



Meeting Date: June 16, 2023

To: Public Works Commission

Through: Carla Short, Interim Public Works Director
Ronald Alameida, Deputy Director and City Architect

From: Charles King, Public Works Project Manager

Subject: Contract No. 1000007421 Maxine Hall Health Center Renovation -
Contract Modification

Director's Recommendation: Approve an increase of \$722,629.10 to the contract cost contingency and authorize the Director Public Works to approve future modifications for Contract No. 1000007421 Maxine Hall Health Center Renovation up to a total contract amount of \$10,839,436.50; and approve an increase of 963 calendar days to the contract duration contingency and authorize the Director of Public Works to approve future modifications up to a total contract duration of 1,643 calendar days.

Contract Background: The Work is located at 1301 Pierce St. (cross streets are O'Farrell St. and Ellis Street) in District 5 Western Addition. There are two clinics that reside in the building. Maxine Hall Health Center, managed by the Department of Public Health (DPH) as a primary care clinic, will be located on the 2nd Floor. The Westside Clinic, which is located at the south side on the 1st Floor, will be partially occupied and will remain in operation during construction.

The project goals were to proceed with a voluntary seismic upgrade of the building to improve seismic performance during an earthquake and to renovate the 2nd Floor to create a new clinic that increases patient access to health services by co-locating primary care, behavioral health, and ancillary services. The Work includes the installation of new reinforced concrete shear walls and foundations and fiber-reinforced polymer wrap to strengthen existing structural elements; partial demolition/renovation of the 1st Floor; full renovation of the 2nd Floor; installation of a new elevator and site accessibility improvements (sidewalk and accessible ramps). In addition, the Work includes the installation of new air handling unit (AHU) and associated ductwork and boiler; improvements to the life safety systems (fire suppression/protection system and fire alarm system); and new irrigation and landscape work. The completed renovation added seven patient exam rooms, a group consultation room, and larger exam rooms for patients and families and updated shared common areas, restrooms, waiting areas, and staff areas.

Public Works advertised the project on October 19, 2018, and received competitive bids on December 12, 2018. Public Works issued the award of formal contract to the general contractor, Build Group, Inc. (Build Group) on February 5, 2019, based on the original construction contract award amount of \$7,226,291.00.

On July 3, 2019, construction notice-to-proceed (NTP) was issued to the general contractor, Build Group (BG), with a time limit of 395 calendar days to achieve Substantial Completion and an additional 30 calendar days to achieve Final Completion. The total original contract duration from NTP to Final Completion is 425 calendar days. Based on the original contract durations, the project was to achieve Substantial Completion and Final Completion by July 31, 2020 and August 30, 2020, respectively.

Reason for Modification:

Previously, Public Works had approved a total of 15 change orders for a total amount increase of \$ 2,747,185.34 (38.02% increase to the original awarded amount) resulting in the current approved total contract amount of \$9,973,476.34 and a total contract duration increase of 251 calendar days (37% increase from original duration) and resulting in the current approved total contract duration of 676 calendar days.

Specifically, Public Works has approved the following contract modifications:

Construction Change Order Summary

CO	CO Amount	Time Extension (calendar days)
1	\$ -	90
2	\$ 40,519.08	0
3	\$ -	46
4	\$ 17,117.02	0
5	\$ 77,941.27	0
6	\$ 584,277.18	0
7	\$ 180,374.16	0
8	\$ 344,624.40	0
9	\$ 332,863.08	101
10	\$ 263,424.15	14
11	\$ 263,589.06	0
12	\$ 148,446.51	0
13	\$ 342,451.49	0
14	\$ 106,187.41	0
15	\$ 45,370.53	0
	\$ 2,747,185.34	251

Public Works issued NTP on July 3, 2019. At the beginning of the project, Public Works executed Change Order (CO) #1 and CO #3 to increase the construction duration by a total of 136 calendar days with a no cost adjustment to the construction contract amount due to delays

associated with the completion of the temporary clinic and office for the Maxine Hall clinic and the Westside Clinic that was outside of the scope of work for this contract. The completion of the temporary clinic and offices was an essential milestone as these temporary facilities were needed to vacate the Maxine Hall building to allow construction in the building to commence. The temporary facilities were completed in October 2019, which then allowed DPH to vacate the main clinic and the consultation rooms in the Westside Clinic.

