



## PUBLIC HEALTH SERVICES HOSPITAL Addendum #4

This letter and the enclosed materials listed below constitute Addendum #4 to the Public Health Services Hospital Request for Proposal (RFP).

- Responses to questions.
- Please note the following corrections in Addendum #3 to the RFP. The Potential Ground-Lease Premises diagram was incorrectly referenced as being distributed in Addendum #3 to the RFQ. The Potential Ground-Lease Premises diagram was distributed as part of Addendum #2 to the RFQ. The *revised* Figure 3, Height Limits and Development Boundaries was incorrectly referenced as being distributed in Addendum #2 to the RFP. The *revised* Figure 3, Height Limits and Development Boundaries was distributed as part of Addendum #1 to the RFP.

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**THE PRESIDIO TRUST  
PUBLIC HEALTH SERVICES HOSPITAL RFP  
ADDENDUM NO. 4**

**RESPONSE TO QUESTIONS**

- Q1. Given the letters the Trust recently sent us and the input we are receiving from various community groups, does the Trust have a preference for the smaller project being promoted by these groups (i.e. demolishing the non-historic additions to the Hospital but NOT replacing the demolished square footage at Battery Caulfield), provided that the smaller project's financial contributions to the Trust are satisfactory?**
- A1. As previously stated, the Trust has no preference for a specific project. The Trust will consider projects falling within the range permitted in PTMP, from maximum demolition with no new construction to maximum demolition with the permitted maximum new construction and any proposal in between. All proposals will be evaluated against all of the criteria listed in the RFP. The project will also be subject to final negotiation of the proposal based upon the outcome of the NEPA environmental review and NHPA consultation.
- Q2. Are there existing utilities conditions plans of subject site(s) available, and can we have access to them? Utility plans should include, if possible, water, sewer, storm drainage, telephone, electrical power, natural gas, and irrigation.**
- A2. Drawings for telecommunication, high voltage, sanitary sewer, storm sewer, potable water, and natural gas (PG&E) exist in varying degrees of completeness and accuracy. The Trust will assemble the information and make it available as soon as possible.
- Q3. We would like to have a better understanding of the interface with SF City concerning sewer and storm discharge to the SF system. Is there a limit to the flow allowed? Does the Presidio suggest we coordinate said discharge with the City DPW? Does the City sewer have the capacity for an increase in flow?**
- A3. The Trust presently believes that the sanitary sewer system at the PHS is a separate system that discharges into the CCSF system at the 15th Avenue gate. The PHS storm sewer system ties into a pipe that discharges into a CCSF 60" RCP storm sewer located southwest of the PHS district. Flow or capacity limitations would have to be confirmed with the CCSF; currently the Presidio Trust is not aware of any flow limitations. Discharge requirements should be discussed collectively with the Presidio Trust and CCSF.

**Q4. Is there a City water service point of connection that should be taken into consideration?**

A4. There are two CCSF potable water connections at the 15<sup>th</sup> Avenue gate.

**Q5. How is Mountain Lake storm drainage piped and is that an issue of concern?**

A5. There is a Mountain Lake overflow storm sewer that begins at an inlet pipe located in the SE area of Mountain Lake, and flows westerly near the Presidio's southern boundary at the PSHH area, and discharges into a CCSF 60" RCP storm sewer located southwest of the PSHH district.

**Q6. Is there a wetland delineation line or other "do not cross" demarcation line(s) for Lobos Creek or Nike Swale?**

A6. Figure 3 in the Draft Planning and Design Guidelines shows the development boundary line, which is equivalent to a "do not cross" line. Figure 5 in the Guidelines indicates the location of the Nike Swale, which is also outside the permitted development boundary.

**Q7. RFP requires that building plans be at minimum 1"=32' and site plan at 1"=50'. It also specifies that the proposal be in 11x17 format. The site and building 1801 do not fit at the required scales on the specified sheets. Please indicate if the following scales are acceptable:**

A7. The revisions related to scale and sheet sizes are as follows:  
Building 1801 - 1" = 50'  
Partial plans and unit plans - 1" = 20'  
Site plan (minimum of one 11 x 17 sheet that includes the entire site) - 1" = 200'  
Partial site plans and details of landscaped areas may be provided at any scale.

**Q8. A question was posed regarding the Presidio Trust's Green Building Guidelines and its thermal comfort requirements for cooling and heating.**

A8. While the Green Building Guidelines may not strictly apply to projects being proposed, the Trust is interested in incorporating green building concepts that capture the essence of the Guidelines. Within the timeframe of this RFP, it is not possible for the Trust to properly evaluate the substitute standards which might be needed to amend the Green Building Guidelines. Project teams may suggest alternative standards that will achieve sustainability goals. Taking advantage of passive ventilation and minimizing the use of mechanical cooling remains an important component of the Trust's sustainability goals for the PSHH.

- Q9. Addendum #1 indicates that no new construction is permitted in the area immediately to the south of building 1801 (the area between the two 1950's wings). Is a below grade parking structure allowed in this area?**
- A9. Please reference Addendum #2 to the RFP. The limitations identified in the *revised* Figure 3, "Height Limits and Development Boundaries," apply only to above ground construction.
- Q10. Please clarify or provide information or drawings about the type and extent of seismic and other improvements that have been made to buildings 1802, 1805, 1806 and 1808.**
- A10. The Trust will assemble and forward available information and As-Built documents for the aforementioned buildings.
- Q11. Please clarify how the square footage for the non-historic additions to Building 1801 (124,700 sf) was derived. Does this number include basements for these additions?**
- A11. Please reference Addendum #2 to the RFP. The Trust's previous response stated that basement areas were counted in the calculations of gross area.
- Q12. Are Buildings 1802, 1805, 1806 and 1808 currently provided with steam for heating? If so, is the steam from a Presidio Trust generating plant, and does the Trust intend to continue supplying the steam, and how much would it charge the Developer for using it?**
- A12. Buildings within the PHS area are currently heated by a low pressure steam system located in Building 1802. The steam system provides heat to buildings 1805, 1806, and 1808. Building 1807 is connected to the steam distribution system; however that loop is currently turned off. The Wyman Terrace houses are also connected to the steam distribution system and that loop will hold pressure; however, it too is turned off as the units are currently vacant. The Trust will not be responsible for the operation and maintenance of the steam system upon delivery of the site to the developer.
- Q13. What is the proposed plan for the existing parking lot to the west of Building 1801? Does the Trust have a drawing or diagram of this proposed plan? How many spaces will be provided in the revised layout? Will these spaces be available to the Developer?**
- A13. Refer to Addendum #3 to the Request for Proposal. Please see the Potential Ground-Lease Premises diagram distributed in Addendum #2 to the Request for Qualifications. This map identifies areas where parking may potentially be accommodated outside of the Development Boundary as shown in Figure 3. Additional parking may be available depending on the reconfiguration of the lot

following the remediation of the existing landfill and the quantity of parking stalls. Parking areas within the premises boundary will be available for incorporation in the long term lease.

**Q14. Is permeable paving allowed for any of the surface parking lots within the site?**

A14. In order to protect water quality of sensitive wetlands and water bodies within, and adjacent to the site, permeable paving would not be encouraged for use in parking lots.

**Q15. Please provide all existing information on the Nike missile site. We would like to know more about the underground silo conditions. Is any remediation that would be paid for by the Developer necessary?**

A15. The Trust plans to remediate at its cost suspected hazardous materials in the storm drains at the former Nike Missile Facility. Please refer to the Request for Qualifications Appendix A “Summary of Environmental Remediation”. Additionally, please refer to Addendum #3 to the Request for Qualifications. A geotechnical feasibility study prepared for the Battery Caulfield site is available in the Presidio Trust offices.

**Q16. Since the Presidio assesses the Service District Charge of \$3.57/rsf (estimated), are property taxes also assessed by the City and County of San Francisco? Are there any other taxes or impositions assessed by any other federal, state, city, or local entity to this development?**

A16. The Presidio is under exclusive federal jurisdiction. Section 103(c)(9) of the Presidio Trust Act (16 U.S.C. § 460bb appendix) provides that “all interest [sic] created under leases . . . shall be exempt from all taxes and special assessments of every kind by the State of California, and its political subdivisions, including the City and County of San Francisco.” The City Attorney’s office has concluded that the City may collect its utility user’s tax on non-residential Presidio tenants and the general sales and use tax, but that the City may not collect certain other of its taxes from Presidio tenants. A copy of the City Attorney’s opinion (No. 2002-02, dated January 29, 2002) will be available in the Presidio Trust library. Developers will need to perform appropriate due diligence regarding the possibility of other charges, taxes or impositions by entities other than the Presidio Trust.