



**Meeting Date:** November 4, 2022

**To:** Public Works Commission  
Lauren Post, Chair  
Fady Zoubi, Vice Chair  
Lynne Newhouse Segal  
Paul Woolford

**Through:** Carla Short, Interim Public Works Director  
Ronald Alameida, Acting Deputy Director & City Architect

**From:** Lisa Zhuo, Project Manager

**Subject:** 911 Call Center Renovation – Award Construction Contract

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**Director’s Recommendation:** Award Contract #1000027188, 911 Call Center Renovation - ESER Bond 2020 in the amount of \$3,395,000 for 360 consecutive calendar days to Buhler Commercial (Buhler) to perform an interior renovation of the 911 Call Center at 1011 Turk Street.

**Contract Background:** San Francisco’s 911 call center (911 Call Center) is operated and managed by the Department of Emergency Management and located on the 2<sup>nd</sup> floor of 1011 Turk Street and houses public safety dispatchers who answer all calls made to 911. These dispatchers are the initial point of contact for all of San Francisco’s first responders, 24 hours a day. They serve as the communications hub that dispatches first responders to the scene of accidents, crimes, fires, and other emergency situations as well as non-emergency situations.

The 911 Call Center is one of the top 25 busiest 911 call centers in the United States and receives an average of 3,700 calls each day. Since 2011, the 911 Call Center has experienced a 43 percent increase in 9-1-1 call volume. It is critical that the dispatch center can answer all calls for emergency and non-emergency service quickly.

Based on projected growth in 911 call volume, a 20 percent increase in 911 workstations is needed to keep pace with call volume demand and to meet national standards. The renovation of the 911 Call Center is necessary to increase the number of dispatcher workstations and to reconfigure the supervisor bridge to allow better visual oversight of all the dispatchers.

On March 03, 2020, San Francisco voters approved the \$628.5M Earthquake Safety and Emergency Response (ESER) Bond 2020 to fund seismic upgrades and much needed improvements to aging first responder facilities and capital infrastructure, including the 911 Call Center. The ESER 2020 Bond consists of five components with the following approved budgets:

<b>ESER 2020 BOND COMPONENTS</b>	<b>BUDGET</b>
Emergency Firefighting Water System	\$153.5 million
Neighborhood Fire Stations & Support Facilities	\$275 million
Police Facilities	\$121 million
Disaster Response Facilities	\$70 million
911 Call Center	\$9 million
Total	\$628.5 million

**Solicitation Process:** The project is a design-bid-build project. The project was advertised on May 26, 2022; on June 29, 2022 the department received three (3) bids (see bid tabulation in the attachment). Rubecon General Contracting Inc. was the apparent lowest bidder, however, on October 14, 2022 Public Works determined Rubecon was a non-responsible bidder. Buhler was the second lowest bidder. Staff reviewed Buhler’s bid and determined Buhler to be the responsible bidder with the lowest responsive bid.

**Contract Details**

<b>Contract Title:</b>	911 Call Center Renovation – ESER Bond 2020
<b>Contract Award Amount:</b>	\$3,395,000
<b>Cost Estimate:</b>	\$4,390,000
<b>Contract Funding Sources:</b>	Earthquake Safety and Emergency Response (ESER) Bond - 2020
<b>Anticipated Project Schedule:</b>	Anticipated Notice to Proceed: December 2022 Substantial Completion: October 2023 Final Completion: December 2023
<b>Contract Duration:</b>	360 consecutive calendar days
<b>Contractor Name:</b>	Buhler Commercial
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	A 20% LBE Sub-Contracting participation requirement was established by the Contractor Monitoring Division (CMD); Buhler Commercial’s bid exceeds the 20% requirement and commits to achieve 23.94% in LBE-Sub-Contracting participation.
<b>Environmental Determination (if applicable):</b>	Categorically Exempt (Class 1, Existing Facilities) as determined by the Board of Supervisors (Resolution No. 280-19, approved June 11, 2019), in accordance with the Planning Department’s written determination dated May 3, 2019 (Planning Department File No. 2019-005262ENV).