Other significant project delays were principally driven by the following items: (1) Redesign of the exterior shear walls and relocation to the interior of the building because of site condition conflicts; (2) Added fire alarm scope required by SF Department of Building Inspection (DBI) to upgrade the existing fire alarm devices in the Westside Clinic, 1st Floor area to tie into the new fire alarm system for code compliance; (3) Re-installation of the elevator cab piston due to contractor mis-coordination; (4) Added scope to integrate the new mechanical system/ductwork with the existing system to provide sufficient airflow and air exchanges for all spaces in the building; and (5) Client requested added scope to replace the existing flooring in the Westside Clinic, 1st Floor.

The project received Substantial Completion on October 7, 2021. DPH Clinic staff moved back into Maxine Hall on October 15, 2021 and started seeing patients on October 20, 2021. This project is currently in the closeout phase. Public Works, however, has not issued Final Completion on this project due to the need to accommodate warranty issues related to elevator performance failures and various contract claims filed by Build Group against the City. Build Group filed a Government Code claim on or around September 2022 and a cross-complaint on or around November 2022 requesting for additional compensation related to allegations of additional hazardous material abatement scopes and a second Government Code claim on or around February 2023 related to COVID-19 testing costs. The elevator performance failures were resolved by the elevator contractor toward the end of 2022, and since then the elevator has been functioning within normal parameters.

Increase to Contract Duration Contingency

The requested contract duration contingency increase of 963 calendar days is needed to extend the contract duration to the date of the Substantial Completion and to allow Public Works to issue Final Completion after the resolution of all outstanding construction claims on the project.

With the approval of the contract duration contingency increase, Public Works will be able to issue the next change order that has been negotiated and agreed to between Public Works and Build Group for a compensable time extension of 182 calendar days that will revise the Substantial Completion date from April 8, 2021 to October 7, 2021.

The biggest hurdle to closing out this project was the resolution of all outstanding construction claims filed by Build Group. DPH, Public Works, and Build Group participated in a mediation on April 25, 2023 where we reached a tentative settlement to resolve all outstanding contract claims. This settlement agreement requires Board of Supervisors (BOS) approval. Because the litigation is ongoing and the settlement has not been formally approved, Public Works cannot publicly share details related to the settlement terms and considerations due to attorney-client privilege protocols. The request for 963 calendar days to the contract duration contingency

includes the time needed to seek Board of Supervisor approval for the resolution of construction claims, which is currently targeted to be fully resolved by December 31, 2023.

Increase to Contract Cost Contingency

The requested contract cost contingency increase of \$722,629.10 is needed to allow Public Works to issue construction change order(s) for previously approved and negotiated change order requests and the final construction claim settlement amount. After the execution of CO #15, there is \$143,331.06 of cost contingency remaining from the previously approved \$2,890,516.40 (40% contract cost contingency amount), which would not be sufficient for the processing of all remaining change orders to close out the project. Upon approval of the increase to the contract cost contingency, Public Works is ready to execute the next change order in the amount of \$180,000 to compensate the contractor for general conditions costs associated with 182 calendar days of delays that resulted in a revised Substantial Completion date of October 7, 2021. The remaining balance of the requested contract cost contingency will be utilized to issue future change order/modifications related to the final claim settlement amount.

Contract Details:

Contract Title:	Contract No. 1000007421 Maxine Hall Health Center Renovation
Contract Original Award Amount:	\$ 7,226,291.00
Contract Original Duration:	395 calendar days [Substantial Completion] 30 calendar days [Final Completion]
Contractor Name:	Build Group, Inc.

Summary of Contract Value:

Contract Cost Amount	Amounts
Original Contract Amount:	\$7,226,291.00
Original Contingency Amount:	\$722,629.10
Previously Approved Contingency Reserve:	\$2,167,887.30
Additional Contingency Reserve Requested Now:	\$722,629.10
Authorized Contract Cost Limit:	\$10,839,436.50

Contract Duration	Calendar Days
Original Contract Duration (Substantial and Final Completion):	425
Original Contingency Duration:	42.5
Previously Approved Contingency Reserve:	212.5
Additional Contingency Reserve Requested Now:	963
Authorized Contract Duration Limit:	1,643

Contract Funding Sources:	2016 Public Health and Safety Bond Program (2016 PHS)
Compliance Information:	12B Equal Benefits Ordinance Compliant 14B Local Business Enterprise and Non-Discrimination Ordinance
Related Commission Actions:	N/A
Additional Information:	2017-012958ENV_Maxine Hall CATEX Checklist
Attachments:	Attachment 1: Proposed Commission Resolution

