

File No. 231202

Committee Item No. 6

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee Date January 10, 2024

Board of Supervisors Meeting Date _____

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Completed by: Brent Jalipa Date January 4, 2024

Completed by: Brent Jalipa Date _____

1 [Emergency Declaration - Zuckerberg San Francisco General Hospital Building 2 - Chiller and
2 Boiler and Cooling Tower Replacement - Estimated Cost of Repairs Exceeds \$250,000]

3 **Resolution approving the Director of Public Works’ declaration of emergency under**
4 **Administrative Code, Section 6.60, to replace chiller, boiler, and cooling tower and**
5 **perform associated repair and upgrades at Zuckerberg San Francisco General Hospital**
6 **located at 1001 Potrero Avenue, estimated to cost in excess of \$250,000; and affirming**
7 **the Planning Department’s determination under the California Environmental Quality**
8 **Act.**

9
10 WHEREAS, In 2016, the Department of Public Health (“SFDPH”) opened a new
11 inpatient Acute Care Hospital and Trauma Center (Building 25) on the campus of Zuckerberg
12 San Francisco General Hospital located at 1001 Potrero Avenue; and

13 WHEREAS, The former Acute Care Building (Building 5) currently houses inpatient
14 psychiatric units, a skilled nursing unit, many outpatient clinics and services, the campus-wide
15 materials management and central supply, and critical inpatient services including the clinical
16 laboratory, linen room, and the kitchen that serves the inpatient units in Buildings 25 and 5;
17 and

18 WHEREAS, Building 3 houses the pathology lab which services all patient care
19 services on campus; and

20 WHEREAS, A series of cooling towers (“Cooling Towers”) located adjacent to the
21 powerplant and Building 2 chillers provide cooling to Building 5 and Building 3; and

22 WHEREAS, On September 6, 2023, the Cooling Towers unexpectedly and
23 catastrophically failed, subsequently ejecting six-foot long, 75-pound fan blades into the air;
24 and

25

1 WHEREAS, The catastrophic failure damaged safety fencing and caused debris to land
2 in parking areas, but did not result in any human injury; and

3 WHEREAS, The Cooling Towers are unrepairable and will remain inoperable until a
4 replacement project is completed; and

5 WHEREAS, An absence of adequate cooling during high-heat days could result in the
6 suspension of outpatient care, serious effects to inpatient acute care services, and require
7 relocation of inpatient beds away from Building 5; and

8 WHEREAS, Public Works staff have determined that the extensive and technical scope
9 of repair and replacement work necessitated by the failure of the Cooling Towers requires the
10 hiring of an outside contractor or contractors to perform the critical replacement of the Cooling
11 Towers, boiler, and chiller, and associated repairs and upgrades; and

12 WHEREAS, Public Works staff analyzed the circumstances extensively and
13 determined that the estimated cost of the replacement work, repairs, and upgrades is
14 expected to exceed \$250,000; and

15 WHEREAS, Pursuant to Section 6.60(c)(3) of the Administrative Code, an “actual
16 emergency” includes “[u]nforeseen occurrences of unusual character resulting in an
17 insufficient number of hospital beds or the lack of hospital beds or the lack of hospital,
18 surgical, mental health or hospital ancillary services so as to leave patients of the City without
19 required hospital or medical services”; and

20 WHEREAS, In response to a written request of SFDPH Director Colfax concerning the
21 implications of the failure of the onsite Cooling Towers, on September 13, 2023, with the
22 written approval of Public Works Commission Chair Post, Interim Public Works Director Short
23 issued Public Works Order No. 208613 declaring the existence of an emergency at
24 Zuckerberg San Francisco General Hospital due to the failure of the onsite Cooling Towers
25 and chillers; and

1 WHEREAS, According to Administrative Code, Section 6.60(b), on September 13,
2 2023, Interim Public Works Director Short gave notice of the emergency declaration to the
3 Board of Supervisors, Mayor, and Controller; and

4 WHEREAS, Administrative Code, Section 6.60(d), requires that the Board of
5 Supervisors approve emergency declarations for work estimated to cost in excess of
6 \$250,000; and

7 WHEREAS, The Planning Department has determined that the actions contemplated in
8 this Resolution comply with the California Environmental Quality Act (California Public
9 Resources Code Sections 21000 et seq.); said determination is on file with the Clerk of the
10 Board of Supervisors in File No. 231202 and is incorporated herein by reference; the Board
11 affirms this determination; and

12 WHEREAS, The SFDPH budget contains sufficient funds to complete the critical
13 replacement work and associated repairs and upgrades; now, therefore, be it

14 RESOLVED, That the Board of Supervisors approves the declaration of emergency set
15 forth in Public Works Order No. 208613 to address the catastrophic failure of the Cooling
16 Towers at Zuckerberg San Francisco General Hospital.

