



Meeting Date: August 18, 2023

To: Public Works Commission

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

From: Jumoke Akin-Taylor, Project Manager

Subject: San Francisco Hall of Justice Elevator Modernization –
Contract Award

Director's Recommendation: Award Contract #0000006251 San Francisco Hall of Justice Elevator Modernization in the amount of \$1,640,598 for 365 consecutive calendar days to Angotti & Reilly, Inc. to modernize elevators (#2 - #3) and the decommissioning of two (2) elevators (#4 -#5) in San Francisco Hall of Justice located at 850 Bryant Street, San Francisco, CA.

Contract Background: The Hall of Justice (HOJ) located at 850 Bryant Street in San Francisco was built between 1958 and 1960. As a result, the elevators are outdated and need constant repairs, disrupting vertical transportation to visitors and employees at the HOJ. This elevator modernization project is located at the Hall of Justice. This project includes both a construction contract and a maintenance contract. The construction contract involves the modernization of two traction elevators (Elevator 2 & 3) and the full decommissioning of two traction elevators (Elevator 4 & 5). The service contract will provide elevator preventative maintenance and service, including urgent repairs and emergency service for a period of three years with an option to renew annually each year thereafter before the contract expires for up to five years (for a maximum total contract duration of 8 years). The elevator service contract will cover four existing elevators (Elevators 1, 6, 7 & 8) for the entire duration of the service contract; Elevators 2 & 3 before and after the modernization for the entire duration of the service contract; and Elevators 4 & 5 until they are decommissioned.

Based on Syska Hennessy's, the City's elevator consultant, recommendation, and working with TEF Design, Public Works, in consultation with San Francisco Real Estate Division, initiated a solicitation for an outside contractor to perform the elevator modernization and decommissioning work

Solicitation Process: San Francisco Public Works advertised the Hall of Justice Elevator Modernization project on March 15, 2023. Bids were due on April 12, 2023. A total of four (4) bids were received. All four (4) bids received were above the engineer's estimate of \$3,200,000. Although Public Works will only award a contract for the modernization and

construction portion of the scope of services, bidder selection is based on the bidder submitting the lowest combination of the construction price plus the cost for a 3-year maintenance contract for the service of the modernized elevators. Once the elevator construction scope is complete, the San Francisco Real Estate Division (RED) will award the 3-year maintenance contract to the selected elevator service provider.

The table below illustrates the Total bid results comparing the four (4) bidder’s bid price. Angotti & Reilly, Inc.’s bid package was reviewed and determined to be the lowest responsible and responsive bid at a total Bid Price of \$3,277,638; the cost of construction to be awarded by Public Works is \$1,640,598. The cost to maintain the elevators for a period of 3-5 years after construction is \$1,637,040. This amount is to be awarded by Real Estate Division upon completion of construction.

The full tabulation of bids can be found in Attachment A.

	Rodan Builders	Trico Construction	CLW Builders, Inc.	Angotti & Reilly, Inc.
Schedule A - Construction Modernize Elevators # 2& #3 and decommission #4 & #5 <i>(Contract between Public Works and Angotti & Reilly Inc.)</i>	\$2,355,980.00	\$2,138,788.00	\$3,280,000.00	\$1,640,598.00
3-5 Year Maintenance Contract <i>(Contract between Real Estate Division and Elevator Subcontractor at a future date)</i>	\$1,127,000.00	\$1,627,040.00	\$1,292,000.00	\$1,637,040.00
TOTAL BID <i>(Low Bid Determination)</i>	\$4,244,000.00	\$3,775,828.00	\$4,572,000.00	\$3,277,638.00

Contract Details:

Contract Title:	San Francisco Hall of Justice Elevator Modernization
Contract Award Amount:	\$1,640,598
Engineer’s Estimate:	\$3,200,000
Contract Funding Sources:	Certificates of Participation

Anticipated Project Schedule:	Anticipated Start of Construction: September 2023 Substantial Completion: September 2024 Final Completion: November 2024
Contract Duration:	365 consecutive calendar days
Contractor Name:	Angotti & Reilly, Inc
Compliance with Chapter 14B Local Business Enterprise Ordinance:	Contract Monitoring Division (CMD) waived the Local Business Enterprise (LBE) Sub-contracting requirement; Angotti & Reilly, Inc. Committed 10% to CMD-certified Micro-LBEs
Environmental Determination (if applicable):	On October 15, 2021, the San Francisco Planning Department determined the project Common Sense Exemption: Department staff reviewed the project and determined that there is no possibility of a significant effect on the environment. No further environmental review is required. The project is exempt under CEQA.
Other Compliance:	N/A
Additional Information:	N/A
Attachments:	Attachment A: Bid Tabulation Attachment B: Contract Monitoring Division (CMD) Memo Attachment C: SF Planning Department – CEQA Exemption Determination