**PUBLIC WORKS COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. _____

WHEREAS, On February 5, 2019, San Francisco Public Works awarded Contract No. 1000007421 Maxine Hall Health Center Renovation to Build Group, Inc.; and

WHEREAS, The original contract amount was for a lump sum amount of \$7,226,291.00, and the original contract duration was 425 calendar days from the issuance of Notice to Proceed (NTP) to Final Completion; and

WHEREAS, The original contract amount was previously modified to increase the lump sum amount by \$2,747,185.34 and the original contract duration by 251 calendar days; and

WHEREAS, An increase of \$722,629.10 to the contract cost contingency and 963 calendar days to the contract duration contingency is being requested for this contract; and

WHEREAS, An increase to the contract cost contingency and contract duration contingency approved by this action would allow Public Works to issue change order/contract modifications for previously completed and negotiated change orders and final change order to resolve all outstanding change orders and to allow Public Works to issue Final Completion upon resolution of all outstanding change orders; now, therefore, be it

RESOLVED, That this Commission hereby approves an increase of \$722,629.10 to the contract cost contingency and an increase of 963 calendar days to the contract duration contingency; and, be it

FURTHER RESOLVED, That this Commission hereby authorizes the Director of Public Works to approve future modifications to increase the contract amount up to a total contract amount of \$10,839,436.50 and to increase the contract duration up to a total contract duration of 1,643 calendar days.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of _____.

Commission Affairs Manager
Public Works Commission



June 16, 2023

Maxine Hall Health Center Renovation

Charles King, Public Works Project Manager



Maxine Hall Health Center Renovation

Increase to Contract Contingencies

Recommend Commission:

**Approve increase to contract contingencies and
authorize Public Works to approve future modifications for
Maxine Hall Health Center Renovation**

Amount:

\$722,629.10

Increase Contract Duration Contingency By:

963 consecutive calendar days

Contractor:

Build Group, Inc.

Reason:

Allow Public Works to issue contract modifications for previously completed and negotiated change orders and final change order to resolve all outstanding change orders/construction claims and allow Public Works to issue Certificate of Final Completion

Maxine Hall Health Center Renovation

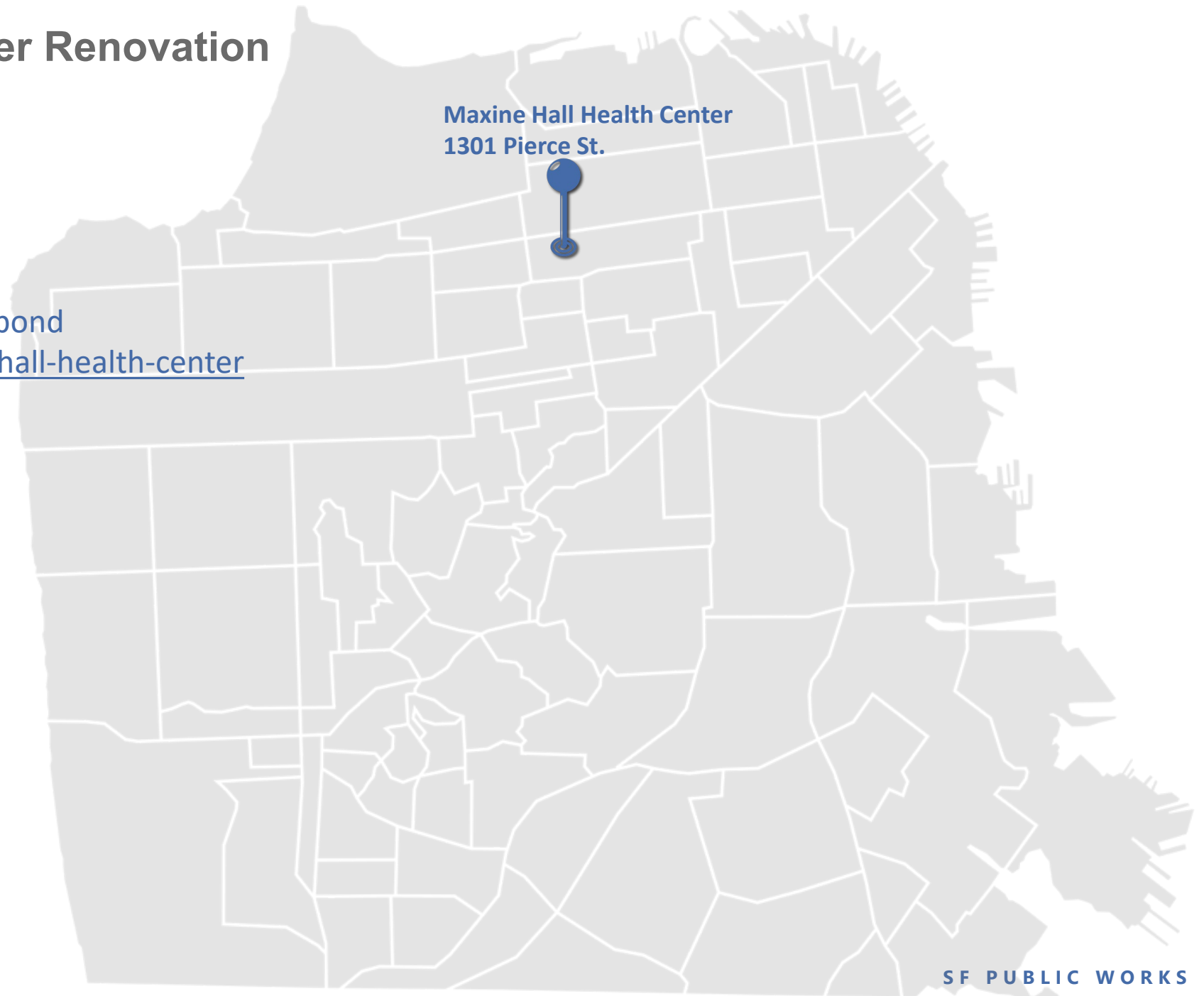
Location

1301 Pierce St.

District 5 (Western Addition)

More info:

- sfpublishworks.org/publichealthbond
- <https://sf.gov/location/maxine-hall-health-center>



Project Overview

Client: San Francisco Department of Public Health
Program: 2016 Public Health and Safety Bond
Other Funding: Mayor's Office on Disability
Project: Maxine Hall Health Center Renovation
Architect: Public Works Bureau of Architecture (BOA)
Contractor: Build Group, Inc.
DPH move in date: Oct. 20, 2021

Scope:

- Major interior renovation and the addition of a new elevator and voluntary seismic upgrades to improve seismic performance. Seismic improvements included new interior and exterior concrete walls, new wall foundations and new fiber-reinforced polymer wrap to strengthen existing structural elements.
- First floor includes a partial interior renovation to create accessibility restrooms, a new elevator and updated space for clinical administration staff (offices, medical records, lockers, etc.). Second floor consists of full interior demolition and renovation to create the new clinical workspace: 10 exam rooms, four consultation rooms, one group consultation room for families, one medicine room, registration room, waiting room, staff break room and four all-gender and accessible restrooms.
- New HVAC/mechanical equipment and life safety improvements (fire sprinkler and fire alarm system). New electrical equipment.
- Site construction includes sidewalk and accessible ramp improvements and the construction of a new bulb-in along the sidewalk to allow for patient drop-off. It also includes new landscape planting and an irrigation system.



View of southeast corner showing new shear wall.

Maxine Hall Health Center Renovation



Summary of Construction Contract Amount

Contract Cost Amount	Amounts
Original Construction Contract Amount:	\$7,226,291.00
Approved Change Orders to Date (COs #1-15):	\$2,747,185.34
Revised Contract Amount:	\$9,973,476.34
Approved Contingency Reserves to Date:	\$2,890,516.40
Approved Contingency Reserve Remaining:	\$143,331.06

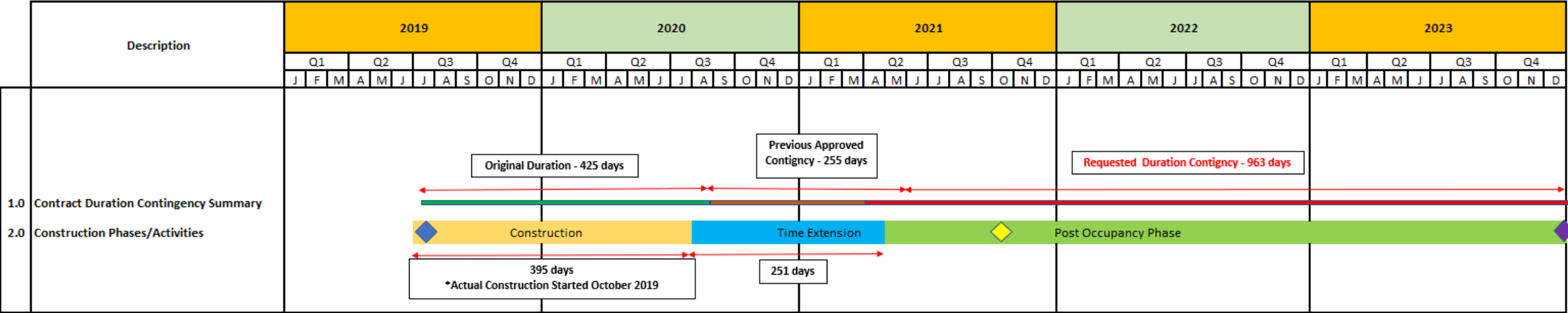
Contract Duration	Calendar Duration
Original Contract Duration (Substantial and Final Completion):	425
Approved Contract Durations to Date (COs #1-10):	251
Revised Contract Durations:	676
Approved Contingency Reserves to Date:	255
Approved Contingency Reserve Remaining (as of 5/1/2023):	0

Summary of Contract Contingencies

Contract Cost Amount	Amounts
Original Contract Amount:	\$7,226,291.00
Original Contingency Amount (10%):	\$722,629.10
Previously Approved Contingency Reserve:	\$2,167,887.30
Additional Contingency Reserve Requested (10%):	\$722,629.10
Authorized Contract Cost Limit:	\$10,839,436.50

Contract Duration	Calendar Days
Original Contract Duration:	425
Original Contingency Duration (10%):	42.5
Previously Approved Contingency Reserve:	212.5
Additional Contingency Reserve Requested:	963
Authorized Contract Duration Limit:	1,643 (12/31/2023)

Contract Duration Contingency Calculation Summary



Legend

- ◆ Notice to Proceed (NTP) Milestone
- ◆ Actual Substantial Completion Milestone
- ◆ Target Final Completion Milestone
- Construction Phase
- Approved Time Extension
- Post-Occupancy Phase (Substantial to Final Completion)
- Original Contract Duration
- Previous Approved Duration Contingency
- Requested Contract Duration Contingency Increase

Reasons for Increasing Contract Cost and Duration Contingencies



Front view along Pierce Street.

- **Additional contract duration contingency allows Public Works to extend the contract duration to the date of the Substantial Completion as well as issue Final Completion.**
- **Additional contract cost contingency allows Public Works to issue future contract modifications for previously negotiated and approved change orders and the final construction claim settlement amount.**

Maxine Hall Health Center Renovation

Increase to Contract Contingencies

Recommend Commission:

Approve increase to contract contingencies and authorize Public Works to approve future modifications for Maxine Hall Health Center Renovation

Amount:

\$722,629.10

Increase Contract Duration Contingency By:

963 consecutive calendar days

Contractor:

Build Group, Inc.

Reason:

Allow Public Works to issue contract modifications for previously completed and negotiated change orders and final change order to resolve all outstanding change orders/construction claims and allow Public Works to issue Certificate of Final Completion



QUESTIONS



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
SFDPW: Maxine Hall Health Center - 1301 Pierce Street		0728/006
Case No.		Permit No.
2017-012958ENV		
<input checked="" 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>SFDPW - Renovate the building which houses the Maxine Hall Health Center at 1301 Pierce Street. Seismic upgrades to both the exterior and the interior building surfaces, as well as renovation and rearrangement of the interior floor plan and work space.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. ; change of use 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
<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"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<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., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</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? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project create six (6) or more net new parking spaces or residential units? 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 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</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 EP_ArcMap > CEQA Catex Determination Layers > Topography)</p>
<input type="checkbox"/>	<p>Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Stephanie Cisneros</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" 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 checked="" 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: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. 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"/>	2. Interior alterations to publicly accessible spaces.
<input checked="" type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Seismic upgrade to exterior in limited locations per plans dated January 29, 2018
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/15/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
SFDPW: Maxine Hall Health Center - 1301 Pierce Street		0728/006
Case No.	Previous Building Permit No.	New Building Permit No.
2017-012958PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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 categorically 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.	
Planner Name:	Signature or Stamp: