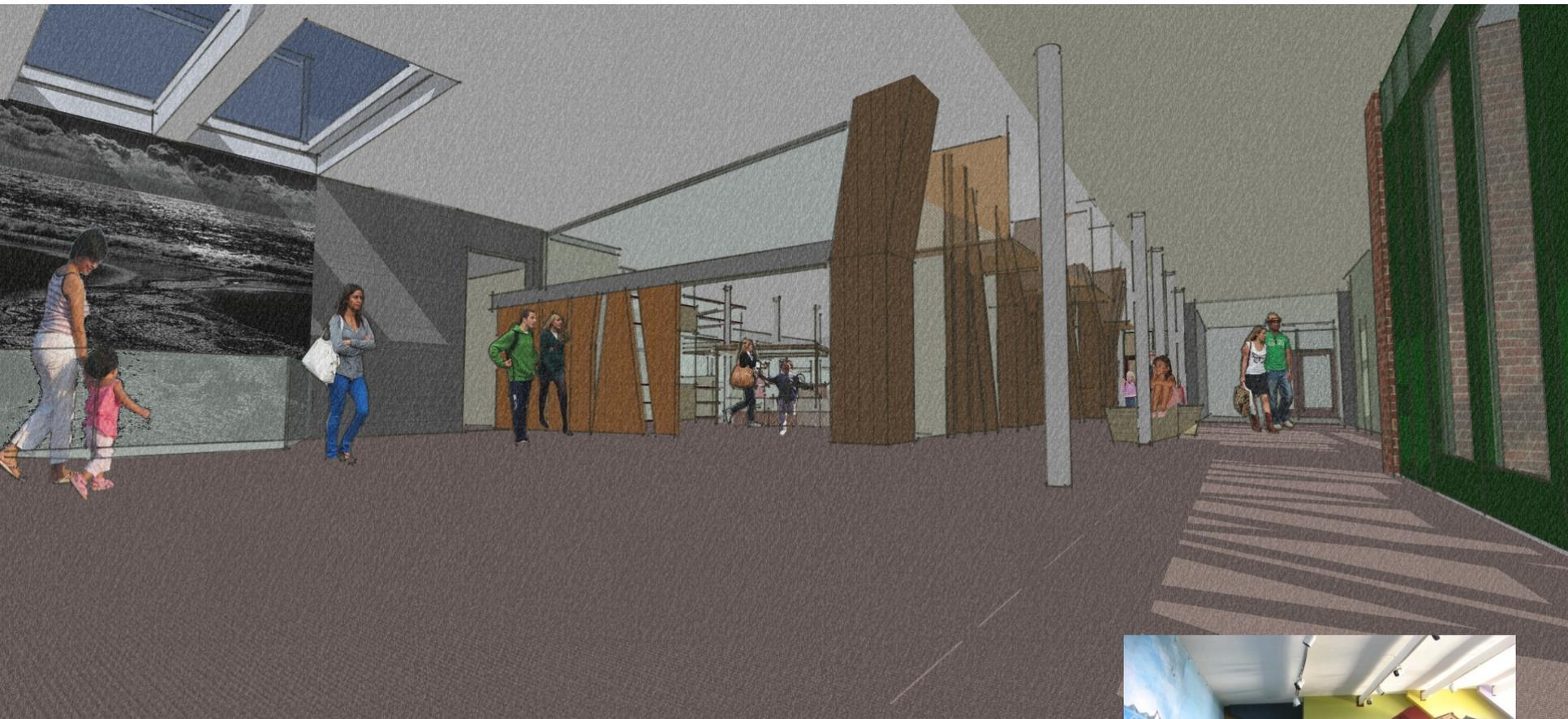
SECTION 2-2



SECTION 1-1



PHASE 1 – BUILDING SECTIONS



PHASE 1 – LOBBY VIEW



PHASE 1 – HALL VIEW TOWARDS LOBBY



PHASE 1 – AXON VIEW WITH ROOF REMOVED



Thank you!

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