

File No. 120045

Committee Item No. 3

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date: February 1, 2012

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Budget & Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Ethics Form 126 |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
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OTHER

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Completed by: Victor Young

Date: January 27, 2012

Completed by: Victor Young

Date: _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages. The complete document is in the file.

1 [Revising Findings – Contract Approval for Design and Construction of New Fire Station -
2 935 Folsom Street]

3 **Ordinance amending Ordinance 218-10 to revise the findings supporting the waiver of**
4 **Chapter 6 of the Administrative Code for a Conditional Land Disposition and**
5 **Acquisition Agreement between the City and the San Francisco Museum of Modern Art**
6 **for the design and construction of the new fire station to be located at 935 Folsom**
7 **Street, San Francisco, California.**

8 NOTE: Additions are *single-underline italics Times New Roman*;
9 deletions are *strike through italics Times New Roman*.
10 Board amendment additions are double-underlined;
11 Board amendment deletions are ~~strikethrough-normal~~.

11 Be it ordained by the People of the City and County of San Francisco:

12 Section 1. Findings. The Board of Supervisors of the City and County of San
13 Francisco hereby finds and declares as follows:

14 A. On August 12, 2010, the City adopted Ordinance No. 218-10 to authorize the
15 Director of Real Property to enter into the Conditional Land Disposition and Acquisition
16 Agreement between City and the San Francisco Museum of Modern Art and its affiliate
17 (collectively "Museum (the "Agreement")), a copy of which is on file with the Clerk of the Board
18 of Supervisors in File No.100883. The Agreement was fully executed and delivered by the
19 parties on or about October 15, 2010.

20 B. Subject to the satisfaction of express conditions, including completion of
21 environmental review under the California Environmental Quality Act ("CEQA") (California
22 Public Resources Code Sections 21000 *et seq.*), the CEQA Guidelines (California Code of
23 Regulations, title 14, Sections 15000 *et seq.*), and Chapter 31 of the San Francisco
24 Administrative Code, the Agreement provides for the transfer of City's real property known as
25 676 Howard Street (Block 3722, Lot 028) and the City's fire station known as "Fire Station No.

1 1" located on such real property, together with an adjoining section of right-of-way known as
2 Hunt Street also located within Block 3722, in San Francisco, California in exchange for (i) the
3 9,000-square-foot northern portion (the "Replacement Property") of Museum's parcel of real
4 property located at 935 Folsom Street (Block 3753, Lot 140) in San Francisco, (ii) a new fire
5 station to be constructed by Museum, at Museum's sole cost and expense (the "Replacement
6 Fire Station"), on the Replacement Property, and (iii) a parking easement over an
7 approximately 1,800-square-foot adjacent portion of the remaining 5,400-square-feet of such
8 parcel (the "Parking Easement").

9 C. Ordinance No. 218-10 also contains the Board's express finding that no City
10 funds will be used to pay any amounts to be expended pursuant to any contract entered into
11 by or on behalf of Museum to build the Replacement Fire Station or improve the Replacement
12 Property for City's use (inclusive of contracts for any materials, equipment, supplies, or
13 services incorporated or utilized in the construction of the Replacement Fire Station and the
14 associated other improvements to be constructed on the Replacement Property and the
15 Parking Easement).

16 D. Ordinance 218-10 also contains the Board's finding that the construction by
17 Museum of the Replacement Fire Station and the associated other improvements to be
18 constructed on the Replacement Property and the Parking Easement, as contemplated by the
19 Agreement, does not constitute a public work project and provides that and all contracts
20 entered into by or on behalf of Museum in connection with architectural, surveying,
21 engineering, legal, project management, construction, contracting, and other consulting
22 services for the Replacement Fire Station shall be exempt from all of the requirements of
23 Chapter 6 of City's Administrative Code Exemption.

24 E. Since Ordinance 218-10 was enacted, the Fire Department has determined that
25 it intends to enhance the architectural design and functionality of the Replacement Fire

1 Station beyond that which the Museum is required to provide pursuant to the Agreement by
2 additional reinforcement and finish to the slab of the apparatus bay, certain functional
3 connections with air compressor units, various flooring, wall, door and window treatments or
4 adjustments, and coordinated installation of telecommunications, data and fire/life safety lines,
5 (collectively, the "Additional Improvements"). Subject to the appropriation of adequate of
6 funds pursuant to the City's annual appropriations for Fire Department facilities improvements,
7 the Fire Department intends to expend City funds for the construction of the Additional
8 Improvements. The cost of construction of the Additional Improvements is estimated at
9 approximately \$400,000 or less if constructed by Museum's contractors as a part of the
10 original construction of the Replacement Fire Station. Such cost is expected to materially rise
11 if implemented as a City construction project after the completion of the initial construction of
12 the Replacement Fire Station because a separate City construction process is expected to
13 entail construction staging, demolition, and remodeling costs, and other construction and
14 administrative costs that should be avoidable if the Additional Improvements are completed
15 during the original construction of the Replacement Fire Station.

