

1 [Authorizing award of architectural and engineering design services contract for the San
2 Francisco General Hospital Replacement Program and adopting findings under CEQA.]

3 **Resolution authorizing the award of an architectural and engineering design services**
4 **contract for the San Francisco General Hospital Seismic Compliance Hospital**
5 **Replacement Program; adopting findings under the California Environmental Quality**
6 **Act ("CEQA"), CEQA Guidelines and San Francisco Administrative Code Chapter 31,**
7 **including the adoption of a mitigation monitoring and reporting program and a**
8 **statement of overriding considerations; and finding that the proposed project is in**
9 **conformity with the priority policies of Planning Code Section 101.1(b) and with the**
10 **General Plan consistency requirement of Charter Section 4.105 and Administrative**
11 **Code Section 2A.53.**

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13 WHEREAS, San Francisco General Hospital Medical Center is a critically important
14 element of the City's public health care system; and,

15 WHEREAS, All of the Medical Center's acute care functions are performed in the
16 existing main hospital building, a seven story (plus basement) structure built in 1976 which
17 contains approximately 617,400 gross square feet of space; and,

18 WHEREAS, The existing main hospital building does not meet the current seismic
19 safety requirements mandated by State law; and,

20 WHEREAS, State law requires that the hospital's acute care functions be relocated into
21 a seismically conforming hospital building by no later than 2013 (or 2015 if the State
22 authorizes a two-year extension); and,

23 WHEREAS, It is necessary to construct a new acute care hospital building on the
24 existing grounds of the San Francisco General Hospital Medical Center that will meet
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1 mandated seismic safety requirements and accommodate all of the necessary acute care
2 functions of the Medical Center as more particularly described in the Final Environmental
3 Impact Report ("FEIR") for the San Francisco General Hospital Seismic Compliance Hospital
4 Replacement Program (the "Project"); and,

5 WHEREAS, On or about March, 2007, the City issued a Request for Qualifications to
6 provide architectural and engineering design services for the Project; and,

7 WHEREAS, The City received five proposals in response to its Request for
8 Qualifications and, after evaluating each proposal in accordance with the selection process
9 described in the Request for Qualifications, ranked Fong & Chan Architects, Inc. as the
10 highest scoring proposer; and,

11 WHEREAS, The City, in order to expedite the design of the Project, including assisting
12 in completing environmental review for the Project in compliance with the California
13 Environmental Quality Act, California Public Resources Code Sections 21000 et seq.,
14 ("CEQA"), the CEQA Guidelines, 15 Cal. Code Regs., Section 15000 et seq., ("CEQA
15 Guidelines") and San Francisco Administrative Code Chapter 31 ("Chapter 31"), entered into
16 an interim agreement (with two amendments) with Fong & Chan Architects, Inc. to provide
17 limited architectural and engineering design services for the Project for a fee not to exceed
18 approximately \$9,750,000 (nine million seven hundred fifty thousand dollars); and,

19 WHEREAS, the Project as set forth in the FEIR calls for the design and construction of
20 a new seven-story (plus two levels below ground) acute care hospital building of
21 approximately 422,000+ square feet accommodating approximately 284 hospital beds; and,

22 WHEREAS, the City estimates that it will require design and construction services
23 through the anticipated completion date of 2015 and estimates a construction cost (escalated)
24 of \$690,000,000,000 (six hundred ninety million dollars) inclusive of the fee and general
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1 condition costs to be paid to the Construction Manager/General Contractor ("CM/GC") for pre-
2 construction and construction phases services; and,

3 WHEREAS, The City has negotiated a proposed final contract with Fong & Chan
4 Architects, Inc., that will supercede the interim agreement and authorize the Architect to
5 provide all of the architectural design, engineering, and construction administration services
6 necessary to complete the design and construction of the Project; and,

