



Mayor Gavin Newsom
Philip A. Ginsburg, General Manager

DATE: August 7, 2013

TO: Recreation and Park Capital Committee

THRU: Philip A. Ginsburg, General Manager
Dawn Kamalanathan, Capital Program Manager

FROM: Matt Jasmin, Assistant Project Manager

RE: Randall Museum Renovation Project

Agenda Item Wording

Discussion and possible action to approve the award of a design services contract to PLA/KRA Joint Venture in the amount of \$736,538 for the Randall Museum renovation project.

Background

A Request for Proposal (RFP) titled “Architectural and Engineering Design Services for the Randall Museum Renovation Project” was issued on March 14, 2013 to prospective firms. The successful firm will be providing full architectural, exhibit design, mechanical, structural, historical and LEED services for the project. A Pre-Proposal conference was held at the project site on March 28, 2013 with over 60 attendees that included various architects and engineers. A total of 8 proposals were received on April 19, 2013 at the Recreation and Park, Capital Division Offices, 30 Van Ness Avenue.

A diverse panel, that included architects, landscape architects, project managers, attorneys and a City Contract Manager, was assembled based on the criteria established in the RFP.

Interviews for a shortlist of four firms were held on May 23, 2013. Raw scores were assigned during the interview process, which was overseen by the Contract Monitoring Division (CMD). CMD applied Local Business Enterprise (LBE) bonus points to each of the four team interview scores. This process resulted in ranked scoring with PLA/KRA Joint Venture (Pfau Long Architects/Kuth Ranieri Architects) having the highest score total.

Project Description and Scope of Services

The Randall Museum, located at 199 Museum Way in Corona Heights Park in District 8, is situated in a 16 acre park. The site is at the end of Museum Way with views northeast toward downtown San Francisco, the San Francisco Bay and the East Bay. The building and it’s immediate surroundings is largely flat however the topography behind the building rises at a steep incline to the peak of Corona Heights and there is a steep decline in front of the building toward States Street Playground. The existing museum building, built in the 1951 and named the Josephine D. Randall Junior Museum in honor of its founder, houses changing science, art, and interactive exhibits. Permanent areas of the Museum include a live animal exhibit, a woodshop, art and ceramics studios, a lapidary workshop, a 188-seat theater, a greenhouse, one of the largest model train sets in California, and gardens. 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.

Proposed Improvements

RPD, in conjunction with The Randall Museum Friends (RMF), is undertaking a renovation of the Randall Museum facilities with the help of a \$5,477,193 grant from the California State Parks, under their Nature Education Facilities Program. The renovation project comprises new geology and zoology exhibits, a new science lab, a new elevator, as well as the renovation of the live animal exhibit, classroom, restrooms, first floor lobby, and concession area. Sustainable design techniques will be implemented as per the grant requirements.

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. The interior renovation will include the consolidation, and rearrangement, of interior rooms and ADA compliance measures. A concession area will be added to allow visitors to extend their stay at the facility. Building systems such as mechanical, plumbing and electrical, including low voltage systems, will be modernized. Interior equipment, materials and finishes will be upgraded. Any changes to the building exterior will be historically sensitive. Grant funding will also be used to make grant-funded portions of the facility more sustainable and diminish its carbon footprint.

Project Budget and Fund Source

Budget	<u>\$5,974,440</u>
Construction Costs	\$4,583,000
Soft Costs	\$1,391,440 (design, administration)

Fund Source

State California Department of Parks and Recreation Grant:	\$5,477,193
Randall Grounds Renovation Grant:	\$197,247
City Contribution:	\$300,000
Randall Museum Friends (RMF) in-kind donation for a Project Coordinator representing RMF:	\$130,000

Anticipated Project Schedule

Project Planning	08/26/2013 to 12/13/2013
Design Phase	12/16/2013 to 09/15/2014
Bidding	09/16/2014 to 03/31/2015
Construction	04/02/2015 to 04/04/2016

Support

Randall Museum Friends
Recreation & Parks Department

Opposition

None known.

Recommendation

RESOLVED, That this Commission approve and award the Architecture and Engineering Services contract to PLA/KRA Joint Venture in the amount of \$736,538 for the Randall Museum renovation project.