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

RESOLUTION NO. _____

WHEREAS, On July 26, 2020, San Francisco Public Works (Public Works) entered into an agreement with the San Francisco Real Estate Division (RED) to manage the design and construction of the San Francisco Hall of Justice Elevator Modernization project (Project) located at 850 Bryant Street; and

WHEREAS, On December 15, 2021, the Project was submitted to San Francisco Department of Building Inspection for a construction permit application, and the application was approved on September 19, 2022; and

WHEREAS, On October 15, 2021, the San Francisco Planning Department determined that the Project falls under Common Sense Exemption: Department staff reviewed the project and determined that there is no possibility of a significant effect on the environment. No further environmental review is required; and

WHEREAS, On March 15, 2023, Public Works advertised the San Francisco City Hall Elevator Modernization project; and

WHEREAS, On April 12, 2023, Public Works received four bids; and

WHEREAS, Public Works staff and Contract Monitoring Division (CMD) staff reviewed the bids and determined that Angotti & Reilly, Inc. is the responsible bidder with the lowest responsive bid; and

WHEREAS, Angotti & Reilly, Inc.'s bid was \$\$3,277,638.00; and

WHEREAS, \$1,640,598 of the bid price is for elevator modernization work, to be awarded by Public Works to Angotti & Reilly Inc.; and

WHEREAS, \$1,637,040 of the bid price is for elevator maintenance work, to be awarded separately by San Francisco Real Estate Division (RED) to Angotti & Reilly Inc.'s elevator subcontractor upon completion of the elevator modernization work; and

WHEREAS, Local Business Enterprise (LBE) Sub-contracting requirement was waived by CMD; and

WHEREAS, Angotti & Reilly. committed 10% to CMD Certified Micro-LBEs; and; now, therefore, be it

RESOLVED, That this Commission hereby approves the award of Contract #0000006251 San Francisco Hall of Justice Elevator Modernization, in the amount of \$1,640,598.0 with a duration of 365 consecutive calendar days to the lowest responsive and responsible bidder, Angotti &Reilly Inc.

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

Commission Affairs Manager,
Public Works Commission

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

Sourcing ID: 0000006251
 Contract Title: PW HOJ ELEV MODRN PRJ
 Full Title: HALL OF JUSTICE ELEVATOR MODERNIZATION PROJECT
 Bids Received: April 12, 2023

<u>BIDDERS (in the order received & opened):</u>	<u>LBE Status Claimed</u>	<u>Total Bid Price</u>
Rodan Builders	N/A	\$4,244,000.00
Trico Construction	Micro-LBE 10%	\$3,775,828.00
CLW Builders, Inc.	Small-LBE 10%	\$4,572,000.00
Angotti & Reilly, Inc.	Micro-LBE 10%	\$3,277,638.00
	Average Bid:	\$3,967,366.50
	Engineer's Estimate:	\$3,200,000.00
	% of Engineer's Estimate:	124%
	% of Engineer's Estimate vs. Low Bid Received	102%

 = *Indicates a correction of the bid price after review.*

cc: Jumoke Akin-Taylor Carla Short Ronald Alameida
 Richard Gee Ivan Oldenkamp All Bidders
 Teenchee Le Ken Nim
 Julia Laue Pansy Lam

For complete subcontractor listings, check: <https://bidopportunities.apps.sfdpw.org/CaseLoad/Details/2425>

Sourcing ID: 000006251
Short Title: PW HOJ ELEV MODRN PRJ
Full Title: HALL OF JUSTICE ELEVATOR MODERNIZATION PROJECT
Bid Date: April 12, 2023

BID ITEMS SCHEDULE A: CONSTRUCTION CONTRACT	QUANTITIES	UNIT	UNIT PRICE	Rodan Builders EXTENSION	UNIT PRICE	Trico Construction EXTENSION	UNIT PRICE	CLW Builders, Inc. EXTENSION	UNIT PRICE	Angotti & Reilly, Inc. EXTENSION
1	---	LS	---	\$2,330,980.00	---	\$2,113,788.00	---	\$3,255,000.00	---	\$1,615,598.00
2	---	AL	---	\$10,000.00	---	\$10,000.00	---	\$10,000.00	---	\$10,000.00
3	---	AL	---	\$15,000.00	---	\$15,000.00	---	\$15,000.00	---	\$15,000.00
TOTAL PRICE OF SCHEDULE A				\$2,355,980.00		\$2,138,788.00		\$3,280,000.00		\$1,640,598.00
SCHEDULE B: SERVICE CONTRACT	QUANTITIES	UNIT	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
A	---	LS	---	\$197,520.00	---	\$167,040.00	---	\$192,000.00	---	\$167,040.00
B	1,000	HR	\$563.50	\$563,500.00	\$490.00	\$490,000.00	\$600.00	\$600,000.00	\$490.00	\$490,000.00
C	1,000	HR	\$1,127.00	\$1,127,000.00	\$980.00	\$980,000.00	\$500.00	\$500,000.00	\$980.00	\$980,000.00
TOTAL PRICE OF SCHEDULE B				\$1,888,020.00		\$1,637,040.00		\$1,292,000.00		\$1,637,040.00
TOTAL BID PRICE:				\$4,244,000.00		\$3,775,828.00		\$4,572,000.00		\$3,277,638.00

= Indicates a correction of the bid price after review.



CONTRACT MONITORING DIVISION OFFICE OF THE CITY ADMINISTRATOR



London N. Breed, Mayor
Carmen Chu, City Administrator

Stephanie Tang, Director

MEMORANDUM

Date: June 13, 2023

To: Ben Washington, SF Public Works
Jumoke Akin-Taylor, Project Manager, SF Public Works

From: Ivan Oldenkamp, Contract Monitoring Division

Subject: Sourcing ID:0000006251 Hall of Justice Modernization Project – CMD Review

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. The LBE subcontracting requirement was waived for this project. Below is a summary of CMD’s review.

Bidder	LBE Status	Base Bid	LBE Bid Discount	Adjusted Bid with Bid Discount
Angotti & Reilly, Inc.	SF LBE - OBE (Micro)	\$3,277,638.00	10%	\$2,949,874.20
Trico Construction	SF LBE - WBE (Micro)	\$3,775,828.00	10%	\$3,398,245.20
CLW Builders, Inc.	SF LBE - MBE (Small)	\$4,572,000.00	10%	\$4,114,800.00
Rodan Builders	Non-LBE	\$4,244,000.00	0%	\$4,244,000.00

Angotti & Reilly, Inc. (“A & R”) is the lowest responsive bidder.

A & R listed the following LBE firms on Section 00 43 36 at time of bid:

LBE Subcontractor	Scope of Work	Status	Percent LBE	Listed Amount	Amount Credited	Percent of Work
Yum's Mechanical	HVAC	SF LBE - MBE (Micro)	100%	\$18,000.00	\$16,700.00*	0.51%

Slater Paint	Paint	SF LBE - MBE (Micro)	100%	\$48,500.00	\$48,500.00	1.48%
De Lao Electric	Electrical / fire alarm	SF LBE - MBE (Micro)	100%	\$224,650.00	\$224,650.00	6.85%
			TOTAL	\$291,150.00	\$289,850.00	8.84%

* Per CMD Form 6 submitted for Yum's Mechanical, Yum's Mechanical will be further subcontracting out \$1,300 of work to non-LBE firm National Air Balance.

A & R has also listed the following non-LBE subcontractors:

Non-LBE Subcontractor	Scope of Work	Status	Listed Amount
Sterling Environmental	Hazmat, if found	Non-LBE	Not listed
Schindler Elevator Corp	Elevators	Non-LBE	\$2,543,504.00
			TOTAL
			\$2,543,504.00

Based on the foregoing, CMD has determined that Angotti & Reilly, Inc. has complied with the Chapter 14B pre-award requirements. Should you have any questions, please contact Ivan Oldenkamp at ivan.oldenkamp@sfgov.org



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
DPW: HOJ Elevators - 850 Bryant Street		
Case No.		Permit No.
2021-009757ENV		
<input 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>San Francisco Public Works plan to work on two sets of elevators in the Hall of Justice building. Work is planned on four elevators. Two will be modernized to existing ADA standards, and two will be decommissioned, removed from service altogether. The majority of the work will be behind the scenes, involving the refurbishing of mechanical works, but there will be some minor aspects that will present minor visual changes. The interiors of the modernized elevator cars will be given updated control panels and grab bars up to ADA specifications. The external control call button will be replaced with an ADA-compliant version. The two cars which will be taken out of service will simply be left in place and the doors rendered inoperable, their control and lantern panels on the surrounding outside wall will be replaced with blank panels that will match the existing in appearance. Existing signage for the decommissioned elevators will be removed, and the existing fire control panel will either be left as is, or replaced with a blank face plate. The walls will be patched as needed and all repainted to match the existing appearance. Both sets of elevators are original to the building, however there have been various changes to the mechanics over the years. No ground disturbance is proposed.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions 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; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<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>
<input type="checkbox"/>	Other _____
<input checked="" type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i></p>
<input checked="" type="checkbox"/>	<p>Hazardous Materials: <input type="checkbox"/> Maher or <input checked="" type="checkbox"/> Cortese</p> <p>Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i></p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</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? If yes, archeology review is required.</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? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input 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 checked="" 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 checked="" 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 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 checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify):</i> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<input checked="" type="checkbox"/>	2. 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 checked="" type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	Common Sense Exemption: Department staff reviewed the project and determined that there is no possibility of a significant effect on the environment. No further environmental review is required. The project is exempt under CEQA.	
	Project Approval Action: Public Works Director's Direction to Proceed	Signature: Don Lewis 10/15/2021
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/ . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an 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 to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	

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

MODIFIED PROJECT DESCRIPTION

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 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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can

Planner Name:

Date: