

St. Luke's Replacement Hospital Site Advantages/Constraints			June 17, 2009
San Jose / Parking lot site			
ISSUES	ADVANTAGES	CONSTRAINTS	NOTES ON APPROACH
<i>Site Development</i>	Allows use of most of the existing site utilities; without need to replace Hartzell Building prior to construction.	Requires either relocation of all utilities in San Jose Ave (6' x 10' storm drain, water main, electrical power poles and overhead wires, telephone, SF City Fire Alarm call box) or potential bridging over underground utilities.	Work with utilities on a coordinated relocation plan
	Allows for Emergency Room walk in, Ambulance drive in and main entrance to be off of major arterials rather than internal streets.	With 3 sides of the building accessible and 5 penetration points (Emergency Room walk in, Ambulance drive in, main entrance, service walk in and service loading/delivery) one of these will be adjacent to residences Plan places location of ssecondary pedestrian entrance (staff entrance) in proximity to residences	Keep greatest disruptive activity away from residences and on major streets as possible.
		Footprint constrained by existing location of hospital loading dock and hospital main electrical and mechanical rooms	
	Depending on response of PUC, sewer line, other utilities may not need replacement.	If needed, potential disruption to neighborhood during relocation of San Jose Ave utilities	
		Construction staging more complex due to lack of layout area.	
<i>City of San Francisco Entitlements</i>	Potential to create a pedestrian and visual connection to Cesar Chavez	May requires land transfer from City of SF or maintaining right of way to San Jose Ave.	Work with city agencies
	Does not require the re-circulation of NOP (such as to address potential historic resource issues if 1912 bldg proposed to be demolished)	Requires Certification of multi campus EIR prior to start of construction.	
<i>Office of State Health Planning and Development (OSHPD) and Legislative</i>	Current SB 1661 OSHPD submittal from Dec. 2008 does not need to be replaced, only ammended. Geotechnical investigation and report still valid and planned phased plan check status maintained	Compliance with SB 1661 requires completion of replacement hospital by 2015.	Work with OSHPD to update Dec. 2008 submittal material
	No known interim moves of essential inpatient functions necessary. If necessary would be OSHPD permitted projects with minimum one year lead time for design and permitting before relocation projects could begin (interim moves would be into 1970 tower).	Any major revisions to the Dec 2008 SB 1661 submittal may jeopardize the SB 1661 compliance and place project under SB 1953 which accelerates completion date to 2013 (and which cannot be met).	
<i>Financial</i>	Less in construction costs than other options. Cost differential even more beneficial when operational costs considered.	Total project cost range from \$230 million to \$260 million, Project as planned exceeds available funding allocation.	
	Interim moves projects into 1970 tower or code upgrades are not necessary (interim moves projects would add cost to project).	Project construction costs do not include renovations or upgrades to the 1912 building, though these upgrades should occur in a separate effort.	
<i>Operational and Programmatic</i>	No need to identify feasible locations for critical services displaced as displacement minimal.	Challenged operational functionality	
<i>Project Schedule</i>	Can be constructed within SB 1953/1661 required timeline. Options on other sites could not be completed within mandated timelines.	(Schedule dates are extended six months beyond our current written commitment to OSHPD)	Work with OSHPD
	Abatement / demo of 1957, 1912, Hartzell building not required to achieve constructoin without disruption		
		If needed, San Jose Ave land transfer or maintenance of right of way agreements must be completed prior to start of "Make Ready" work package of relocation of San Jose Ave utilities.	
		If needed, "Make Ready" work package of relocation of San Jose Ave utilities must be completed before hospital construction can begin - schedule issue	
	Phased plan review by OSHPD may be in jeopardy due to State of California budget constraints.	Work with OSHPD	