17

18 RECOMMENDED:

19

20 /s/ _____
21 San Francisco Public Works
22 Carla Short, Director

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Item 6 File 23-1202	Department: Department of Public Works (DPW)
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EXECUTIVE SUMMARY

Legislative Objectives

- The proposed resolution would approve a Public Works’ emergency declaration related to the failures of the cooling towers and chillers and General Hospital.
- Spending of more than \$250,000 on contracts entered into under the proposed emergency procurement authority requires Board of Supervisors approval of this resolution.

Key Points

- Two buildings within the General Hospital complex are cooled by a series of cooling towers and chillers, which DPW and DPH have been planning since. According to DPH, since 2011, \$26.6 million of General Fund monies have been appropriated to replace the two cooling towers and two chillers, of which \$14.2 million has been spent on design work and rental equipment. In addition, in 2020, the Board approved \$34.7 million in certificates of participation debt for the project.
- Originally expected to be completed in 2023, the project had a longer-than-expected design phase and is now expected to begin in February/March 2024 and finish in late 2026. In September, one of the cooling towers had a catastrophic failure, and Public Works declared an emergency.
- The proposed emergency declaration waives Administrative Code Chapter 6 contracting requirements, which shortens the procurement by six months. DPW has reached out to six contractors with expertise in cooling and chilling systems and solicited bids, which are due on January 19, 2024. DPW will evaluate bids based on cost and other factors, which include relevant project experience and project management approach.
- Any contracts entered into under the proposed emergency procurement authority are also exempt from 12A (Human Rights Commission), 12B (non-discrimination in contracts), 12C (non-discrimination in property contracts), and 14B (Local Business Enterprise utilization).

Fiscal Impact

- According to DPH, remaining project costs total approximately \$47 million. Project costs will be funded by a combination of the General Fund (\$12.3 million) and previously approved certificates of participation debt (\$34.7 million).

Recommendation

- Approve the proposed resolution.

MANDATE STATEMENT

Administrative Code Section 6.60(d) states that emergency work that costs more than \$250,000 is subject to Board of Supervisors approval. Prior to the commencement of emergency work above the \$250,000 threshold, the Department must also secure approval in writing from the Mayor, the President of the Board, or the Commission. If the emergency does not permit approval of the emergency determination by the Board of Supervisors before work begins, the Department head must submit a resolution approving the emergency determination to the Board of Supervisors within 60 days.

BACKGROUND

Cooling Tower and Chiller Project

San Francisco General Hospital (SFGH) Building 3 contains a pathology lab, and Building 5 contains a number of inpatient units and outpatient services and clinics. According to DPH, Building 3 and Building 5 are cooled by two cooling towers and two chillers, installed in 1974, which provide cold air and water. The cooling towers are constructed with wood, and with proper maintenance, should function for 20-25 years. According to DPW, the chillers have a useful life of 15-20 years. One of the chillers is original, and the other was replaced in 2006. DPH has completed maintenance work on both the cooling towers and chillers, extending their useful life.

On September 6, 2023, one of the cooling towers' fans unexpectedly broke after 49 years of operation. One of the cooling tower fan blades was ejected into the air, damaging the surrounding safety fencing, but nothing else. The other cooling tower was taken offline and DPH has rented equipment to replace the work of the two cooling towers.

Prior to the cooling tower fan failure in September 2023, both chillers failed – one in 2019 and one in 2022, including the chiller that was replaced in 2006. Rental chillers are providing a temporary chilling solution, but at reduced capacity.

Planned Replacement

DPW and DPH have been planning since 2011 to replace these SFGH cooling towers and two chillers. According to DPH, since 2011, \$26.6 million of General Fund monies have been appropriated to replace the two cooling towers and two chillers, of which \$14.2 million has been spent on design work and rental equipment.

In October 2020, the Board of Supervisors approved the issuance of \$157 million in Certificates of Participation, including \$34.7 million for the cooling tower and chiller replacement project, plus an additional \$8.3 million for reserves and financing costs (Files 20-1006 & 20-1007).¹ As of November 2023, none of that debt has been issued, and the Controller's Office of Public Finance expects to issue the debt starting in FY 2024-25.

¹ The 2020 COPs also provide funding for the following projects: Homeless Services Center, Laguna Honda Hospital Wings Reuse Project, and the AITC Immunization & Travel Clinic Relocation.

Project Timeline

The project timeline presented to the Board of Supervisors as part of the 2020 debt request indicated that a Request for Proposals for construction work was to be issued in Q3 2021, with construction starting in Q1 2022, and a project completion date of Q2 2023.

