

RESOLUTION NO. 192-2003

ADOPTED DECEMBER 16, 2003

AUTHORIZING A PREDEVELOPMENT GRANT AGREEMENT WITH THE MUSEUM OF THE AFRICAN DIASPORA, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED \$44,500 TO FUND PREDEVELOPMENT ACTIVITIES ASSOCIATED WITH THE CONSTRUCTION OF TENANT IMPROVEMENTS FOR ITS NEW MUSEUM LOCATED ON THE SOUTH SIDE OF MISSION STREET BETWEEN NEW MONTGOMERY AND THIRD STREETS (A PORTION OF PARCEL EB-2A); YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

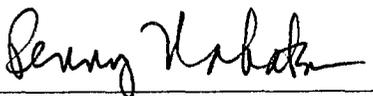
1. The Museum of the African Diaspora, is a California nonprofit public benefit corporation (“MoAD”) that is planning the creation of a unique museum facility, that will harness the voices of many and create an experience of the journeys, accomplishments, and achievements of the peoples from the African continent who have been transported throughout the world.
2. The museum will occupy 20,000 square feet on three floors within the St. Regis Museum Tower structure located at the southeast corner of Third and Mission Streets in the Yerba Buena Center Redevelopment Project Area and part of the museum space will also be housed on the third floor of the historic Williams Building, which is adjacent to the tower structure (jointly the “Cultural Component”).
3. MoAD has entered into a contract with The Freelon Group, Inc., a North Carolina corporation (“Freelon Group”), to provide architectural services, exhibits, bidding, construction administration, post construction services, including exhibit planning and design, exhibit lighting, exhibit graphics, exhibit media and technology, content development, and museum development planning.
4. MoAD is now prepared to move forward with the next phase of cost-estimating work associated with the museum’s tenant improvement work for the Cultural Component, and will seek and secure subcontractor bids for the build-out of the museum’s interior improvements.
5. Webcor Builders (“Webcor”) is the general contractor for the St. Regis Museum Tower structure and has intimate knowledge of the building systems and infrastructure surrounding the tenant improvements to be installed by MoAD in the Cultural Component.

6. The Freelon Group and Webcor have submitted a fee estimate of \$44,500 to provide various cost-estimating services, including preliminary cost estimating, construction budget scheduling, solicitation of subcontractor bids, value engineering, and budget estimate reconciliation for the initial construction budget.
7. MoAD has requested the Agency's assistance to fund a predevelopment grant in a total maximum amount not to exceed \$44,500 to enable MoAD to proceed with predevelopment activities.
8. The Agency has budgeted predevelopment and tenant improvement grant funds for museum improvements from a previously approved Agency budget line item.
9. The Agency and MoAD desires to enter into a predevelopment grant agreement.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to enter into the following documents, substantially in the form lodged with the Agency General Counsel, a Predevelopment Grant Agreement with the Museum of the African Diaspora, a California nonprofit public benefit corporation, in a maximum amount not to exceed \$44,500 for predevelopment activities associated with construction of tenant improvements for a new museum in the Cultural Component, under construction as part of the St. Regis Tower development on Parcel EB-2A, subject to the Executive Director's authority to extend certain performance requirements for a maximum period not to exceed six months, in accordance with such Predevelopment Grant Agreement.

APPROVED AS TO FORM:


for James B. Morales
Agency General Counsel