

HEALTH COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 20A-94

SUPPORTING THE DEPARTMENT OF PUBLIC HEALTH TO CONTINUE ITS EFFORTS TO RESPOND TO THE UNIVERSITY OF CALIFORNIA AT SAN FRANCISCO'S (UCSF) REQUEST FOR INFORMATION (RFI)

WHEREAS, in its Resolution No. 28-93, the Health Commission strongly supported a Department of Public Health's response to the UCSF's RFI, and directed its staff to prepare a response, working with the appropriate agencies to initiate discussion of this opportunity with the community and to report regularly on its progress; and,

WHEREAS, a response was developed by the Department of Public Health and other City agencies, including City Planning, Real Estate Department, Redevelopment Agency, and in consultation with the City Attorney's Office, and submitted on November 22, 1993; and,

WHEREAS, the City's response to the RFI was well received by the University and is among the six finalist responses under consideration by the University; and,

WHEREAS, the University is attempting to conclude its evaluation of proposals on May 12, 1994; and,

WHEREAS, the Department of Public Health has engaged in a process of discussing the opportunities presented by the RFI proposal, as well as the potential negative impacts of the proposal on the surrounding community (such as parking, traffic, noise and toxics), and the mitigation of measures planned by the Hospital; and,

WHEREAS, these discussions have taken place with the SFGH Community Advisory Council and its Facilities Subcommittee, with special meetings held for neighbors residing in the eleven homes at 22nd Street and San Bruno Avenue, and in a communitywide meeting held in advance of the April 14, 1994 appeal hearing on the Negative Declaration; and,

WHEREAS, the City Planning Commission, in its action of April 14, 1994 has determined in a Negative Declaration that the proposed project "could not have a significant effect on the environment", and that no full Environmental Impact Report is required; and,

WHEREAS, the City's response to the RFI did not identify a development team, nor did the City offer to perform activities such as financing, design, construction or project management; and,

WHEREAS, the University in its RFI evaluation process has communicated to the City its desire that the City identify a mutually acceptable development team to take on tasks which may include financing, design, construction and project management; and,

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RESOLUTION NO. 20A-94 (Cont'd.)

WHEREAS, the Redevelopment Agency issued a Response for Qualifications which was published on March 30, 1994 with responses received on April 13, 1994 and such responses have been evaluated and ranked by an evaluation team comprised of staff from the Departments of Health, Real Estate, Bureau of Architecture, and the Redevelopment Agency; and,

WHEREAS, the responses were evaluated on the criteria including financial capacity, overall qualification of the team, specific experience with laboratory and clinic projects with the City and University, acceptability to the City, and acceptability to UCSF; and,

WHEREAS, a recommendation has been made to the Health Commission that the development team known as Martin/Devcon be selected; and,

WHEREAS, the City intends to enter into a land lease with a development team which will require the developer to contract with UCSF for the purpose of financing, design, construction and project management, for the RFI facility; and,

WHEREAS, the recommended development team will be selected for exclusive negotiations with the City of the aforementioned land lease, to be contingent upon successful negotiation by the City with the University for development of the RFI facility; and,

WHEREAS, the selection of the development is nonbinding on any party; now, therefore, be it

RESOLVED, that the San Francisco Health Commission directs the Department to work with the Real Estate Department and other agencies as appropriate to enter into exclusive negotiations of a land lease for the purpose of the RFI development; and, be it

FURTHER RESOLVED, that the lease negotiations with Martin/Devcon should reflect participation from minority/women/disadvantaged businesses, and should reflect the participation of the Human Rights Commission.

I hereby certify that the foregoing resolution was adopted by the Health Commission at its meeting of Tuesday, May 3, 1994.



Sandy Ouye Mori
Executive Secretary to
the Health Commission