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

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

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

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

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

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

WHEREAS, It is necessary to construct a new acute care hospital building on the existing grounds of the San Francisco General Hospital Medical Center that will meet

mandated seismic safety requirements and accommodate all of the necessary acute care functions of the Medical Center as more particularly described in the Final Environmental Impact Report ("FEIR") for the San Francisco General Hospital Seismic Compliance Hospital Replacement Program (the "Project"); and,

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

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

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

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

WHEREAS, the City estimates that it will require design and construction services through the anticipated completion date of 2015 and estimates a construction cost (escalated) of \$690,000,000,000 (six hundred ninety million dollars) inclusive of the fee and general

condition costs to be paid to the Construction Manager/General Contractor ("CM/GC") for preconstruction and construction phases services; and,

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

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

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

(i) The Planning Commission certified the FEIR for the Project in compliance with the CEQA, the CEQA Guidelines and Chapter 31 on June 19, 2008, by Motion No. 17623, finding that the FEIR was completed in compliance with CEQA and was adequate, accurate

and objective and reflected the independent judgment of the Planning Commission; a copy of the motion is on file with the Clerk of the Board in File No. 080664 and is incorporated into this resolution by this reference.

(ii) The Board has reviewed and considered the information contained in the FEIR

- (ii) The Board has reviewed and considered the information contained in the FEIR and adopted CEQA Findings for the Project under CEQA, the CEQA Guidelines and Chapter 31, including the adoption of a mitigation monitoring and reporting program and a statement of overriding considerations, ("CEQA Findings"). The CEQA Findings for the Project are on file with the Clerk of the Board in File No. 080664 and are incorporated into this resolution by this reference.
- (iii) The Board finds, on the basis of substantial evidence and in light of the whole record, that (1) there have been no changes to the Project that will require important revisions to the FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) no substantial changes have occurred with respect to the circumstances under which the Project will be undertaken which would require major revisions to the FEIR due to the involvement of new environmental effects, or a substantial increase in the severity of effects identified in the FEIR; and (3) no new information of substantial importance to the Project has become available which would indicate (a) the Project has significant effects not discussed in the Final ER, (b) significant environmental effects will be substantially more severe; (c) that mitigation measures or alternatives which would reduce one or more significant effects but which were found to be not feasible have now become feasible; or (d) mitigation measures or alternatives which are considerable different from those in the FEIR would substantially reduce one or more significant effects on the environment; and,

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

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

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



## City and County of San Francisco Tails

City Hall 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4689

## Resolution

File Number:

080797

**Date Passed:** 

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

September 23, 2008 Board of Supervisors — ADOPTED

Ayes: 10 - Alioto-Pier, Ammiano, Chu, Daly, Dufty, Elsbernd, Maxwell,

Mirkarimi, Peskin, Sandoval Excused: 1 - McGoldrick File No. 080797

I hereby certify that the foregoing Resolution was ADOPTED on September 23, 2008 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvill

Clerk of the Board

Mayor Gavin Newsom

Date Approved