<b>Other Compliance:</b>	Office interior tenant improvement (no ground/street level); exempt from Planning Dept Review per DBI IS G-20
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	Attachment A: Bid Tabulation Attachment B: Non-Responsible Determination Attachment C: Contract Monitoring Division (CMD) Memo Attachment D: CEQA Categorical Exemption Determination

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

**RESOLUTION NO. 2022-\_\_\_\_\_**

WHEREAS, On June 11, 2019, the San Francisco Board of Supervisors (“Board”) approved Resolution No. 280-19, determining and declaring that the public interest and necessity demand the construction, acquisition, improvement, renovation, and seismic retrofitting of disaster response facilities and infrastructure for earthquake and public safety, including the Department of Emergency Management’s 911 Call Center located at 1011 Turk Street (“Call Center Project”), and other and related costs necessary or convenient for the foregoing, and adopting findings including that the Call Center Project is exempt from environmental review under a Class 1 Categorical Exemption, as determined by the Environmental Review Officer in the Planning Department pursuant to a written determination dated May 3, 2019, and contained in Planning Department File No. 2019-005262ENV; and

WHEREAS, On July 9, 2019, the Board finally passed Ordinance No. 159-19, calling and providing for a special election to be held on March 3, 2020, for the purpose of submitting to San Francisco voters a proposition (“Proposition B”) to incur the following bonded debt of the City and County: \$628,500,000 to finance the construction, acquisition, improvement, renovation, and seismic retrofitting of disaster response facilities and infrastructure for earthquake and public safety, including the Call Center Project, and other and related costs necessary or convenient for the foregoing purposes; and

WHEREAS, On March 3, 2020, San Francisco voters approved Proposition B, authorizing the issuance of the Earthquake Safety & Emergency Response Bond, 2020 (“2020 ESER Bond”); and

WHEREAS, Following the sale of various series of the 2020 ESER Bond, Bond proceeds are available to finance the completion the Call Center Project; and

WHEREAS, On April 26, 2021, San Francisco Public Works (“Public Works”) entered into an agreement with the San Francisco Department of Emergency Management (“DEM”) to manage the design and construction of the Call Center Project; and

WHEREAS, On January 6, 2022, Public Works submitted a construction permit application for the Call Center Project to the San Francisco Department of Building Inspection; the application was approved in April 2022; and

WHEREAS, On May 26, 2022, Public Works advertised the ESER Bond 2020 contract for the Call Center Project; and

WHEREAS, The Engineer’s estimated construction cost for the Call Center Project is \$4,390,000; and

WHEREAS, The proposed contract duration is 360 consecutive calendar days to achieve final construction completion; and

WHEREAS, On June 29, 2022, Public Works received and opened publicly three (3) contract bids; and

WHEREAS, Public Works staff and Contract Monitoring Division (“CMD”) staff have reviewed the bids and have determined that Buhler Commercial is the responsible bidder with the lowest responsive bid; and

WHEREAS, CMD established a Local Business Enterprise (“LBE”) subcontracting participation requirement of 20% for this contract; and

WHEREAS, Buhler Commercial has committed to an LBE subcontractor participation of 23.94% in its bid submittal; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of Contract #1000027188, 911 Call Center Renovation – ESER Bond 2020, in the amount of \$3,395,000, with a duration of 360 consecutive calendar days to achieve final construction completion, to the lowest responsive and responsible bidder, Buhler Commercial.

*I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of November 4, 2022.*

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Commission Affairs Manager, Public Works Commission

**City and County of San Francisco  
Department of Public Works  
TABULATION OF BIDS**

Sourcing ID: 0000006932  
 Contract Title: PW 911 CALL CNTR RENO  
 Full Title: 911 CALL CENTER RENOVATION - ESER BOND 2020  
 Bids Received: June 29, 2022

<u>BIDDERS (in the order received &amp; opened):</u>	<u>LBE Status Claimed</u>	<u>Base Bid Price</u>	<u>Alternate 1</u>	<u>Alternate 2</u>	<u>Total Bid Price</u>
Rubecon General Contracting, Inc.	Micro-LBE 10%	\$2,832,100.00	\$81,800.00	\$27,600.00	\$2,941,500.00
CWS Construction Group Inc.	N/A	\$3,970,000.00	\$97,000.00	\$45,000.00	\$4,112,000.00
Buhler Commercial	Micro-LBE 10%	\$3,255,000.00	\$95,000.00	\$45,000.00	\$3,395,000.00
	Average Bid:	\$3,352,366.67	\$91,266.67	\$39,200.00	\$3,482,833.33
	Engineer's Estimate:	\$4,200,000.00	140,000.00	50,000.00	\$4,390,000.00
	% of Engineer's Estimate:	80%	65%	78%	79%
	% of Engineer's Estimate vs. Low Bid Received	67%	58%	55%	67%

The following announcement was made prior to bid opening: "The Construction Budget for this Project is \$4,200,000, and the priority of alternates is as follows: 1, 2"

