

1 [Emergency Declaration - Heating, Ventilation, and Air Conditioning System Failure - 1235
2 Mission Street - Estimated Cost of Repairs \$775,000]

3 **Resolution approving the Director of Public Work’s declaration of an emergency for the**
4 **heating, ventilation, and air conditioning system failure of all existing chillers on the**
5 **rooftop of 1235 Mission Street, a property that is operated by the Human Services**
6 **Agency, estimated to cost \$775,000 to repair, pursuant to Administrative Code, Section**
7 **21.15(c).**

8
9 WHEREAS, On June 10, 2019, Human Services Agency staff located at 1235 Mission
10 Street were evacuated due to a heating, ventilation, and air conditioning (HVAC) system
11 failure of all existing chillers on the rooftop of 1235 Mission Street, a property that is operated
12 by the Human Services Agency.

13 WHEREAS, The Director of Public Works has determined these circumstances
14 constitute a hazardous public health and safety issue as the HVAC system is necessary for
15 heating, ventilating, and air conditioning of the entire building; without a system there is no
16 fresh air movement and extreme temperature fluctuations.

17 WHEREAS, Under authority granted by Administrative Code, Section 21.15(c), the
18 Director of Public Works declared an emergency on June 14, 2019, and gave notice of the
19 emergency declaration to the Board of Supervisors, Mayor, and Controller; and

20 WHEREAS, San Francisco Public Works staff has analyzed the circumstances
21 extensively and determined that the purchase of new heating, ventilating, and air conditioning
22 equipment, estimated to cost approximately \$775,000, is required; and

23 WHEREAS, The Office of Contract Administration executed a purchase order on June
24 20, 2019, to Fluid Gauge Company for the purchase of the heating, ventilating, and air
25 conditioning equipment; and

1 WHEREAS, The Controller has certified that funds are available for this emergency
2 contract; now, therefore, be it

3 RESOLVED, That the Board of Supervisors approves the emergency declaration for
4 the HVAC system failure made by the Director of San Francisco Public Works on June 14,
5 2019; and, be it

6 FURTHER RESOLVED, That actions taken to date by Public Works to address such
7 emergency work and resolve the emergency condition are hereby ratified; and, be it

8 FURTHER RESOLVED, That the Board of Supervisors requests a report from the
9 Human Services Agency no later than January 2, 2020, on (a) upgrades to building systems
10 performed at 1235 Mission Street under the terms of the 2014 lease, including City and
11 SFUSD costs for these upgrades, (b) other potentially necessary upgrades and associated
12 costs for the electrical, plumbing, and other systems during the term of the lease, (c) building
13 inspection protocols and building inspections made prior to entering into the 2014 lease
14 including anticipated costs, and (d) an itemized account \$6,000,000 spent on tenant
15 improvements under the 2014 lease.

16
17
18
19
20
21
22
23
24
25