DPH now estimates that the total project will take three years, with construction beginning in February/March 2024 and finishing in late 2026, though the exact timeline will be determined once construction contractors are selected. According to Jason Zooks, DPH Executive Project Manager, the delay in the project timeline was due to a change in priorities during the height of the pandemic, additional design work, negotiations with PG&E regarding electrical connections to the new tower and chillers, and a longer than expected process to obtain a permit from the California Health Care Access and Information Department (formerly known as the Office of Statewide Health Planning and Development), which regulates hospitals and other health facilities. State permits were originally expected in Q4 2021, however they were issued in Q3 2022 for the chiller plans and in Q3 2023 for the cooling tower plans. After the state approved the cooling tower replacement plans, one of the cooling towers failed.

Emergency Declaration Timelines

In September 2023, Interim Director of Public Works Carla Short declared an emergency for the failure of the cooling towers at San Francisco General Hospital that occurred on September 6, 2023. The emergency declaration was approved on September 13, 2023 by Public Works Commission Chair Lauren Post. Administrative Code Section 6.60(b) states that departments must provide “immediate” notice of an emergency declaration to the Board of Supervisors, Mayor, and Controller, which occurred on September 14, 2023. A resolution approving this emergency declaration was submitted to the Board of Supervisors on November 14, 2023, within the sixty-day timeframe required by Administrative Code Section 6.60(d).

DETAILS OF PROPOSED LEGISLATION

The proposed resolution would approve a Public Works’ emergency declaration related to the failures of the cooling towers and chillers and General Hospital.

Spending of more than \$250,000 on contracts entered into under the proposed emergency procurement authority requires Board of Supervisors approval of this resolution. Any contracts entered into under the proposed emergency procurement authority are exempt from Administrative Code Chapters 6 (public works contracting policies and procedures), 12A (Human Rights Commission), 12B (non-discrimination in contracts), 12C (non-discrimination in property contracts), and 14B (Local Business Enterprise utilization).

The Planning Department has determined both projects to be exempt under the California Environmental Quality Act (CEQA) because they are replacing existing facilities. The proposed resolution would affirm that determination.

Contractor Selection Process

Because of the emergency declaration, selection of contractors is not governed by a typical Chapter 6 procurement process. According to Terry Saltz, DPH Facility Services and Capital Planning Administrator, the proposed emergency declaration will reduce the time to procure contractors by six months, due to waiving advertising timelines, approvals from the Contract Monitoring Division, and evaluating all proposals from an open solicitation.

DPW has reached out to six contractors with expertise in cooling and chilling systems and solicited bids. Bids were originally due on December 8, 2023; however, the deadline was extended until January 19, 2024, to allow DPH to respond to design-related questions regarding the cooling systems. Bids will be evaluated by DPW based on cost (50 percent of possible bid points) and non-cost factors (50 percent of possible bid points), which include relevant project experience and project management approach.

Although the proposed emergency declaration waives all of Administrative Code Chapter 6, DPW emergency contracting procedures established in May 2023 require emergency work be overseen by a project manager, independent cost estimates, attempting to solicit quotes for at least three contractors, working with the Contract Monitoring Division to conduct vendor outreach, and posting a list of selected contractors on the DPW website.

Project Detail

Cooling Tower Replacement Project

The project will demolish the two existing dysfunctional cooling towers behind San Francisco General Hospital’s Building 2 Power Plant and replace them with one new cooling tower. A transformer would also be installed on a concrete pad behind the fence. Temporary power connections would be created for the site during construction, and existing electric infrastructure would be replaced.

Chiller Replacement Project

The project will replace two existing boilers with one new boiler, and two existing chillers with three new electrical chillers. The room housing the boilers and chillers will be renovated, including additional electrical controls, new walls, and a new exit.

FISCAL IMPACT

According to DPH, remaining project costs total approximately \$47 million. This includes \$28.8 million for construction, \$6.5 million for soft costs (design, permitting), \$7.6 million in enabling work such as electrical upgrades and site renovations, and \$4 million in rental costs for temporary

chillers and cooling equipment. The \$14.2 million of prior General Fund spending on design work and rental equipment is not included in the figures presented below.

Exhibit 1: Sources and Uses for Remaining Project Costs

Sources	
General Fund	\$12,356,137
Certificates of Participation	\$34,700,000
Total Sources	\$47,056,137
Uses	
Soft Costs	\$6,522,000
Chiller Construction	\$18,800,000
Cooling Tower Construction	\$10,000,000
Enabling Work	\$7,600,000
Rental Equipment	\$4,000,000
Total Uses	\$46,922,000

Sources: DPH and DPW

Sources of Funding

As described above, the Cooling Tower and Chiller Replacement projects are funded from the previously appropriated General Fund monies and previously appropriated Certificate of Participation funds. The General Fund will be used to fund a portion of the soft costs, equipment rentals, and enabling work. The Certificates of Participation will be used to fund construction work and related soft costs.

RECOMMENDATION

Approve the proposed resolution.

<p>Item 3 File 23-1202</p>	<p>Department: Public Works (DPW), Public Health (DPH)</p>
<p>EXECUTIVE SUMMARY</p>	
<p style="text-align: center;">Legislative Objectives</p> <ul style="list-style-type: none"> • The proposed resolution would approve an emergency declaration of the Department of Public Works (DPW) related to repairs to General Hospital’s cooling towers and chillers, following an unexpected failure on September 6, 2023. <p style="text-align: center;">Key Points</p> <ul style="list-style-type: none"> • Prior to the cooling towers breaking on September 6, 2023, DPW and DPH had been collaborating on a cooling towers and chillers replacement project. The bidding process for a general contractor to complete the two projects is ongoing through December 15, 2023, according to DPH staff. DPW estimates that the total project will take 2-3 years, but the exact timeline will be determined by the awarded contractor. Given that procurement is already underway, it is not clear that the proposed emergency declaration is necessary. <p style="text-align: center;">Fiscal Impact</p> <ul style="list-style-type: none"> • DPH and DPW are still developing a funding plan and project timeline for the work associated with the proposed emergency declaration. <p style="text-align: center;">Recommendation</p> <ul style="list-style-type: none"> • Continue this item to a future Budget & Finance meeting. 	

MANDATE STATEMENT

Administrative Code Section 6.60(d) states that emergency work that costs more than \$250,000 is subject to Board of Supervisors approval. Prior to the commencement of emergency work above the \$250,000 threshold, the Department must also secure approval in writing from the Mayor, the President of the Board, or the Commission. If the emergency does not permit approval of the emergency determination by the Board of Supervisors before work begins, the Department head must submit a resolution approving the emergency determination to the Board of Supervisors within 60 days.

BACKGROUND

San Francisco General Hospital (SFGH) Building 3 contains a pathology lab and Building 5 contains a number of inpatient units and outpatient services and clinics. Building 3 and Building 5 are cooled by a series of cooling towers and chillers that according to DPH were installed in 1972. The cooling towers are constructed with wood, and with proper maintenance, should function for 20-25 years. DPW says that the cooling towers’ wood components and motors have been replaced over the years, extending their useful life.

On September 6, 2023, the cooling towers unexpectedly broke, after 51 years of operation. The cooling tower fan blades were ejected into the air, damaging safety fencing, but nothing else.

Planned Replacement

Prior to the incident, DPW and DPH had been planning since 2021 to replace these SFGH cooling towers and two chillers. The cooling towers’ foundation and timber structure were unstable. Unrelated to the incident, the two chillers were also broken. According to DPW, the chillers have a “useful life” expectancy of 15-20 years. One of the chillers is original, and the other was replaced in 2006.

In July 2022, M Lee Corporation¹ prepared a cooling towers replacement project estimate for DPW. In June 2023, M Lee Corporation prepared a chiller replacement project cost estimate. Neither project had commenced since, according to DPW, funding had not been secured.

Emergency Declaration Timelines

On September 13, 2023, Interim Director of Public Works Carla Short declared an emergency for the failure of the cooling towers at San Francisco General Hospital that occurred on September 6, 2023. The emergency declaration was approved by Public Works Commission Chair Lauren Post. Administrative Code Section 6.60(b) states that departmental emergency declarations must provide “immediate” notice to the Board of Supervisors, Mayor, and Controller., submitted a resolution approving this emergency declaration to the Board of Supervisors on November 14, 2023, within the sixty day timeframe required by Administrative Code Section 6.60(d).

¹ According to DPW, M Lee Corporation is on the DPW as-needed professional and construction contracts list and was involved in the design phases of these two projects.

DETAILS OF PROPOSED LEGISLATION

The proposed resolution would approve an emergency declaration of the Department of Public Works (DPW) related to repairs to General Hospital's cooling towers and chillers, following an unexpected failure on September 6, 2023.

Any contracts entered into under the emergency authority are exempt from Administrative Code Chapters 6 (public works contracting policies and procedures), 12A (Human Rights Commission), 12B (non-discrimination in contracts), 12C (non-discrimination in property contracts), and 14B (Local Business Enterprise utilization).

Cooling Towers and Chillers Replacement Projects

Prior to the cooling towers breaking on September 6, 2023, DPW and DPH had been collaborating on a cooling towers and chillers replacement project. The bidding process for a general contractor to complete the two projects is ongoing through December 15, 2023, according to DPH staff. DPW estimates that the total project will take 2-3 years, but the exact timeline will be determined by the awarded contractor. Given that procurement is already underway, it is not clear that the proposed emergency declaration is necessary.

Interim Building Cooling Solution

The cooling towers and chillers are currently inoperable. In order to continue providing cooling services to SFGH Building 3 and 5, DPH has procured rental equipment, although the cooling is at reduced capacity.

FISCAL IMPACT

DPH and DPW are still developing a funding plan and project timeline for the work associated with the proposed emergency declaration.

RECOMMENDATION

Continue this item to a future Budget & Finance meeting.



January 10, 2024, Presentation to Budget & Finance Committee

Request: Approve Emergency Declaration for Zuckerberg San Francisco General Hospital and Trauma Center

To Allow for Construction for the ZSFG Building 2 Chiller, Boiler and Cooling Tower Replacement Project

Gabriel Lim, Senior Architect, Public Works
Jason Zook, Project Manager, Public Health



Emergency Declaration Projects – Request for Approval



- Seeking Board of Supervisors approval per Admin Code §6.60(d) for Chiller and Boiler and Cooling Tower Replacement Emergency Declaration
- 2016: Department of Public Health (DPH) opened a new Inpatient Acute Care Hospital and Trauma Center (Building 25) on the ZSFG campus.
- The former Acute Care Building (Building 5) currently houses Inpatient Psychiatric Units in 7Bm 7C and 1B, a Skilled Nursing Unit (SNF) in 4A and many Outpatient clinics and services.
- Additionally, Building 5 houses the Materials and Central Supply for the campus (all Patient Care Services).
- Building 5 also houses critical Inpatient services including the Clinical Laboratory, Linen and the Kitchen that serves the Inpatient units in Buildings 25 and 5.
- Building 3 houses the Pathology Lab, which services all patient care services on campus.

Risks and Vulnerabilities



- An absence of adequate cooling during high-heat days could result in the suspension of Outpatient care, case serious affects to Inpatient/Acute Care services, and possibly require relocation of Inpatient beds from Building 5.
- DPH has acquired provisional mobile cooling equipment as a stop-gap measure; however, this is a temporary solution that may be unable to meet cooling demand on high-heat days.
- DPH has secured funding and has been actively working in partnership with San Francisco Public Works (SFPW) on a project to replace the cooling towers and chillers on campus.
- The unexpected catastrophic infrastructure failure requires a dramatic acceleration of this project to protect the health and safety of patients, staff and visitors on campus.

Risks and Vulnerabilities - Continued



- Cooling is provided to Building 5 and Building 3 by a series of Cooling Towers located adjacent to the powerplant and Chillers (Building 2).
- September 6, 2023: The Cooling Towers unexpectedly and catastrophically failed, subsequently ejecting six-foot long (75lb) fan blades into the air.
- These blades damaged safety fencing, causing some debris to land in parking areas.
- Thankfully, no injuries occurred.
- The current Cooling Towers are unrepairable and will remain inoperable until a replacement project is completed.

Status and Progress



- Public Works declared an emergency at the request of DPH and continues to address project needs.
- Project is out to Bid with bid prices due on January 19, 2024 with anticipation for Construction start in March/April 2024.
 - Utilizing Best Value process due to complexity and critical nature of the project.
- Public Works will coordinate with DPH on the subsequent awards for the emergency project.

Emergency Declaration Projects – Request for Approval



Request:

Approve emergency declaration for Zuckerberg San Francisco General Hospital and Trauma Center to allow for Construction for the ZSFG Building 2 Chiller, Boiler and Cooling Tower project in order for DPH to protect the health and safety of patients, staff and visitors on campus.



QUESTIONS



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 208613

**CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS
EMERGENCY DECLARED**

An **Emergency** exists at **Zuckerberg San Francisco General Hospital (ZSFG)** located at 1001 Potrero Avenue, San Francisco, CA 94110.

In 2016, the Department of Public Health (DPH) opened a new Inpatient Acute Care Hospital and Trauma Center (Building 25) on the ZSFG Campus. The former Acute Care Building (Building 5) currently houses Inpatient Psychiatric Units in 7B, 7C and 1B, a Skilled Nursing Unit (SNF) in 4A and many Outpatient clinics and services. Additionally, Building 5 houses the Materials Management and Central Supply for the campus (all Patient Care Services). Building 5 also houses critical Inpatient services including the Clinical Laboratory, Linen and the Kitchen that serves the Inpatient units in Buildings 25 and 5. Building 3 houses the Pathology Lab which services all patient care services on campus.

Cooling is provided to Building 5 and Building 3 by a series of Cooling Towers located adjacent to the powerplant and Chillers (Building 2).

On September 6, 2023, the Cooling Towers unexpectedly and catastrophically failed, subsequently ejecting six-foot long (75lb) fan blades into the air. These blades damaged safety fencing, causing some debris to land in parking areas. Thankfully, no injuries occurred. The current Cooling Towers are unrepairable and will remain inoperable until a replacement project is completed.

An absence of adequate cooling during high-heat days could result in the suspension of Outpatient care, cause serious affects to Inpatient/Acute Care services, and possibly require relocation of Inpatient beds from Building 5. DPH is procuring provisional mobile cooling equipment as a stop-gap measure; however, this is a temporary solution that may be unable to meet cooling demand on high-heat days. DPH has secured funding and has been actively working in partnership with San Francisco Public Works (SFPW) on a project to replace the cooling towers and chillers on campus. The unexpected catastrophic infrastructure failure requires a dramatic acceleration of this project to protect the health and safety of patients, staff and visitors on campus.

Therefore, an Emergency is declared to exist under the provisions of Sections 6.60(c)(2) and 6.60(c)(3) of the San Francisco Administrative Code to address the catastrophic failure of the Cooling Towers at ZSFG. The estimated cost for the emergency work will exceed the \$250,000 threshold amount, requiring additional approvals per San Francisco Administrative Code Chapter 6.60.

Any Contractor shall be required to indemnify and hold harmless the City & County of San Francisco, its officers, agents and employees and furnish certificates of insurance protecting Contractor, any sub-contractors and the City & County of San Francisco and its officers, agents and employees against claims arising out of work performed pursuant to this order with the City & County of San Francisco, its officers, agents and employees named as additional insureds.

Attachments: DPH Emergency Declaration Request to SFPW

DISTRIBUTION:

DPH: Grant.Colfax@sfdph.org; jason.zook@sfdph.org

SFPW BDC: Christine.Tang@sfdpw.org; Julia.Laue@sfdpw.org;
Deputy Director: Ronald.Alameida@sfdpw.org; Bruce.Robertson@sfdpw.org
Contract Admin: ContractAdmin.Staff@sfdpw.org

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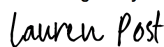
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Interim Director of Public Works

DocuSigned by:



9/13/2023 | 2:18:37 PM PDT

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Lauren Post

Chair, Public works Commission



San Francisco Department of Public Health

Grant Colfax, MD
Director of Health

Covner

City and County of San Francisco
London N. Breed
Mayor

September 7, 2023

Dear Director Short:

The Department of Public Health (DPH) respectfully requests that the Director of Public Works declare an emergency under San Francisco Administrative Code Section 6.60 to enable the City to perform construction-related repairs and other emergency work at Zuckerberg San Francisco General Hospital and Trauma Center (ZSFG).

Background:

In 2016, DPH opened a new Inpatient Acute Care Hospital and Trauma Center (Building 25) on the ZSFG Campus. The former Acute Care building (Building 5) currently houses Inpatient Psychiatric Units in 7B, 7C and 1B, a Skilled Nursing Unit (SNF) in 4A and many Outpatient Clinics and services. Additionally, building 5 houses the Materials Management and Central Supply for the campus (all Patient Care Services). Building 5 also houses critical Inpatient services including the Clinical Laboratory, Linen and the Kitchen that serves the Inpatient units in Building 25 and 5. Building 3 houses the Pathology Lab which services all patient care services on campus.

Cooling is provided to Building 5 and Building 3 by a series of Cooling towers located adjacent to the powerplant and Chillers (Building 2).

On September 6, 2023, the Cooling Towers unexpectedly and catastrophically failed sending six foot long (75lb) fan blades into the air. These blades damaged safety fencing and some debris landed in parking areas. Thankfully, no injuries occurred. The Cooling Towers are unrepairable and will remain inoperable until a replacement project is completed.

An absence of adequate cooling during high heat days could result in the suspension of outpatient care, serious affects to Inpatient/Acute Care services and the possible required relocation of Inpatient beds from Building 5. DPH is procuring mobile temporary cooling equipment as a stop-gap measure, but this is a temporary solution that may be unable to meet cooling demand on high-heat days. As you know, DPH has secured funding and has been actively working in partnership with DPW on a project to replace the cooling towers and chillers on campus. The unexpected catastrophic infrastructure failure requires a dramatic acceleration of this project to protect the health and safety of patients, staff and visitors on campus.



San Francisco Department of Public Health

Grant Colfax, MD
Director of Health

DPH respectfully requests that DPW partner to declare an emergency replacement of the Chillers and Cooling Towers located at the powerplant, ZSFG, 1001 Potrero Avenue. There is a nearly permitted (OSHPD) design prepared by DPW. We ask to fast-track the remaining processes necessary to complete this work including the on-boarding of General Contractor (GC) to complete:

Chiller and Cooling Towers Replacement projects (OSHPD # S211545-38-00 & H220692-38-00)

Emergency Contract Authorization:

Pursuant to Section 6.60(c)(3) of the Administrative Code, which states an "actual emergency" includes, "***Unforeseen occurrences of unusual character resulting in an insufficient number of hospital beds or the lack of hospital beds or the lack of hospital, surgical, mental health or hospital ancillary services so as to leave patients of the City without required hospital or medical services,***" DPH respectfully requests that the Director of Public Works declare an emergency and authorize the projects listed above to proceed under a Public Works emergency declaration.

A handwritten signature in blue ink, appearing to read "G. Colfax".

Dr. Grant Colfax
Director
San Francisco Department of Public Health



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
DPW: ZSFG Building 2 Cooling Tower Replacement / 1001 Potrero Avenue		4154001
Case No.		Permit No.
2023-003185ENV		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>DPW: ZSFG Building 2 Cooling Tower Replacement / 1001 Potrero Avenue, Building 2 Plant Building - Project is permitted through the California Department of Health Care Access and Information (HCAI) and not through the SF Department of Building Inspection, but HCASI relies on local jurisdictions for CEQA compliance. This project takes place at the existing Building 2 Plant Building on the ZSFG campus. Demolish the existing cooling towers and associated upper pad and replace with a similar height cooling tower. New pad for replacement cooling tower will be lower. The tower is not visible from the public way or streets, as they are behind the existing Plant Building. Provide three vertically mounted pumps, filtration system, associated piping, valves, and instrumentations. Pumps, filtration system, piping, valves and instruments are to be installed at grade that connect to the cooling tower. An 8' tall chain-link fence is being installed to secure the cooling tower. A 7' tall transformer will be installed on a concrete pad behind existing 8' high chain-link fencing. Provide steel frame to support elevated cooling tower and fencing. Install new retaining wall, stairs, and handrails. Power and temperature control system to be provided for the cooling tower and pumps. Fencing = 268'-8" Total Length Retaining Wall – 63' 11-1/2" Total</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the https://sfplanninggis.org/pim/</i>)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information tab on the https://sfplanninggis.org/pim/</i>)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information tab on the https://sfplanninggis.org/pim/</i>) If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning tab on the https://sfplanninggis.org/pim/</i>) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental tab on the https://sfplanninggis.org/pim/</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Rebecca Salgado</p> <p>SCM 1 Accidental discovery required.</p> <p>The project does not require a building or grading permit and Maher does not apply, but the project would require construction specifications for protection for workers and the public, and for hazardous-materials handling and disposal to meet state and federal regulatory requirements.</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> : See project description
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Rebecca Salgado	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Public Works Commission	Signature: Rebecca Salgado
		07/26/2023
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link.</p> <p>Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the SF Admin Code. Per Chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the Approval Action occurs at a noticed public hearing, or within 30 days after posting on the Planning Department's website a written decision or written notice of the Approval Action, if the approval is not made at a noticed public hearing.</p>	

Full Project Description

DPW: ZSFG Building 2 Cooling Tower Replacement / 1001 Potrero Avenue, Building 2 Plant Building - Project is permitted through the California Department of Health Care Access and Information (HCAI) and not through the SF Department of Building Inspection, but HCASI relies on local jurisdictions for CEQA compliance.

This project takes place at the existing Building 2 Plant Building on the ZSFG campus. Demolish the existing cooling towers and associated upper pad and replace with a similar height cooling tower. New pad for replacement cooling tower will be lower. The tower is not visible from the public way or streets, as they are behind the existing Plant Building. Provide three vertically mounted pumps, filtration system, associated piping, valves, and instrumentations. Pumps, filtration system, piping, valves and instruments are to be installed at grade that connect to the cooling tower. An 8' tall chain-link fence is being installed to secure the cooling tower. A 7' tall transformer will be installed on a concrete pad behind existing 8' high chain-link fencing. Provide steel frame to support elevated cooling tower and fencing. Install new retaining wall, stairs, and handrails. Power and temperature control system to be provided for the cooling tower and pumps.

Fencing = 268'-8" Total Length

Retaining Wall – 63' 11-1/2" Total Length

Necessary backhoe excavations associated with this activity will include an estimated 630 cubic yards of ground disturbance, and modification of existing grade and drainage features. Ground Disturbance for Cooling Tower:

Vertical- 5 feet ; Horizontal- 3,078 sf

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.

Planner Name:

Date:



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
DPW: ZSFG Building 2 Chiller Replacement - 1001 Potrero Avenue		4154001
Case No.		Permit No.
2023-003187ENV		
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. DPW: ZSFG Building 2 Chiller Replacement - 1001 Potrero Avenue - Project is permitted through the California Department of Health Care Access and Information (HCAI) and not through the SF Department of Building Inspection, but HCASI relies on local jurisdictions for CEQA compliance. This project is for replacement of two existing boilers with one new boiler, and one of two existing absorption chiller with three new electric centrifugal chillers. A new fire rated wall is to separate the chillers and boilers. The new boiler, chillers and fire rated wall are to be on the interior of the building and will not be seen from the public way. The new chiller room also requires a permanent exit to exterior, dedicated ventilation, and continuous monitoring of refrigerant. The project includes the installation of a new exterior electrical transformer, breaker switch and related electrical duct bank. Located to the west of the building behind a 8' tall chain-link fence, three 10' tall ATSS and one 7' tall transformer will be provided. The tops of ATSS may be visible from the public way, but are set back about 200' from 22nd street. This work also includes some upgrades to exterior sidewalk improvements and grading and drainage related to the electrical equipment. Additional scope include exterior transformer, slab, retaining walls, FULL PROJECT DESCRIPTION ATTACHED</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the https://sfplanninggis.org/pim/</i>)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information tab on the https://sfplanninggis.org/pim/</i>)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information tab on the https://sfplanninggis.org/pim/</i>) If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning tab on the https://sfplanninggis.org/pim/</i>) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental tab on the https://sfplanninggis.org/pim/</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Rebecca Salgado</p> <p>SCM 1 Accidental discovery required.</p> <p>The project does not require a building or grading permit and Maher does not apply, but the project would require construction specifications for protection for workers and the public, and for hazardous-materials handling and disposal to meet state and federal regulatory requirements.</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> : See project description
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Rebecca Salgado	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Public Works Commission	Signature: Rebecca Salgado 07/26/2023
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/pim/ . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the SF Admin Code. Per Chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the Approval Action occurs at a noticed public hearing, or within 30 days after posting on the Planning Department's website a written decision or written notice of the Approval Action, if the approval is not made at a noticed public hearing.	

Full Project Description

DPW: ZSFG Building 2 Chiller Replacement - 1001 Potrero Avenue - Project is permitted through the California Department of Health Care Access and Information (HCAI) and not through the SF Department of Building Inspection, but HCASI relies on local jurisdictions for CEQA compliance.

This project is for replacement of two existing boilers with one new boiler, and one of two existing absorption chiller with three new electric centrifugal chillers. A new fire rated wall is to separate the chillers and boilers. The new boiler, chillers and fire rated wall are to be on the interior of the building and will not be seen from the public way. The new chiller room also requires a permanent exit to exterior, dedicated ventilation, and continuous monitoring of refrigerant. The project includes the installation of a new exterior electrical transformer, breaker switch and related electrical duct bank. Located to the west of the building behind a 8' tall chain-link fence, three 10' tall ATSS and one 7' tall transformer will be provided. The tops of ATSS may be visible from the public way, but are set back about 200' from 22nd street. This work also includes some upgrades to exterior sidewalk improvements and grading and drainage related to the electrical equipment. Additional scope include exterior transformer, slab, retaining walls, interior main switchboard, and new exterior louvers. New exterior louvers will replace approximately 50 sf of existing louvers in the existing curtain wall system.

Slab foundation with retaining walls

Dimensions and ground disturbance for retaining walls, chain link fence, etc.

Cooling Tower Retaining wall (on slab):

6' 2 3/8" x 3' 5 1/16"

42' 2 1/4" x 5' 0"

15' 6 7/8" x 8' 4 7/8"

Transformer Retaining wall (on slab):

76'-1" (total length) x 6' 5"

Chain Link Fence:

8' high x 198' total (No new fencing. Just replacement of some existing fence along the driveway and a new gate in existing fence along the fire lane.)

Necessary backhoe excavations associated with this activity will include an estimated 430 cubic yards of ground disturbance, and modification of existing grade and drainage features. Chiller ground disturbance limits: Vertical- 5 feet ; Horizontal- 1,533 sf

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.

Planner Name:

Date:

From: [Paulino, Tom \(MYR\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Schneider, Ian \(DPW\)](#)
Subject: Mayor -- Resolution -- Zuckerberg San Francisco General Hospital Building 2
Date: Tuesday, November 14, 2023 3:43:51 PM
Attachments: [Res - Emergency Declaration - ZSFG B2 Chiller Boiler and Cooling Tower Final.doc](#)
[2023-003185ENV-CEQA Checklist2023-07-31\(12-57-56\).pdf](#)
[2023-003187ENV-CEQA Checklist2023-07-31\(12-52-42\).pdf](#)
[230908 Chiller and Cooling Tower - DPH ZSFG - Emergency Declaration.pdf](#)
[ZSFG Chillers & Cooling Towers Emergency Declaration.pdf](#)

Hello Clerks,

Attached for introduction to the Board of Supervisors is a Resolution approving the Director of Public Works' declaration of emergency under Administrative Code Section 6.60 to replace chiller, boiler, and cooling tower and perform associated repair and upgrades at Zuckerberg San Francisco General Hospital located at 1001 Potrero Avenue; affirming the Planning Department's determination under the California Environmental Quality Act.

Cheers,

Tom Paulino

He/Him

Liaison to the Board of Supervisors

Office of the Mayor

City and County of San Francisco