

1 [Authorizing award of architectural and engineering design services contract for the San  
2 Francisco General Hospital Rebuild Program.]

3 **Resolution authorizing the award of an architectural and engineering design services**  
4 **contract for the San Francisco General Hospital Rebuild Program.**  
5

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

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

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

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

16 WHEREAS, It is necessary to construct a new acute care hospital building on the  
17 existing grounds of the San Francisco General Hospital Medical Center that will meet  
18 mandated seismic safety requirements and accommodate all of the necessary acute care  
19 functions of the Medical Center; and,

20 WHEREAS, On or about March, 2007, the City issued a Request for Qualifications, to  
21 provide architectural and engineering design services for the San Francisco General Hospital  
22 Rebuild Program ("the project"); and,

23 WHEREAS, The City received five proposals in response to its Request for  
24 Qualifications and, after evaluating each proposal in accordance with the selection process  
25

1 described in the Request for Qualifications, ranked Fong & Chan Architects, Inc. as the  
2 highest scoring proposer; and,

3 WHEREAS, the project calls for the design and construction of a new seven-story (plus  
4 two levels below ground) acute care hospital building of approximately 400,000+ square feet  
5 accommodating approximately 280 hospital beds; and,

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

11 WHEREAS, The City, in order to expedite the design of the project, entered into an  
12 interim agreement (with two modifications) with Fong & Chan Architects, Inc. to provide limited  
13 architectural and engineering design services for the project for a fee not to exceed  
14 approximately \$9,750,000 (nine million seven hundred fifty thousand dollars); and,

15 WHEREAS, The City has negotiated a proposed final contract with Fong & Chan  
16 Architects, Inc., that will supercede the interim agreement and authorize the Architect to  
17 provide all of the architectural design, engineering, and construction administration services  
18 necessary to complete the design and construction of the project; and,

19 WHEREAS, Pertinent provisions of the proposed contract: (a) divide the project into  
20 four major increments, generally described as Site/Master Utility (increment 1), Utility Package  
21 (increment 2), Structural (increment 3), and Building (increment 4); (b) require the Architect to  
22 cooperate with and coordinate its work with the CM/GC during all phases of the design and  
23 construction of the project in order to, among other things, reduce or eliminate field and/or  
24 implementation errors and conflicts and compress the project schedule by eliminating or  
25

1 reducing redundant or erroneous efforts; (c) require the Architect to design the project within a  
2 specified budget and re-design as necessary to keep the project within the budget; (d) require  
3 the Architect to provide construction cost estimates on a regular basis throughout the design  
4 phases of the project ; and (e) provide for a lump sum fixed fee of \$50,494,815 (fifty million  
5 four hundred ninety four thousand eight hundred fifteen dollars) and a reimbursable expense  
6 allowance of \$750,000 (seven hundred fifty thousand dollars) for all architectural and  
7 engineering design services, including construction administration services, 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 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 San Francisco General Hospital Rebuild  
13 Program on terms and conditions substantially similar to those set forth in this resolution.

14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25