



Edwin M. Lee, Mayor  
Philip A. Ginsburg, General Manager

**Date:** July 2, 2014

**To:** Recreation and Park Commission  
Capital Committee

**Through:** Philip A. Ginsburg, General Manager  
Dawn Kamalanathan, Director, Planning and Capital Projects

**From:** Nicole Avril

**Subject:** Aidlin Darling Design Contract Award

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### **Agenda Wording**

#### **GENEVA CAR BARN - CONTRACT AWARD**

Discussion and possible action to approve the award of a design contract to Aidlin Darling Design in the amount of \$837,863 for completing design development documents and partial construction documents for the Geneva Car Barn and Powerhouse project. (ACTION ITEM)

### **Background**

The Reid Brothers (best known for the Fairmont Hotel and Cliff House in San Francisco) designed and built the Geneva Car Barn and Powerhouse (the “Car Barn”) in 1901 and 1903 respectively. It served as a depot for the San Francisco’s private railroads, as well as The San Francisco Municipal Railway (Muni), and remains the last physical reminder of San Francisco's first electric railway.

In March 2004, ownership of the building was transferred to the San Francisco Department of Recreation and Parks (the “Department”) who, in partnership with the Friends of the Geneva Car Barn and Powerhouse, a non-profit organization, developed a specific program for adaptive reuse, including art-related youth and community programming.

In 2009, the Friends conducted a competitive process for pro-bono architectural services for the Car Barn. Aidlin-Darling Design was given the opportunity to develop the conceptual and schematic design for the Car Barn, and to date, has contributed \$205,500 in donated architectural services to the project, which has resulted in completed concept and schematic design documentation, as well as renderings, and the attainment of state and federal preservation approvals.

As Part of the Federal Historic Preservation Tax Credit Process, the schematic design has been reviewed and approved by the State Office of Historic Preservation and the National Park



Service. As part of the Car Barn California Environmental Quality Act Exemption (awarded on November 14, 2013), the design was also reviewed by the San Francisco Planning Department.

On May 16, 2014, The Recreation and Park Commission approved a Lease Disposition and Development Agreement and draft Lease between the Recreation and Park Department and the Friends of the Geneva Car Barn and Power House, the Schematic Design for the Geneva Car Barn and Powerhouse, and a Memorandum of Understanding between the Recreation and Park Department and the San Francisco Municipal Transportation Agency.

### **The Geneva Car Barn and Powerhouse Renovation**

Currently, the Building is comprised of two adjoining structures: a two-story office building containing approximately 13,000 square feet of space and a single-story Powerhouse, containing approximately 3,000 square feet of space.

The renovated Car Barn will comprise over 20,000 square feet. The rehabilitation of the Car Barn includes a seismic upgrade, the installation of modern utility systems, restoration of historic features, new circulation systems to accommodate ADA access, and the creation of new literary and design studios, a cafe, an event/exhibition space, a theater, a community meeting room, a student lounge, and visitor-serving retail spaces. The Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Places* will be applied, as will best practices in resource conservation.

Components of the Project include:

- Façade restoration
- Design Studios, including a Digital Photography/Design Studio, an Audio and Video Production Studio, a Recording Studio, and a Literary Arts Studio
- (2) Peer Critique Rooms
- Student Lounge
- 2,000 sf, 70-seat Café with double-height ceiling and historic details
- 3,100 sf, 300-person Event/Exhibition Space with 35' high ceilings
- 2,500 sf, 99-seat multi-purpose, highly flexible, Black-box Theater
- 730 sf, visitor-serving Retail Operation

In addition, the rehabilitated Car Barn will be fully ADA compliant with universal access within and around the building, and will achieve a LEED Gold rating.

### **Bid Process**

In April 2014, the Board of Supervisors approved Ordinance No- 52-14 (File No. 140034) waiving the competitive solicitation requirement under Administrative Code, Section 6.40, and authorizing the General Manager of the Recreation and Park Department to enter into a professional services agreement with Aidlin Darling Design in the amount of \$837,863 for the purpose of completing the design development documents and partial completion of construction documents for the Geneva Car Barn and Powerhouse project and to amend the agreement as

necessary to complete final (100 percent) construction documents. (*Please see attached Ordinance 52-14.*)

In May 2014, the Civil Service Commission approved the professional services agreement with Aidlin Darling Design (Contract 48552-13/14). Also, this contract has met the Contract Monitoring Division's goal of 23% for Local Business Enterprise hiring.

### **Contract and Proposal**

Basic services include design and documentation services through Preliminary Design of the Architect and normal engineering consultants including structural, civil, mechanical, plumbing and electrical engineers. Specialty consultants include a historic architect, landscape architect, lighting designer, acoustical consultant, and green building consultant. Geotechnical services will also be included in the project scope. Preliminary Construction Documents are defined as approximately the mid-point of the Construction Document phase. Final Construction Document and Construction Administration services, including Bid and Permit work, are excluded from this proposal.

Aidlin Darlin has assembled a team of qualified consultants for this project, many of whom have provided pro bono services for this project to date. The team for this project includes WJE Structural Engineers, Guttman & Blaevoet for MEP engineering services, BKF for civil engineering services, and CMG for landscape architecture services. In addition, specialty services include Carey & Company for historic consulting, Salter Associates for acoustical consulting, Janet Nolan for lighting design, Auerbach Pollock Friedlander for theatrical consulting, and Thorton Thomasetti for green consulting services. John McCaffrey will provide the project specifications and The Preview Group will provide code consulting. Treadwell and Rollo will provide geotechnical services. (*Please see attached Contract and Proposal.*)

### **CEQA Exemption**

In December 2008, the San Francisco Planning Commission certified the Balboa Park Station Area Plan Final Environmental Impact Report (FEIR). The Car Barn is located in the Transit Station Area Subarea of the Balboa Park Station Area Plan. The San Francisco Planning Department determined that the Geneva Car Barn and Powerhouse project was consistent with the development density established by the Balboa Park Station Area Plan and that there were no project-specific effects that are peculiar to the project or its site that were not analyzed in the FEIR. Thus the San Francisco Planning Department concluded that the Geneva Car Barn and Powerhouse project qualified for an exemption from further environmental review under California Environmental Quality Act ("CEQA") and issued a Certificate of Determination of Exemption from Environmental Review on November 14, 2013.

### **Anticipated Schedule**

October 2015: Design Documentation Complete

February 2015: Preliminary Construction Documentation Complete

April 2015: Preliminary Construction Documentation Approved

### **Source of Funds**

2000 GO Bond Funds

**Staff Recommendation:**

Department Staff recommends that the Commission approve the award of a contract to Aidlin Darling Design.

**Project Support:**

District 11 Supervisor John Avalos District 7

Supervisor Norman Yee

District 11 Council

City College of San Francisco

Excelsior Action Group

Excelsior Boys and Girls Club

Excelsior District Improvement Association

New Mission Terrace Association

Ocean Avenue Association

Ocean View, Merced Heights, Ingleside Neighbors in Action (OMI-NIA)

**Opposed By:**

None

**Attachments:**

Contract

Proposal

Ordinance