16 F. The estimated expenditure of City funds for the Additional Improvements does not
17 alter the Board's determination that the exchange transaction contemplated by the Agreement
18 is beneficial to the City and in its best interests. The estimated cost of the Additional
19 Improvements is expected to constitute less than 7% of the total construction cost of the
20 Replacement Fire Station and less than 5% of the total value of the Replacement Property to
21 be received by the City pursuant to the exchange transaction contemplated by the Agreement.

22 Section 2. Amendment of Section One of Ordinance 218-10. The Board's finding
23 contained in Section 1K of Ordinance 218-10 is hereby amended and restated in its entirety
24 as follows:
25

1 "K. The Board understands, and the Agreement provides that, (i) no City funds will be used
2 to pay any amounts to be expended pursuant to any contract entered into by or on behalf of
3 Museum to build the Replacement Fire Station as described in the Agreement or improve the
4 Replacement Property for City's use (inclusive of contracts for any materials, equipment,
5 supplies, or services incorporated or utilized in the construction of the Replacement Fire
6 Station and the associated other improvements to be constructed on the Replacement
7 Property and the Parking Easement) and (ii) to the extent the fair market value of the Museum
8 Transfer Property and Museum's cost to construct the Replacement Fire Station exceed the
9 fair market value of the City Property, such additional amount shall be deemed a gift to City by
10 Museum and no additional consideration shall be due or payable from City to Museum as a
11 result of such difference in value. Notwithstanding the foregoing, the Board understands that
12 City funds otherwise allocated to the Fire Department as part of the City's annual
13 appropriations process in an amount not to exceed \$400,000 may be expended to enhance
14 the architectural design and functionality of the Replacement Fire Station beyond that which
15 the Museum is obligated to provide pursuant to the Agreement and that it may be most
16 expeditious and cost effective for the City to have such architectural enhancements
17 constructed by Museum's contractors as a part of the initial construction of the Replacement
18 Fire Station."

19 Section 3. Except as specifically modified by this Ordinance, the text of Ordinance
20 218-10 is unchanged.

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RECOMMENDED:

See File for Signature.

Director of Property

See File for Signature.

Fire Chief

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: See File for Signature.

Richard Handel
Deputy City Attorney

LEGISLATIVE DIGEST

[Revising Findings – Contract Approval for Design and Construction of New Fire Station - 935 Folsom Street]

Ordinance amending Ordinance 218-10 to revise the findings supporting the waiver of Chapter 6 of the Administrative Code for a Conditional Land Disposition and Acquisition Agreement between the City and the San Francisco Museum of Modern Art for the design and construction of the new fire station to be located at 935 Folsom Street, San Francisco, California.

Existing Law

Pursuant to Ordinance 218-10, the Board approved the execution by the City of an Conditional Land Disposition and Acquisition Agreement ("Agreement") for the proposed exchange (the "Exchange Transaction") of City's land and Fire Station located at 676 Howard Street, San Francisco and a portion of the public right-of-way known as Hunt Street for Museum's parcel of real property located at 935 Folsom Street (the "Replacement Property"), a new fire station to be constructed by or on behalf of Museum on such parcel (the "Replacement Fire Station"), and an easement for parking purposes adjacent to such parcel (the "Parking Easement"). Pursuant to Ordinance 218-10, the Board also found that no City funds would be used in the construction of the Replacement Fire Station and exempted from the requirements of Chapter 6 of the City's Administrative Code all contracts to be entered into by Museum for the design and construction of the Replacement Fire Station and the improvement of such parcel and Parking Easement.

Amendments to Current Law

Pursuant to the proposed Ordinance, the Board would amend its finding in Ordinance 218-10 that stated that no City funds would be used in the construction of the Replacement Fire Station to reflect that, subject to the City's annual appropriations process, City funds in an amount not to exceed \$400,000 may be used to pay for certain additional improvements to the Replacement Fire Station.

Background Information

In enacting Ordinance 218-10, the Board authorized the Exchange Transaction contemplated by the Agreement, subject to certain express conditions, and found that such exchange was in the City's best interests. Further, the Board found that the estimated construction cost of the Replacement Fire Station is expected to exceed \$6 million. Since Ordinance 218-10 was enacted, the Fire Department has determined that it intends to enhance the architectural design and functionality of the Replacement Fire Station beyond that which the Museum is required to provide pursuant to the Agreement by constructing additional reinforcement and finish to the slab of the apparatus bay, certain functional connections with air compressor

units, various flooring, wall, door and window treatments or adjustments, and coordinated installation of telecommunications, data and fire/life safety lines (collectively, the "Additional Improvements"). The cost of construction of the Additional Improvements is estimated at approximately \$400,000 if constructed by Museum's contractors as a part of the original construction of the Replacement Fire Station. Such cost is expected to materially rise if implemented as a City construction project after the completion of the initial construction of the Replacement Fire Station because a separate City construction process is expected to entail construction staging, demolition, and remodeling costs, and other construction and administrative costs that should be avoidable if the Additional Improvements are completed during the original construction of the Replacement Fire Station.

Item 3
File 12-0045

Department:
Real Estate Division, Department of Public Works (DPW),
Office of Workforce Development (OEWD).
San Francisco Fire Department (SFFD)

EXECUTIVE SUMMARY

Legislative Objectives

- Ordinance amending Ordinance 218-10, previously approved by the Board of Supervisors, to revise the Conditional Land Disposition and Acquisition Agreement between the City and the San Francisco Museum of Modern Art (MOMA) for the design and construction of a new fire station to be located at 935 Folsom Street. The proposed ordinance would authorize the City to pay up to an additional \$400,000 for improvements not included in the original ordinance and agreement.

Key Points

- The Board of Supervisors approved Ordinance 218-10 on August 3, 2010 authorizing the City to execute a Conditional Land Disposition and Acquisition Agreement ("Agreement") between the City and the San Francisco Museum of Modern Art (MOMA) (Ordinance 218-10). Under the Agreement, the City transfers title to 676 Howard Street, which is the existing site of Fire Station 1, to MOMA. In exchange, MOMA transfers title to property located at 935 Folsom Street to the City. Under the Agreement, previously approved by the Board of Supervisors, MOMA was required to construct a new Fire Station at 935 Folsom Street at no cost to the City to replace the City's Fire Station 1, currently located at 676 Howard Street.
- According to SFFD Assistant Deputy Chief Stevens, the Fire Department reviewed the list of items contained in Exhibit G of the original Agreement before the Agreement was executed on October 15, 2010. After the draft Construction Program design documents were submitted to SFFD and the Department of Public Works (DPW) for approval on October 3, 2011, SFFD realized that there were additional improvements necessary for the new Fire Station with total estimated costs of approximately \$395,253.

Fiscal Impact

- According to Ken Rich, Project Director at the Office of Economic and Workforce Development (OEWD), of the total estimated costs of \$395,253 for the additional needed improvements to the new Fire Station, MOMA agreed to pay costs totaling \$44,318, as shown in the Table below. According to Assistant Deputy Chief Stevens, the balance of \$350,935 is to be paid by SFFD from unexpended SFFD Fire Protection System capital funds previously appropriated by the Board of Supervisors.

Policy Issue

- According to Assistant Deputy Chief Stevens, SFFD and DPW did not actively participate in the design for the new Fire Station, conducted by the architectural firm, Leddy Maytum Stacy, retained by MOMA. Assistant Deputy Chief Stevens states that SFFD and DPW did not identify the need for the additional improvements to the new Fire Station, to be authorized under the proposed ordinance, until the draft Construction Program design documents were submitted to SFFD and DPW for approval on October 3, 2011.

Recommendation

- Approve the proposed ordinance

MANDATE STATEMENT / BACKGROUND**Mandate Statement**

According to the City's Charter, Section 2.105, the Board of Supervisors approves all ordinances.

Background

The Board of Supervisors approved an ordinance on August 3, 2010 authorizing the City to execute a Conditional Land Disposition and Acquisition Agreement ("Agreement") between the City and the San Francisco Museum of Modern Art (MOMA) (Ordinance 218-10). Under the Agreement, the City transfers the title to 676 Howard Street, the existing site of the City's Fire Station 1, to MOMA. In exchange, MOMA transfers the title to the property located at 935 Folsom Street to the City. Under the Agreement, as previously approved by the Board of Supervisors, MOMA was required to construct a new Fire Station at 935 Folsom Street at no cost to the City to replace the City's Fire Station 1, currently located at 676 Howard Street.

MOMA's property at 935 Folsom Street has an appraised land value of \$2,350,000 and the City's property at 676 Howard Street has an appraised land value of \$2,040,000, \$310,000 less in value than the 935 Folsom Street property to be conveyed to the City. The difference of \$310,000 was deemed to be a gift to the City by MOMA.

Under the original Agreement, MOMA is to construct the new Fire Station at 935 Folsom Street to replace the City's Fire Station 1, which was expected to exceed \$6,000,000 when the Board of Supervisors approved Ordinance 218-10 on August 3, 2010.

The Agreement between MOMA and the City specified that the "Museum shall complete construction of the new Fire Station shell, the paving and striping of the Parking Easement, and certain fire station fixtures in a manner that will fulfill the program specifications for the new Fire Station construction program all as set forth in Exhibit G (the Construction Program)...the Museum shall have no obligation to construct elements or features of the new Fire Station in excess of or in addition to those specified in the Construction Program." The Attachment to this report, "Exhibit G" of the original Agreement, details the Proposed Construction Program for the Replacement Fire Station including the Furnishings, Fixtures and Equipment List.

According to SFFD Assistant Deputy Chief Stevens, the Fire Department reviewed the list of items contained in Exhibit G before the Agreement was executed on October 15, 2010. After the draft Construction Program design documents were submitted to SFFD and the Department of Public Works (DPW) for approval on October 3, 2011, SFFD realized that there were additional improvements necessary for the new Fire Station having additional estimated costs of \$395,253 as shown in the Table below under the Fiscal Impact Section of the report. Some of the improvements, including (a) telecommunications/data, fire alert, and public announcement infrastructure, (b) air compressors and piping, and (c) interior furnishings and equipment, were necessary for a fully functioning fire station. Other improvements were health and safety upgrades, or to save long term costs by increasing the usable life of the fire station such as (a) fiberglass reinforced floors, (b) glass shower doors instead of curtains, and (c) rubberized floor in the Fitness Room.

DETAILS OF PROPOSED LEGISLATION

Ordinance 218-10 contained the Board of Supervisors' findings that (1) no City funds will be used to pay any amounts to be expended pursuant to any contract entered into by MOMA for the construction of the new Fire Station; and (2) construction by MOMA of the new Fire Station does not constitute a public work project.

The proposed ordinance would amend Ordinance 218-10 to allow the City to expend an additional not-to-exceed amount of \$400,000 for additional needed improvements to the new Fire Station to be located at 935 Folsom Street replacing the City's existing Fire Station 1 at 676 Howard Street. The proposed ordinance states that:

"The Board understands that City funds otherwise allocated to the Fire Department as part of the City's annual appropriations process in an amount not to exceed \$400,000 may be expended to enhance the architectural design and functionality of the Replacement Fire Station beyond that which the Museum is obligated to provide pursuant to the Agreement and that it may be most expeditious and cost effective for the City to have such architectural enhancements constructed by Museum's contractors as part of the initial construction of the Replacement Fire Station."

FISCAL IMPACTS

The total estimated additional costs for the additional improvements to the new Fire Station, to be located at 935 Folsom Street, replacing the City's existing Fire Station 1 at 676 Howard Street, are \$395,253, as shown in the Table below.

According to Ken Rich, Project Director at the Office of Economic and Workforce Development (OEWD), after discussing the additional needs of the Fire Department with MOMA, MOMA agreed to pay for costs totaling \$44,318, as shown in the Table below. According to Assistant Deputy Chief Stevens, the balance of \$350,935 (\$395,253 less \$44,318), is to be paid by SFFD from unexpended SFFD Fire Protection System capital funds, previously appropriated by the Board of Supervisors.

The Table below describes the additional improvements that SFFD determined to be necessary for a fully operational fire station at 935 Folsom Street, including the estimated costs to SFFD and MOMA for such improvements.

Item	Total Additional Costs	SFFD Share	MOMA Share
Polished concrete slab with fiberglass reinforcing	\$134,375	\$134,375	\$0
Air compressor to be 30 gallon fixed tank	12,750	12,750	
Air compressor to be piped to 2 locations	28,300	28,300	
Kick button to unlock doors at 1st floor, and related	6,650		6,650
Revise layout of vehicle exhaust system	9,700		9,700
Pair of doors into Storage Room	3,050		3,050
Combine Storage and Shop Rooms	8,550		8,550
Rubberized floor at Fitness Room	4,660	4,660	
Glass shower doors	8,200	4,100	4,100
Interior furnishings and equipment	48,550	48,550	
Window treatment	32,200	32,200	
Telecom/Data, Fire Alert, PA infrastructure	86,000	86,000	
Added Lockers	4,768		4,768
Janitor's Closet	7,500		7,500
Subtotal	\$395,253	\$350,935	\$44,318

POLICY ISSUE

The Conditional Land Disposition and Acquisition Agreement between the City and MOMA was signed on October 15, 2010 prior to the approval of the completed Construction Program design documents for the new Fire Station. As noted above, the Agreement specified that MOMA would construct the new Fire Station improvements in Exhibit G (See Attachment to this report), which was approved by SFFD. Draft architectural designs for the new Fire Station were not completed until October 3, 2011, or approximately one year after the City entered into the Agreement with MOMA for the new Fire Station improvements identified in Exhibit G.

According to Assistant Deputy Chief Stevens, SFFD and DPW did not actively participate in the design for the new Fire Station, conducted by the architectural firm, Leddy Maytum Stacy, retained by MOMA. Assistant Deputy Chief Stevens states that SFFD and DPW did not identify the need for the additional improvements to the new Fire Station, to be authorized under the proposed ordinance, until the draft Construction Program design documents were submitted to SFFD and DPW for approval on October 3, 2011.

RECOMENDATIONS

- Approve the proposed ordinance.

EXHIBIT G**PROPOSED CONSTRUCTION PROGRAM FOR REPLACEMENT FIRE STATION**

1. Minimum of 13,000 gross square feet; maximum of 15,000 gross square feet.
2. Hazardous materials present on the Museum Transfer Property will be remediated, mitigated, or contained in a manner sufficient to render the Replacement Fire Station to be suitable for residential use as determined by City and its Department of Public Health, at their respective sole and absolute discretion.
3. Furniture, Fixtures and Equipment List, dated June 22, 2010, attached.

APPARATUS BAY

1. 3 bays.
2. Fire truck size: 8'-2" width x 57'-0" length
3. Each bay: minimum 12'-0" width for vehicle + 3'-0" width access and 60'-0" length
4. Each door: 12'-0" width x 12'-0" height
5. Height clearance: minimum 15'-0"
6. Storage (Rescue Squad Hazardous Dive Bags + Oxygen Tanks + Air Compressor)
7. Work Bench

APPARATUS SUPPORT / EQUIPMENT AREA

1. CLEAN UP ROOM
 - A. De-Contamination Room
 - B. Medical Supply Closet
 - C. Bio-Hazard Storage Closet.
 - D. Laundry
2. VERTICAL CIRCULATION
 - A. Fire poles - 3
 - B. Stairs
 - C. Elevator
3. COMMUNICATION ROOM/ RESPONSE STATION
4. SAFETY GEAR STORAGE
5. SHOP TOOL ROOM
6. LOBBY + CIRCULATION
7. 1 ACCESSIBLE PUBLIC RESTROOM

CREW / LIVING QUARTERS

1. DINING AREA
2. KITCHEN
3. LIVING ROOM
4. FITNESS ROOM
5. JANITOR CLOSET
6. SLEEPING ROOMS
 - A. Dorm Room (gender neutral) for 40
 - B. 3 private officer rooms
7. MALE AND FEMALE RESTROOMS/SHOWERS/LOCKER ROOMS
 - A. Female vs. Male ratio 1:3
 - B. Lockers for 40

FURNISHINGS, FIXTURES and EQUIPMENTS LIST, June 22, 2010

Location	Furnishing/Fixtures/ Equipment	Quantity	Builder	SF Fire Dept.	Remarks
Ground Level					
Apparatus Room	Fire Poles	4	X		
	Work Bench	1		X	
	Oxygen Tanks			X	
	Air Compressor	1	X		
Communication Room	Intercom System			X	
	Telephone System			X	
	Computers			X	
	Desks	3		X	
	Chairs	3		X	
	Task Light Fixtures	3		X	
	Filing Cabinets			X	
Night Watch	Desk	1		X	
	Chair	1		X	
	Filing Cabinets			X	
Safety Gear Storage Shop	Metal Lockers (2'x1')	60	X		
	Utility Sink	1	X		
	Air Compressor	1		X	
	Storage Shelving			X	
	Work Bench			X	
De-Contamination Room	Shower Enclosure		X		
	Towel Bar		X		
	Robe Hook		X		
	Hose for Equipment Cleaning			X	

Location	Furnishing/Fixtures/ Equipment	Quantity	Builder	SF Fire Dept.	Remarks
	Medical Supply Closet			X	
	Bio-Hazard Storage Closet			X	
Utility Closet	Utility Sink at Janitorial Space	1	X		
Laundry Room	Clothes Washers	2		X	
	Clothes Dryers	2		X	
Accessible Toilet	Accessible Toilet	1	X		
	Accessible Sink	1	X		
	Grab Bars	2	X		
	Toilet Tissue Dispenser	1	X		
	Seat Cover Dispenser	1	X		
	Soap Dispenser	1	X		
	Paper Towel dispenser	1	X		
	Hand Dryer	1	X		
Parking Lot	Emergency Generator	1	X		
Mezzanine Level					
Living Room	Window Treatment			X	
	Sofa			X	
	Coffee Table			X	
	End Table			X	
Dining Room	Dining Table			X	
	Dining Chairs			X	
Kitchen	Sink	1	X		
	Range	1		X	From 676 Howard
	Range Hood	1	X		
	Oven	1	X		
	Refrigerator	1		X	From 676 Howard

Location	Furnishing/Fixtures/ Equipment	Quantity	Builder	SF Fire Dept.	Remarks
	Microwave	1		X	
	Dishwasher	2	X		
Pantry	Storage Shelving			X	
Toilet *	Toilet	1	X		* Bathrooms are pending discussion with DBI
	Sink	1	X		
	Toilet Tissue Dispenser	1	X		
	Seat Cover Dispenser	1	X		
	Soap Dispenser	1	X		
	Paper Towel dispenser	1	X		
	Hand Dryer	1	X		
Fitness Room	Fitness Equipments			X	
Second Level					
Officers' Rooms	Lockers (Mill Work)	4	X		
	Partitions at Beds		X		
	Platform Bed Frames	3		X	
	Night Stand			X	
	Task Light Fixtures	4		X	
	Desk	1		X	
	Chair			X	
	Window Treatment			X	
Officers' Bath **	Vanity Counter top		X		
	Sink	1	X		** Fixture Count is per officer's bathroom
	Toilet	1	X		
	Mirror	1	X		
	Toilet Tissue Dispenser	1	X		
	Towel Bar		X		
	Robe Hook		X		

Location	Furnishing/Fixtures/ Equipment	Quantity	Builder	SF Fire Dept.	Remarks
Dorm Rooms	Soap Dish		X		
	Partitions at Beds		X		
	Platform Bed Frames	40		X	
	Night Stand			X	
	Task Light Fixture			X	
	Window Treatment			X	
Men's Lockers	Lockers (Mill Work)	30	X		
	Benches	2		X	
	Towel Bar	4	X		
	Robe Hook	4	X		
	Toilet	4	X		
	Toilet Compartments	4	X		
	Toilet Tissue Dispenser	4	X		
	Vanity Counter-Top	1	X		
	Sink	4	X		
	Mirror	1	X		
	Seat Cover Dispenser	4	X		
	Soap Dispenser	4	X		
	Paper Towel dispenser	1	X		
	Hand Dryer	1	X		
Storage	Storage Shelving			X	
	Lockers (Mill Work)	10	X		
Women's Lockers	Benches	1		X	
	Towel Bar	2	X		
	Robe Hook	2	X		
	Toilet	2	X		
	Toilet Compartments	2	X		
	Toilet Tissue Dispenser	2	X		

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Location	Furnishing/Fixtures/ Equipment	Quantity	Builder	SF Fire Dept.	Remarks
	Vanity Counter Top	1	X		
	Sink	2	X		
	Mirror	1	X		
	Soap Dispenser	2	X		
	Paper Towel dispenser	1	X		
	Hand Dryer	1	X		
	Seat Cover Dispenser	2	X		
	Sanitary Napkin Disposal	1	X		
	Sanitary Napkin Vendor	1	X		
Janitor's Closet	Utility Sink	1	X		
	Storage Shelving			X	
Other	Specialty signage (non code related)			X	

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