  = Indicates a correction of the bid price after review.

cc: Lisa Zhuo                      Carla Short                      Ronald Alameida                      All Bidders  
 Richard Gee                      Ivan Oldenkamp                      Regina Chan  
 Jason Chin                      Ken Nim                      Albert Ko  
 Julia Laue                      Chris Vergara                      Pansy Lam

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2368>

Reviewed By: Robert Loftus                      Ben Washington  
 (Insert Name)                      (Insert Name)

Sourcing ID: 0000006932  
Short Title: PW 911 CALL CNTR RENO  
Full Title: 911 CALL CENTER RENOVATION - ESER BOND 2020  
Bid Date: June 29, 2022

BID ITEMS	Rubecon General Contracting, Inc. EXTENSION	CWS Construction Group Inc. EXTENSION	Buhler Commercial EXTENSION
1	\$2,677,400.00	\$3,855,000.00	\$3,090,000.00
2	\$139,700.00	\$100,000.00	\$150,000.00
3	\$15,000.00	\$15,000.00	\$15,000.00
<b>BASE BID PRICE:</b>	\$2,832,100.00	\$3,970,000.00	\$3,255,000.00
ALT-1	\$81,800.00	\$97,000.00	\$95,000.00
ALT-2	\$27,600.00	\$45,000.00	\$45,000.00
<b>TOTAL BID PRICE:</b>	\$2,941,500.00	\$4,112,000.00	\$3,395,000.00

 = Indicates a correction of the bid price after review.



**Carla Short, Interim Director** | Director's Office

carla.short@sfdpw.org | T. 628.271.3078 | 49 South Van Ness Ave. Suite 1600, San Francisco, CA 94103

October 14, 2022

Rubecon General Contracting, Inc.  
3450 3<sup>rd</sup> Street, Building 1B  
San Francisco, CA 94124  
Attn: Ruben A. Santana – President

**VIA EMAIL ONLY:** [office@rubecon.com](mailto:office@rubecon.com)

**Subject: Sourcing ID No. 0000006932**  
**911 Call Center Renovation – ESER Bond 2020**  
**Final Determination of Non-Responsibility**

Dear Mr. Santana:

The City and County of San Francisco (“City”) has received Rubecon General Contracting, Inc.’s (“Rubecon”) response to the City’s Preliminary Determination of Non-Responsibility letter, sent October 6, 2022. Rubecon’s response confirms that Rubecon is no longer pursuing the contract award for the above-referenced project. As a result, the City has made a final determination that Rubecon is non-responsible.

Yours truly,

DocuSigned by:  
*Bruce Robertson* 10/14/2022 | 4:40:06 PM PDT  
63398308AB81447...  
Bruce Robertson  
Deputy Director, Finance & Administration  
San Francisco Public Works

cc: Lisa Zhuo – Project Manager  
Ivan Oldenkamp – Contract Monitoring Division  
Yadira Taylor – Deputy City Attorney





# CONTRACT MONITORING DIVISION OFFICE OF THE CITY ADMINISTRATOR



London N. Breed, Mayor  
Carmen Chu, City Administrator

Romulus Asenloo, Director

## MEMORANDUM

**Date:** October 7, 2022

**To:** Ben Washington, SF Public Works  
Lisa Zhuo, SF Public Works

**From:** Ivan Oldenkamp, Contract Monitoring Division

**Subject:** Sourcing ID: 0000006932 911 Call Center ESER 2020 Bond – CMD Review  
Memo REVISED

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The Contract Monitoring Division (“CMD”) has reviewed the bids submitted for the above referenced project, applied the appropriate bid discounts, and determined responsiveness to the Chapter 14B pre-award requirements. An LBE subcontracting requirement of 20% was established for this project. Below is a summary of CMD’s review.

SF Public Works made the following announcement before bid opening: “The Construction Budget for this Project is \$4,200,000.00, and the priority of alternates is as follows: 1, 2.”

In the bid instructions, SF Public Works also stated that:

If the Total Bid Price of the responsible Bidder who submits the lowest responsive Bid does not exceed the construction budget amount, then the Contract will be awarded to the responsible Bidder who submits the lowest responsive Bid and whose Total Bid Price and greatest number of additive alternates selected by the City in descending order of priority do not exceed the construction budget amount.