7 WHEREAS, Pertinent provisions of the proposed contract: (a) divide the Project into
8 several major increments, generally described as Site Utilities Relocation, Service Building
9 Modifications, and the New Main Hospital Building; (b) require the Architect to cooperate with
10 and coordinate its work with the CM/GC during all phases of the design and construction of
11 the Project in order to, among other things, reduce or eliminate field and/or implementation
12 errors and conflicts and compress the Project schedule by eliminating or reducing redundant
13 or erroneous efforts; (c) require the Architect to design the Project within a specified budget
14 and re-design as necessary to keep the Project within the budget; (d) require the Architect to
15 provide construction cost estimates on a regular basis throughout the design phases of the
16 Project ; and (e) provide for a lump sum fixed fee of \$50,400,000 (fifty million four hundred
17 thousand dollars) and a reimbursable expense allowance of \$750,000 (seven hundred fifty
18 thousand dollars) for all architectural and engineering design services, including construction
19 administration services; and,

20 WHEREAS, The Board, in accordance with the actions contemplated in this Resolution
21 makes the following findings in compliance with CEQA, CEQA Guidelines and Chapter 31:

22 (i) The Planning Commission certified the FEIR for the Project in compliance with
23 the CEQA, the CEQA Guidelines and Chapter 31 on June 19, 2008, by Motion No. 17623,
24 finding that the FEIR was completed in compliance with CEQA and was adequate, accurate
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1 and objective and reflected the independent judgment of the Planning Commission; a copy of
2 the motion is on file with the Clerk of the Board in File No. 080664 and is incorporated into this
3 resolution by this reference.

4 (ii) The Board has reviewed and considered the information contained in the FEIR
5 and adopted CEQA Findings for the Project under CEQA, the CEQA Guidelines and Chapter
6 31, including the adoption of a mitigation monitoring and reporting program and a statement of
7 overriding considerations, ("CEQA Findings"). The CEQA Findings for the Project are on file
8 with the Clerk of the Board in File No. 080664 and are incorporated into this resolution by this
9 reference.

10 (iii) The Board finds, on the basis of substantial evidence and in light of the whole
11 record, that (1) there have been no changes to the Project that will require important revisions
12 to the FEIR due to the involvement of new significant environmental effects or a substantial
13 increase in the severity of previously identified significant effects; (2) no substantial changes
14 have occurred with respect to the circumstances under which the Project will be undertaken
15 which would require major revisions to the FEIR due to the involvement of new environmental
16 effects, or a substantial increase in the severity of effects identified in the FEIR; and (3) no
17 new information of substantial importance to the Project has become available which would
18 indicate (a) the Project has significant effects not discussed in the Final ER, (b) significant
19 environmental effects will be substantially more severe; (c) that mitigation measures or
20 alternatives which would reduce one or more significant effects but which were found to be
21 not feasible have now become feasible; or (d) mitigation measures or alternatives which are
22 considerable different from those in the FEIR would substantially reduce one or more
23 significant effects on the environment; and,

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1 WHEREAS, The Board finds and declares that the proposed Project is (i) in conformity
2 with the priority policies of Section 101.1(b) of the City Planning Code, (ii) in accordance with
3 Section 4.105 of the San Francisco Charter and Section 2A.53(f) of the City Administrative
4 Code, and (iii) consistent with the City's General Plan, and adopts the findings of the City
5 Planning Commission as set forth in Planning Commission Resolution No. 17625, dated June
6 19, 2008, a copy of which is on file with the Clerk of the Board in file No. 080664 and
7 incorporates such findings by reference; and,

8 WHEREAS, San Francisco Charter section 9.118 requires the Director of Public Works
9 to obtain the Board's approval to award a contract for architectural and engineering design
10 services with a value in excess of \$10 million dollars for the Project; now, therefore, be it

11 RESOLVED, That the Director of Public Works is authorized to award a contract for
12 architectural and engineering design services for the Project on terms and conditions
13 substantially similar to those set forth in this resolution.

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