Bidder	LBE Status	Total Bid with Alternates	LBE Bid Discount	Adjusted Bid with Bid Discount
Rubecon Builders*	SF LBE - MBE (Micro)	\$2,941,500.00	10%	\$2,647,350.00
CWS Construction Group Inc.	Non-LBE	\$4,112,000.00	0%	\$4,112,000.00
Buhler Commercial	SF LBE - OBE (Micro)	\$3,395,000.00	10%	\$3,055,500.00

\*Rubecon Builders was determined by Public Works to be non-responsible.

Buhler Commercial ("Buhler") is the lowest responsive bidder. Buhler satisfied the Good Faith Outreach requirement by exceeding the subcontractor participation requirement by counting its own participation as an LBE prime contractor.

Buhler met the 20% LBE subcontracting requirement by listing the following LBE firms for the base bid items:

LBE Subcontractor	Scope of Work	Status	Percent LBE	Listed Amount	Amount Credited	Percent of Work
McKee & Company Electric	Electrical	SF LBE - MBE (Micro)	100%	\$729,739.00	\$729,739.00	22.42%
Bacon Plumbing	Plumbing	SF LBE - OBE (Small)	100%	\$49,990.00	\$49,490.00*	1.52%
Base Bid: \$3,255,000.00				<b>TOTAL</b>	<b>\$779,229.00</b>	<b>23.94%</b>
*Bacon Plumbing indicated on CMD Form 6 that they will further subcontract out \$500 of work to Powell's Coring & Cutting, a non-LBE firm.						

Buhler has also listed the following non-LBE subcontractors for base bid items:

Non-LBE Subcontractor	Scope of Work	Status	Listed Amount
Conflo	Demo	Non-LBE	\$92,705
James Hewatt Inc.	Metals	Non-LBE	\$262,000
BK-Mills	Millwork	Non-LBE	\$48,195
Heritage Doors	DFH	Non-LBE	\$62,377
Glass & Sash	Glass & Glazing	Non-LBE	\$32,492
Cal West Acoustic	Acoustical ceiling	Non-LBE	\$76,255
DS Baxley	Flooring	Non-LBE	\$97,780
Valdez Painting	Painting	Non-LBE	\$45,482
Service Metal Products	Restroom accessories/lockers	Non-LBE	\$43,910
Battalion One	Fire sprinklers	Non-LBE	\$24,627
Aire Sheet Metal	HVAC	Non-LBE	\$154,200
<b>TOTAL</b>			<b>\$940,023.00</b>

Buhler listed the following LBE firms for Alternate bid items:

LBE Subcontractor	Scope of Work	Status	Percent LBE	Listed Amount
McKee & Company Electric	Electrical Alternates #1 and #2	SF LBE - MBE (Micro)	100%	\$13,611

Buhler has also listed the following non-LBE subcontractors for alternate bid items:

<b>Non-LBE Subcontractor</b>	<b>Scope of Work</b>	<b>Status</b>	<b>Listed Amount</b>
Conflo Services	Demo	Non-LBE	\$13,185
Heritage Doors	DFH	Non-LBE	\$7,500
Cal West Acoustics	Acoustic ceiling Alternates #1 and #2	Non-LBE	\$9,150
DS Baxley	Flooring	Non-LBE	\$6,372
Valdez Painting	Painting	Non-LBE	\$3,748
Aire Sheet Metal	HVAC	Non-LBE	\$31,000

Based on the foregoing, CMD has determined that Buhler Commercial has complied with the Chapter 14B pre-award requirements. Should you have any questions, please contact Ivan Oldenkamp at [ivan.oldenkamp@sfgov.org](mailto:ivan.oldenkamp@sfgov.org)



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
DPW: 1011 Turk Street		
<b>Case No.</b>		<b>Permit No.</b>
2019-005262ENV		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          DPW: Proposes a project to renovate the second floor of the existing Department of Emergency Management (DEM) building at 1011 Turk proposed to provide tenant improvements to enhance the operational efficiency of emergency-dispatch services.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> 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><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**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><b>Air Quality:</b> 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 &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> 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 &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> 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><b>Archeological Resources:</b> 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 &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> 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 &gt; CEQA Catex Determination Layers &gt; Topography)</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 20%:</b> 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 &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b></p>
<p><b>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.</b></p>	
<p><b>Comments and Planner Signature (optional):</b> Laura Lynch</p>	

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input checked="" type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , 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 type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (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):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> 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 <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Voter approval of ESER Bond If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Laura Lynch 05/03/2019
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 subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
DPW: 1011 Turk Street		/
Case No.	Previous Building Permit No.	New Building Permit No.
2019-005262PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Other (please specify)	
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?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

**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:	Date: