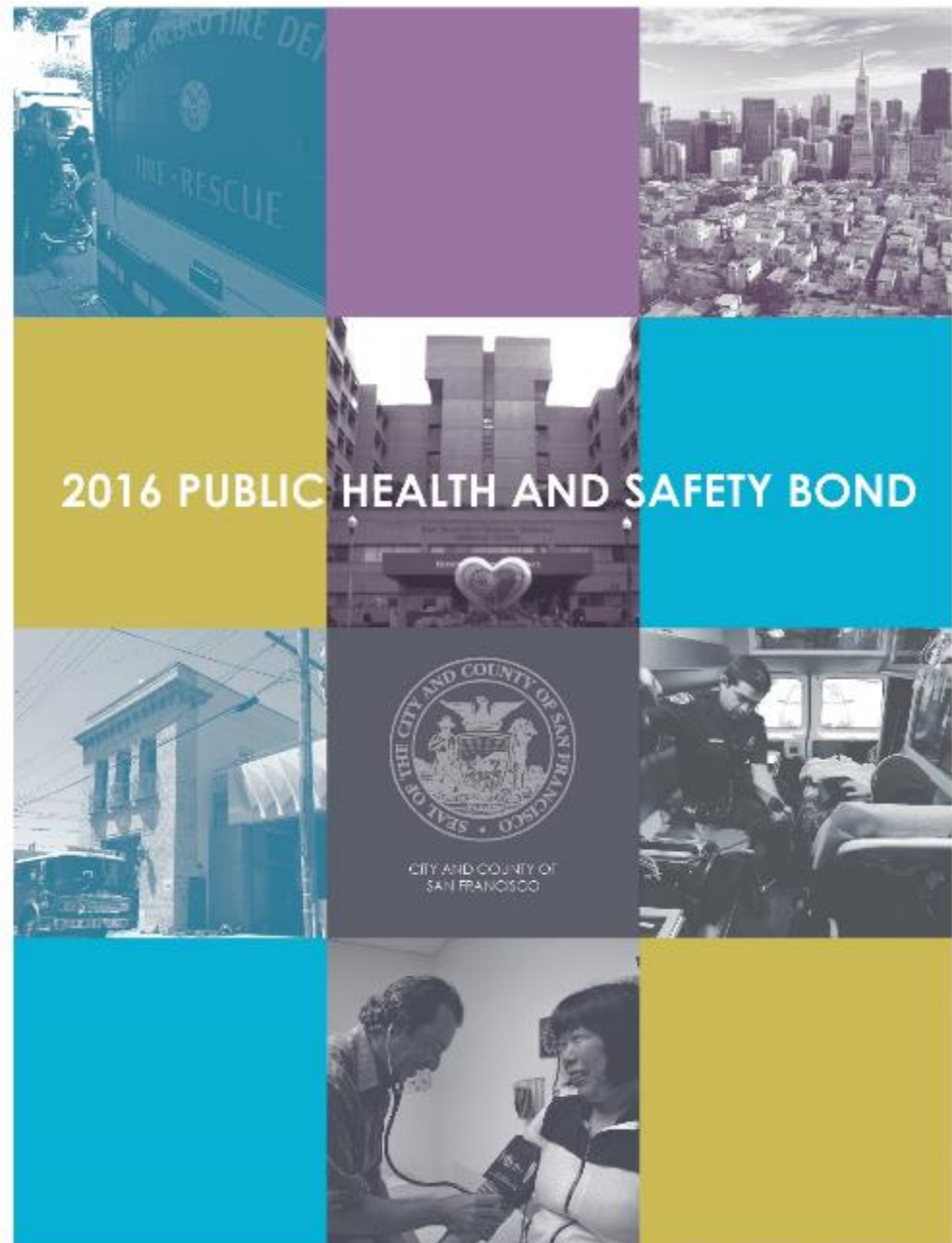


Public Health & Safety Bond Program 2016

Status Report presented to the
Capital Planning Committee
As of December 11, 2017



Public Health & Safety Bond Program 2016

Overview

Project budget values are as of June 30, 2017 and expenditures beyond June 30, 2017 are estimates pending actuals from the new financial system. New project budget information will be available later this fiscal year, after transition to the new City financial system and capture of accurate project financial data.

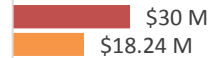
Bond Authorization - \$350M

1st Bond Sale - \$176M

ZSFG BUILDING 5 IMPROVEMENT PROJECTS



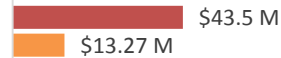
DPH SOUTHEAST HEALTH CENTER RENOVATION & EXPANSION



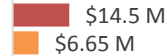
DPH COMMUNITY HEALTH CENTERS IMPROVEMENT PROJECTS



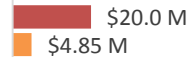
SFFD - AMBULANCE DEPLOYMENT FACILITY



SFFD - NEIGHBORHOOD FIRE STATION



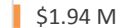
HSH - HOMELESS SERVICE SITES



OVERSIGHT, ACCOUNTABILITY, & COST OF ISSUANCE



RESERVE FOR MARKET UNCERTAINTY



■ Authorization

■ 1st Bond Sale



PHS Bond Program 2016 | Executive Summary

I. Highlights and accomplishments

- ZSFG, Building 5 – 7 of 19 core projects are in design/construction.
- Community Health Centers - 2 health centers completed 50% CDs. Southeast HC (Ph.2) – proceeding to schematic design.
- Ambulance Deployment Facility – 50% CD completed.
- Neighborhood Fire Station – Completed 95% drawings for the hose tower removal projects at 6 fire stations.
- Resolution introduced on Oct 31 for an emergency declaration to expedite the design and construction of 440 Turk St.
- Issued 4 RFQs and awarding two consultant contracts

II. Upcoming milestones

- ZSFG, Building 5 – Complete construction for 1st project. 2 additional projects in construction in 1st Qtr 2018.
- Southeast Health Center Addition (Ph.2) – 100% SD in 1st Qtr 2018.
- Community Health Centers – Anticipate construction for 2 health centers by 3rd Q, 2018
- HSH - Targeting construction NTP for 440 Turk St. by Jan. 2018

III. Bond sales and appropriation

- Public Works is anticipating the second bond sales in June 2018.
- Public Works will initiate and kick-off the discussion with Office of Public Finance in Jan. 2018

IV. Risks, issues or concerns on budget, scope or schedule

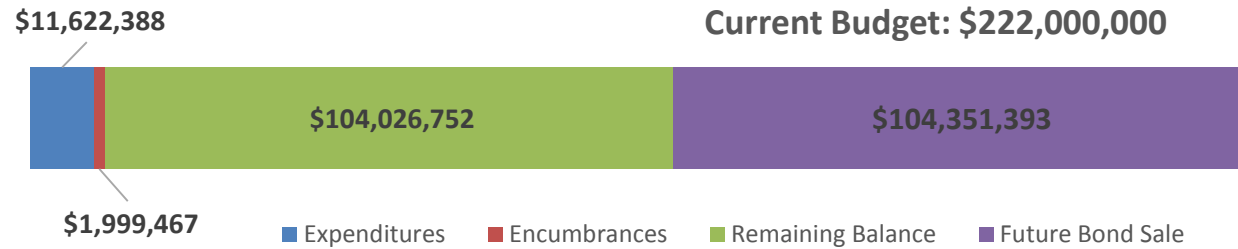
- On-going challenging bidding environment
- Extensive OSHPD plan review cycle
- Low seismic ratings adding seismic retrofit scopes for health centers are impacting budget/schedule
- Health centers are age-eligible (> 45 years) and are triggering City Planning Environmental Evaluation Review process
- Maintaining clinical operations during construction
- Re-allocation of funding within the SFFD/Public Safety component.

ZUCKERBERG SAN FRANCISCO GENERAL BUILDING 5 (\$222M)

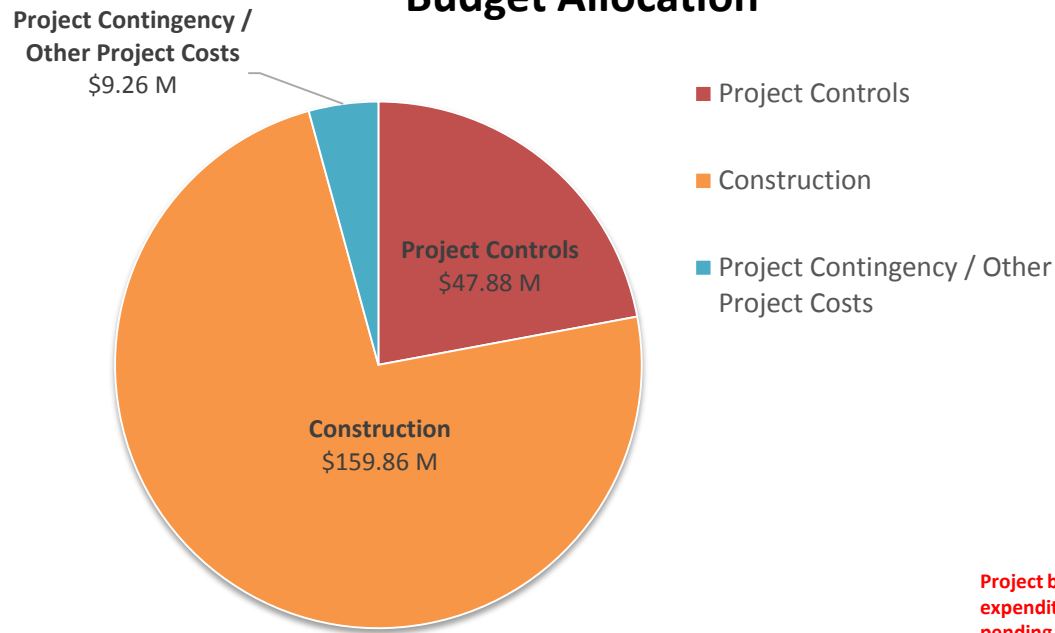
Current Phase: **Various**

Completion Date (Priority 1): **1st Qtr, 2021**

Status of Budget



Budget Allocation



19 Core Projects

Project budget values are as of June 30, 2017 and expenditures beyond June 30, 2017 are estimates pending actuals from the new financial system. New project budget information will be available later this fiscal year, after transition to the new City financial system and capture of accurate project financial data.

ZUCKERBERG SAN FRANCISCO GENERAL BUILDING 5 (cont'd)

Recent accomplishments

- 6H and Physical Therapy –OSHPD permit approval
- Public Health Laboratory & Dialysis - Drawings submitted to OSHPD for plan review
- Seismic Retrofit – OSHPD Backcheck #2 submitted on Oct 31, 2017
- 6H Surge (6H) - awarding contract (bid came in 15% below estimate)
- IT Infrastructure - 50% CD Drawings issued.



Dialysis Rendering

Upcoming milestones

- Re-bidding of Physical Therapy (PT) Project. Bids due 12/13.
- 6H and PT - issue NTP by 1st Qtr, 2018
- Dialysis & PHL OSHPD Backcheck #1 to be submitted by 1st Qtr, 2018
- Design kick-off of new Phase 2 projects: (Family Health Center) and 4E Surge Space in 1st Qtr, 2018

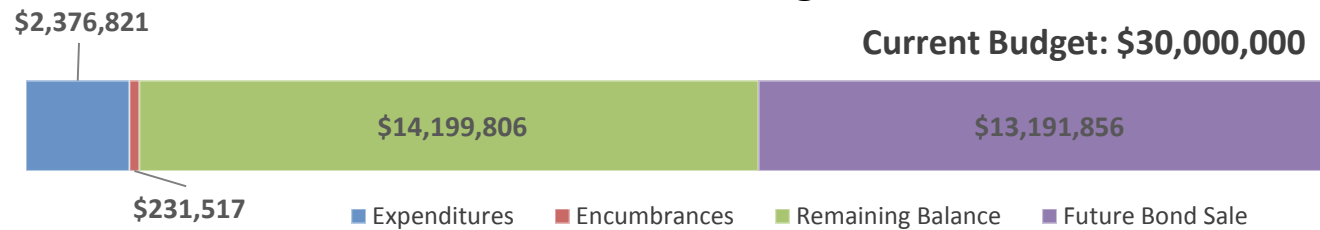


Physical Therapy Rendering

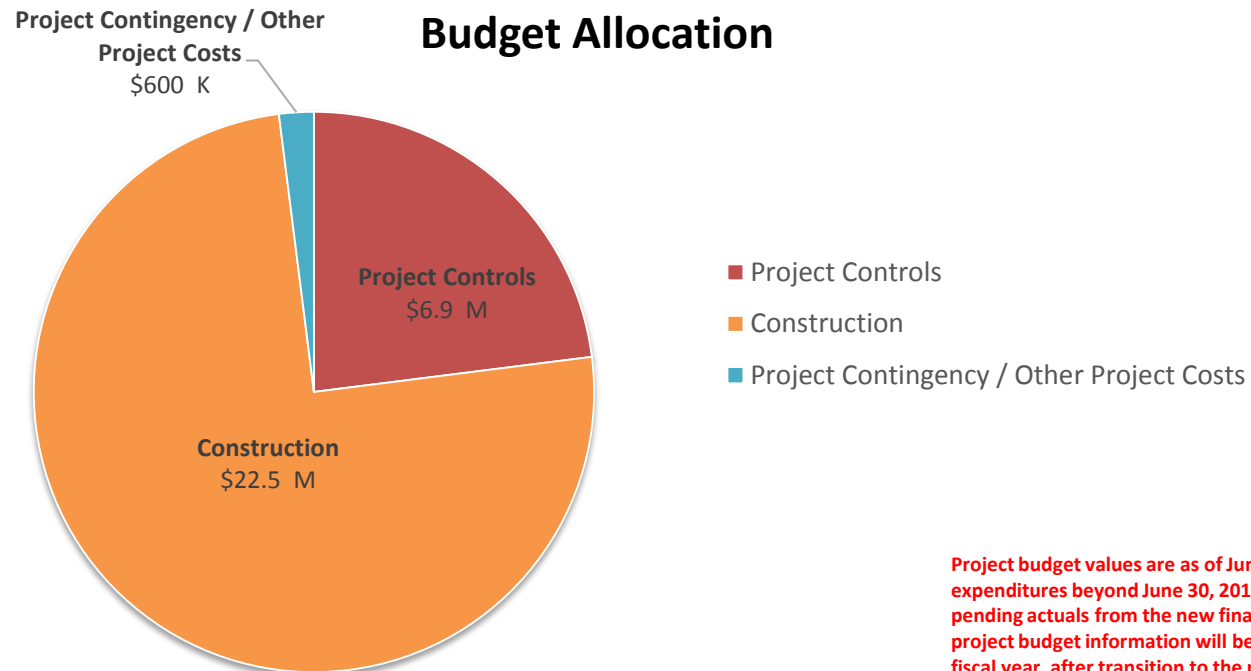
SOUTHEAST HEALTH CENTER (\$30M)

Current Phase: **Various**
Completion Date: **4th Qtr, 2020**

Status of Budget



Budget Allocation



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SOUTHEAST HEALTH CENTER (cont'd)

Recent accomplishments

- Renovation Project (Ph.1) - Dental clinic completed and re-opened in Aug 2017
- Expansion Project (Ph.2) – Civic Design Review (CDR) (Conceptual) completed

Upcoming milestones

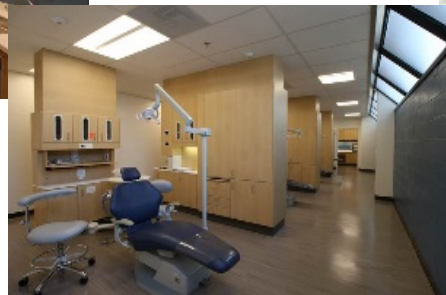
- Addition - Complete 100% SD drawings in 1st Qtr, 2018
- CDR (Ph. 1) – targeted for Jan 2018
- Community Meetings – tentatively scheduled for Jan 2018



Current Southeast Health Center



Completed Dental Area



Southeast HC, Phase 1

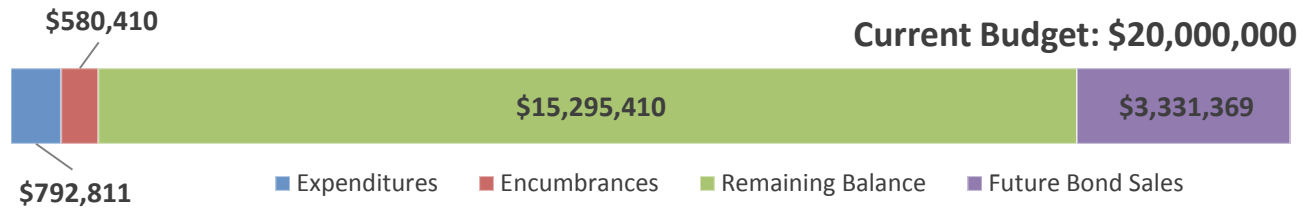


Completed Lobby Area

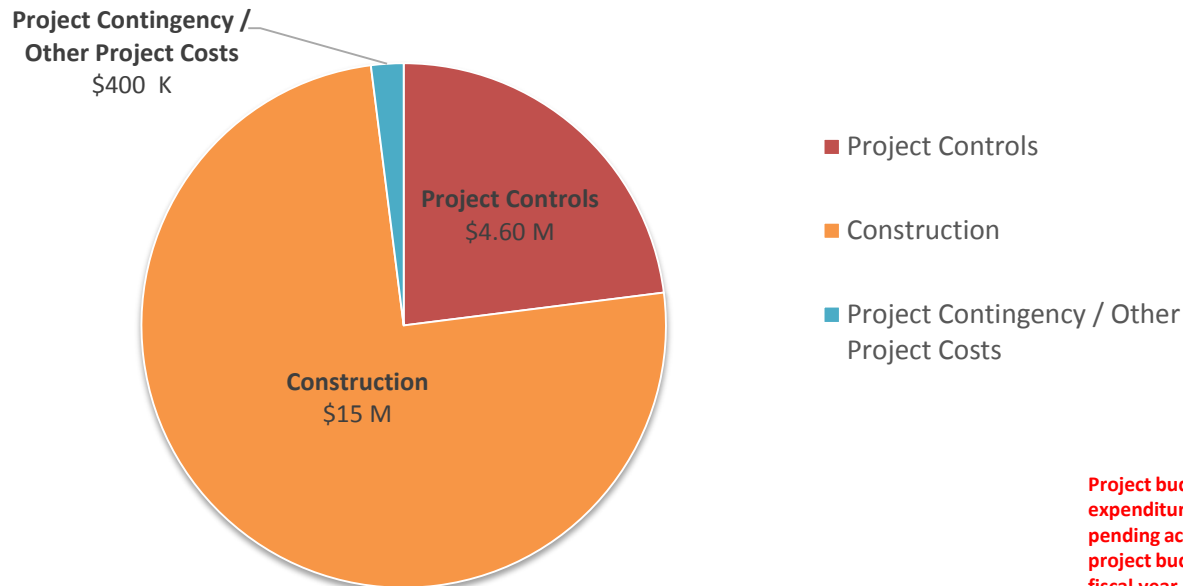
COMMUNITY HEALTH CENTERS (\$20M)

Current Phase: **Various**
Completion Date: **4th Qtr, 2019**

Status of Budget



Budget Allocation



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COMMUNITY HEALTH CENTERS (cont'd)

Recent accomplishments

- Civic Design Review (CDR) – Phase 2 approved for Castro Mission and Maxine Hall;
- Castro Mission and Maxine Hall – 50% CD completed
- Completed seismic hazard rating (SHR) assessment
 - Castro Mission (SHR 3+)
 - Maxine Hall (SHR 4)
 - Chinatown Public (SHR 4) preliminary)



Maxine Hall Health Center

Upcoming milestones

- Castro Mission and Maxine Hall: complete 100% CDs in 1st Qtr, 2018
- Chinatown Public HC: Complete field investigation/testing phase to validate seismic assessment by 1st Qtr, 2018
- Infrastructure Improvement: Partnering with PUC on energy efficiency projects - issue NTP by 1st Qtr, 2018

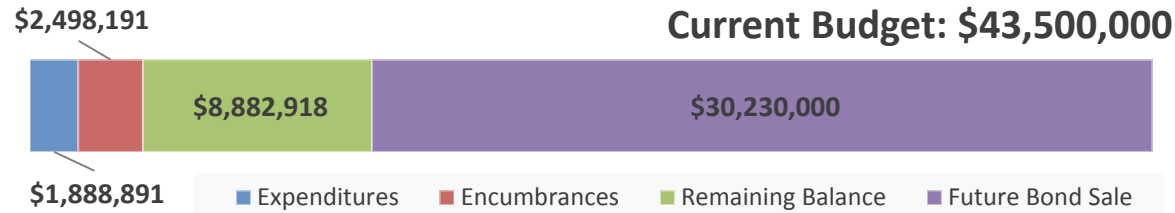


Castro Mission Renderings

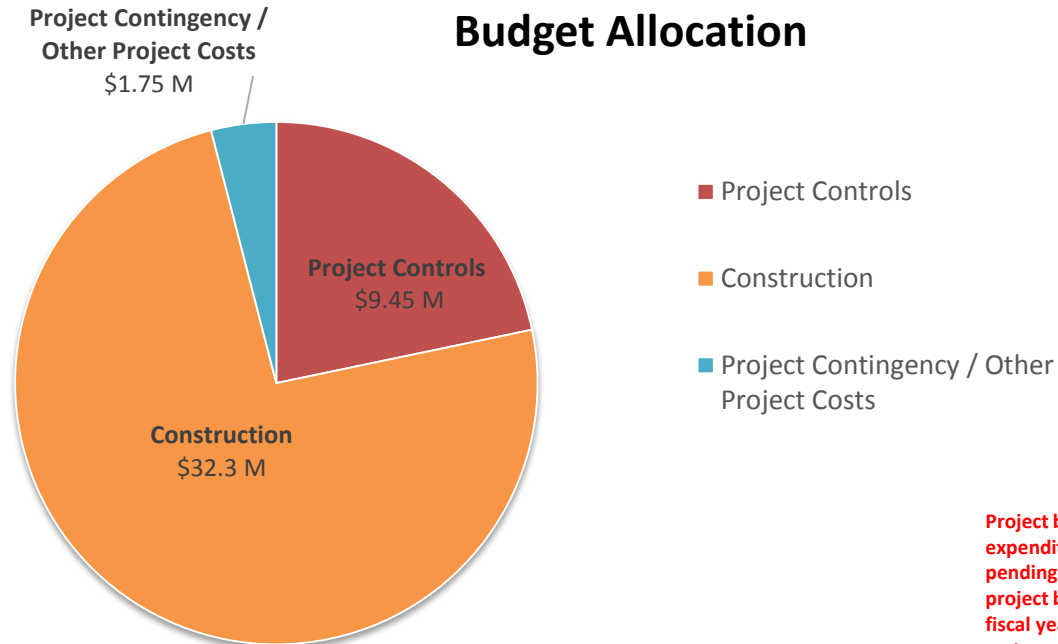
AMBULANCE DEPLOYMENT FACILITY (\$43.5M)

Current Phase: **Design**
Completion Date: **Sept 2020**

Status of Budget



Budget Allocation



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AMBULANCE DEPLOYMENT FACILITY (cont'd)

Recent accomplishments

- 8/21/17 – 100% DD Completed
- 9/1/17 – DBI Permit intake
- 9/19/17 – Civic Design Review (CDR) Phase II approved
- 10/5/17 – 50% CD Completed
- 10/31/17 New address assigned as 2241 Jerrold Ave.
- 11/6/17 City Map updated with new Parcels

Upcoming milestones

- Design in progress.
 - 95%CD due Dec. 18th 2017
 - 100% CD due in April 2018
 - DBI Pre-application meeting 12/6
- Bid/Award: April 2018 to July 2018
- Construction anticipated to begin August 2018



50% CD Renderings

AMBULANCE DEPLOYMENT FACILITY (cont'd)

Fire Department Overall Budget: \$58M

- Re-allocation of \$5.1M from the Neighborhood Fire Station (NFS) component to the Ambulance Deployment Facility (ADF) component.
- No change to the SFFD Overall PHS Budget

ADF Budget Status

Baseline Budget:	\$43.5 M
Reallocation from NFS Component:	<u>\$5.1M</u>
Revised Budget:	\$48.6M

NFS Budget Status

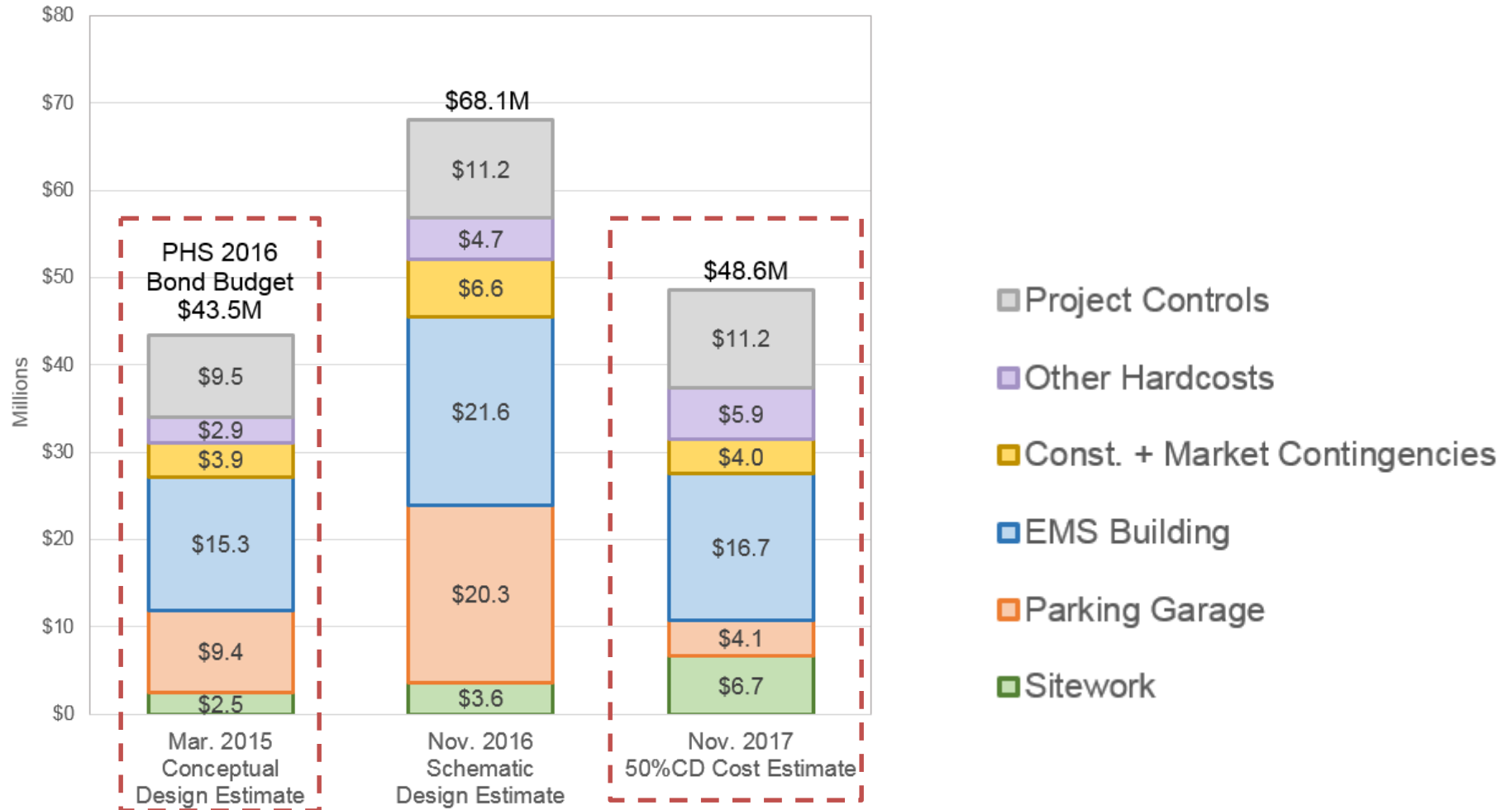
Baseline Budget:	\$14.5 M
Reallocation to ADF Component:	<u>(\$5.1M)</u>
Revised Budget:	\$9.4M

Excerpt from the General Obligation Bond Election, Ordinance 0022-16, Section 3b:

“b. SAFETY PROJECT. \$58 million of the Bond shall be allocated to the construction, acquisition, improvement, retrofitting, and upgrade of the San Francisco Fire Department Ambulance Deployment Facility which includes the construction of a modern, seismically safe ambulance and paramedic deployment facility and for urgently needed repairs and modernizations of neighborhood fire stations Citywide”

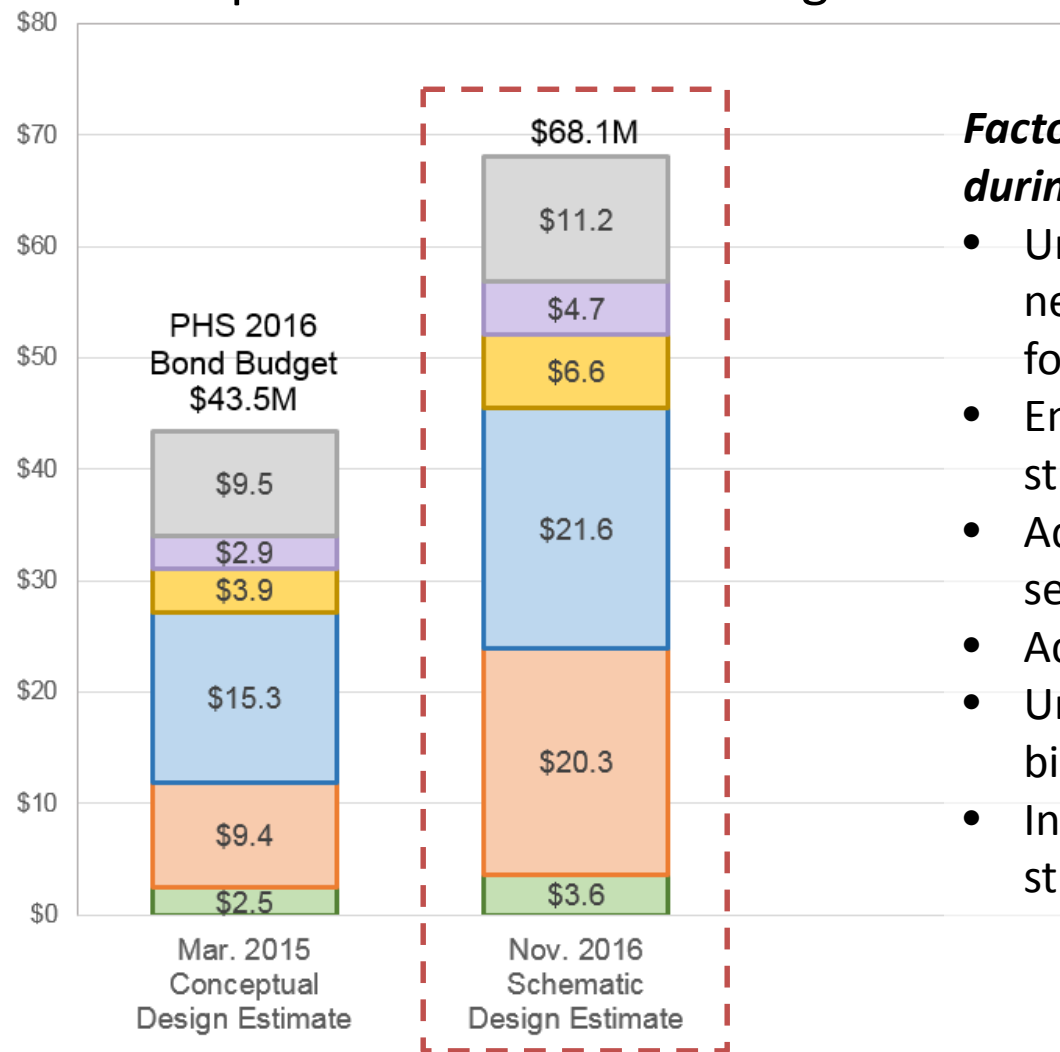
AMBULANCE DEPLOYMENT FACILITY (cont'd)

Budget Forecast Summary



AMBULANCE DEPLOYMENT FACILITY (cont'd)

Conceptual vs. Schematic Design Estimate

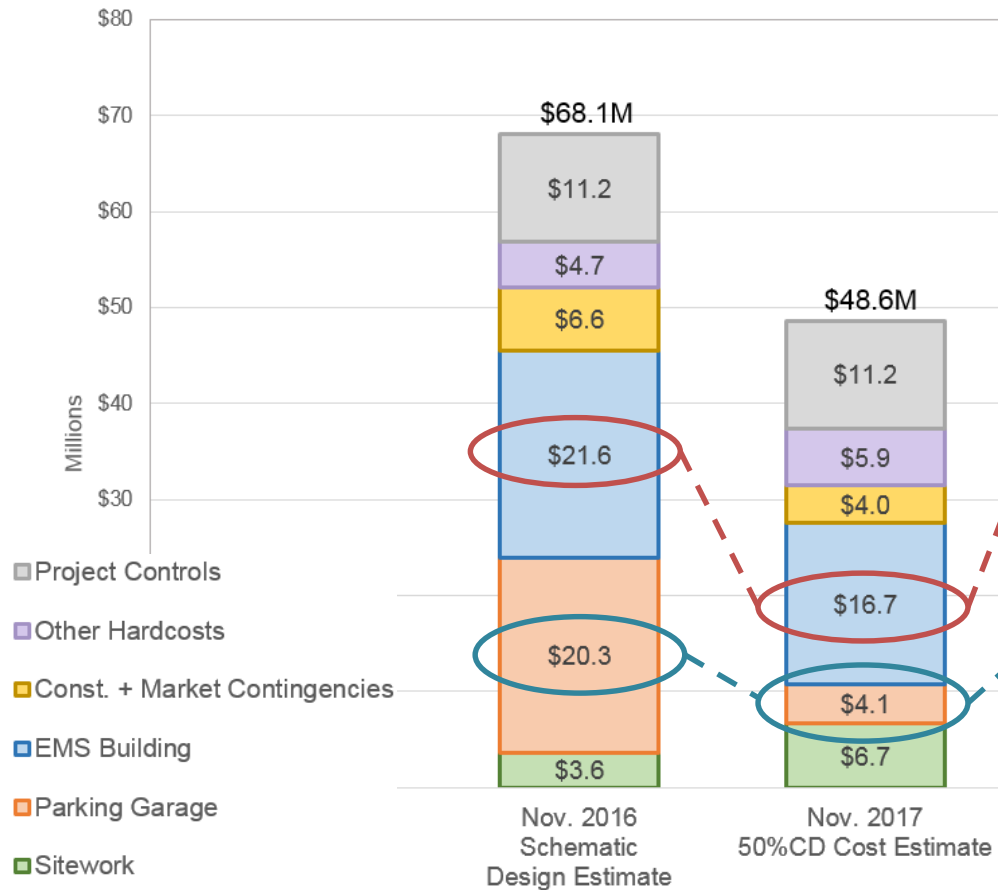


Factors leading to budget forecast increase during Schematic Design Phase

- Unanticipated poor soil conditions necessitating more robust structural foundation system and corrosion resistance
- Enhanced seismic performance for both structures
- Adjusted site elevation to anticipate future sea level rise
- Additional EV charging stations
- Unexpected market conditions and local bidding environments
- Increases in program areas for both structures

AMBULANCE DEPLOYMENT FACILITY (cont'd)

50% CD Cost Estimate

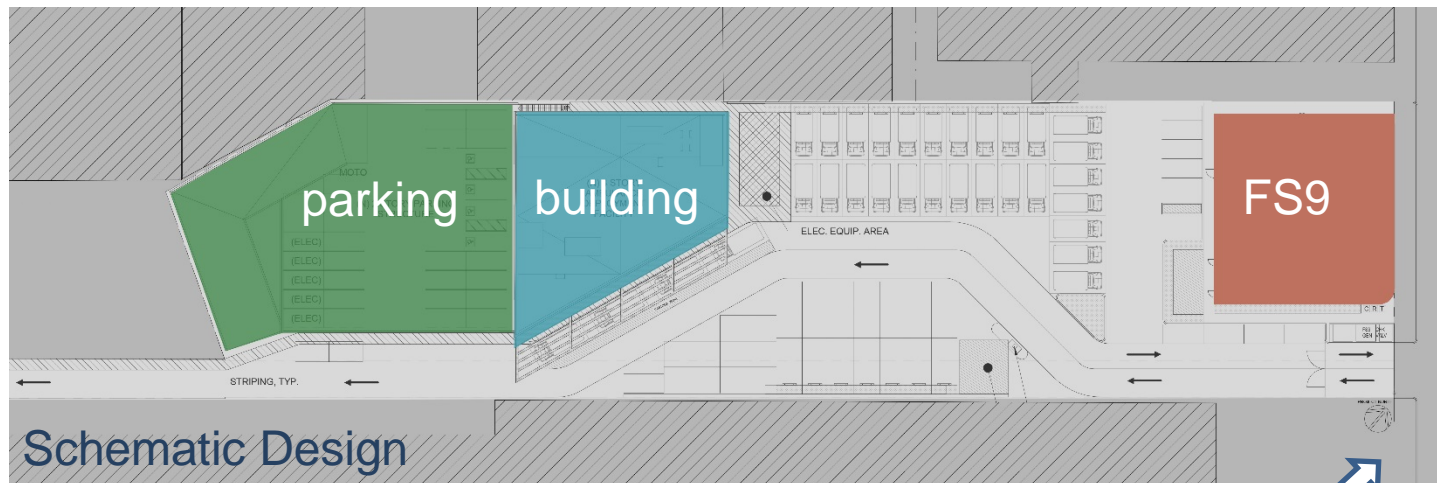


Value Engineering Solutions:

- Reduced height and weight of structures
- Reduced building footprint and program areas
- Reduced number of workstations
- Reduced training function from location
- Alternate layout of restocking, fueling and deliveries
- Eliminated fire truck and ambulance-bus parking
- Ambulance parking at surface lot only
- Eliminate canopy with PV at parking area
- Shared driveway aisle with Fire Station 9

AMBULANCE DEPLOYMENT FACILITY (cont'd)

Value Engineering Solution

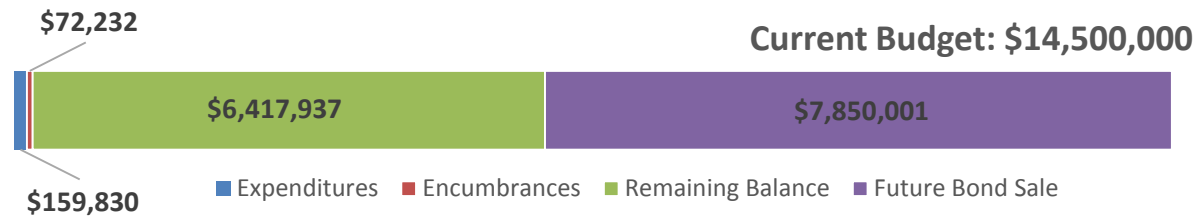


NEIGHBORHOOD FIRE STATIONS (\$14.5M)

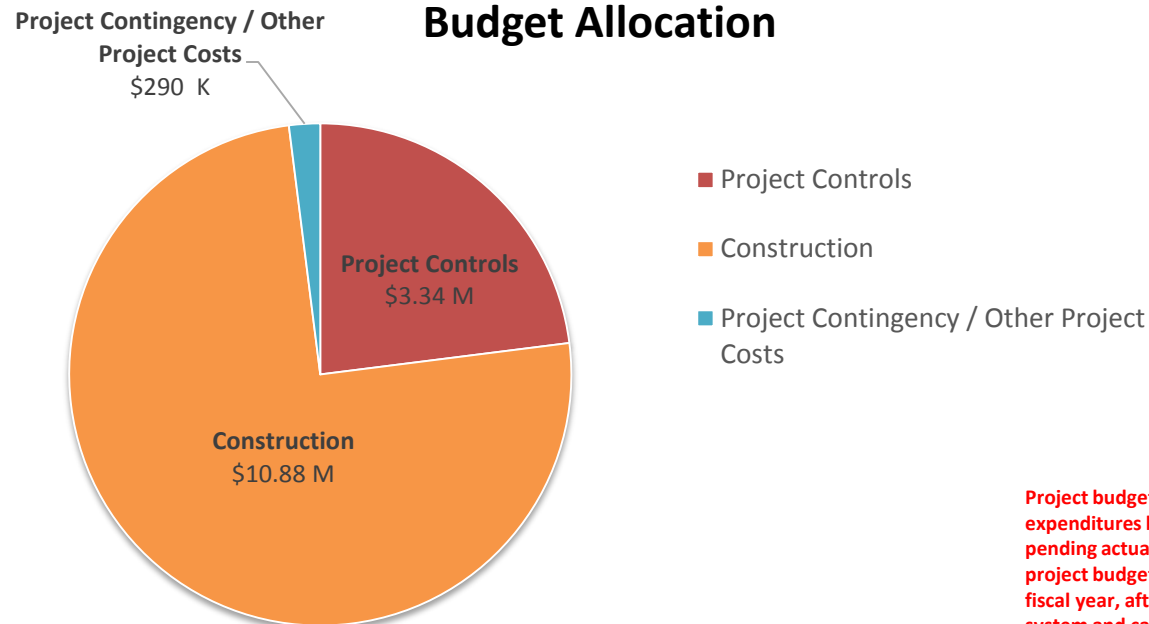
Current Phase: **Design**

Completion Date: **Dec 2019**

Status of Budget



Budget Allocation



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NEIGHBORHOOD FIRE STATIONS (cont'd)

Recent accomplishments

For Seismic Hose Tower Removal Scopes
at Fire Stations 6, 11, 12, 15, 21 & 38

- 9/31/17 – Design Phase – FS 6 added to scope for structural engineering – 95% CDs completed
- 10/10/17 – Design Phase – City Planning decision to move forward with an 18 month CEQA Environmental Impact Report



Upcoming milestones

For Seismic Hose Tower Removal at Fire
Stations 6, 11, 12, 15, 21 & 38

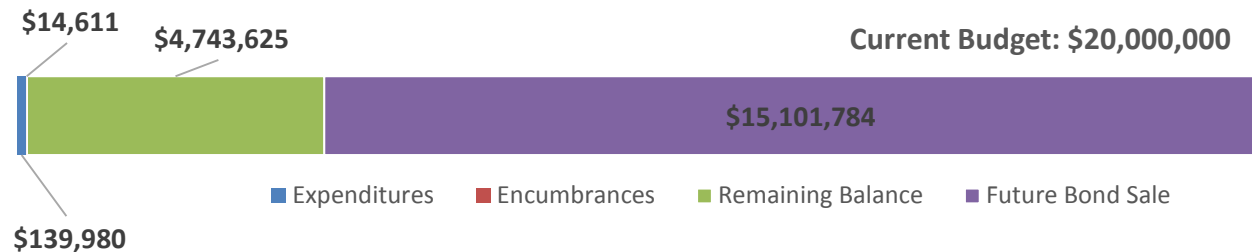
- Proceeding with EIR process



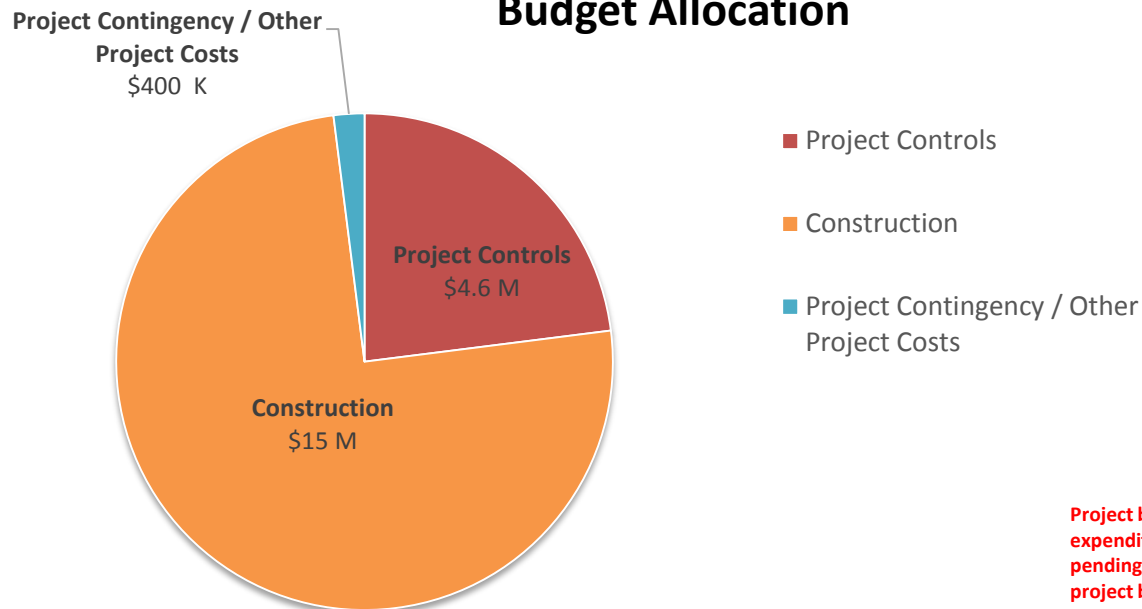
HOMELESS SERVICE SITES (\$20M)

Current Phase: Various
Completion Date (440 Turk): May 2018

Status of Budget



Budget Allocation



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HOMELESS SERVICE SITES (cont'd)

Recent accomplishments

For 440 Turk

- Completed design – build criteria documents
- Resolution introduced on Oct 31 for an emergency declaration to expedite the design and construction of 440 Turk St.
- Selected and negotiating with design-build contractor (Pankow)

Upcoming milestones

For 440 Turk

- RED to close escrow in Jan. 2018 pending BOS approval of emergency declaration.
- Construction anticipated to start in Jan. 2018 and complete by May 2018



440 Turk Street

Attachment 1 | Status of Budget and Financial Plan

Components/Projects	Program Budget	1st Bond Sale Budget	GENERAL OBLIGATION BONDS				% Expenditure & Encumbrance/ Appropriation	% Expenditure & Encumbrance/ Program Budget
			Appropriation	Expenditures	Encumbrance	Balance		
Zuckerberg San Francisco General (ZSFG) Building 5 Improvement Projects	222,000,000	112,055,942	111,680,223	11,622,388	1,999,467	98,058,368	12%	6%
Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	30,000,000	18,239,644	16,039,644	2,376,821	231,517	13,431,306	16%	9%
Department of Public Health (DPH) Other Community Centers Improvement Project	20,000,000	16,185,710	14,950,270	792,811	580,410	13,577,049	9%	7%
San Francisco Fire Department (SFFD) - Ambulance Deployment Facility	43,500,000	13,270,000	13,270,000	1,384,709	2,927,758	8,957,533	32%	10%
San Francisco Fire Department (SFFD) - Neighborhood Fire Stations	14,500,000	6,650,000	6,650,000	153,936	72,232	6,423,832	3%	2%
Department of Homelessness and Supportive Housing - Homeless Service Sites	20,000,000	4,850,000	4,850,000	103,195	3,180	4,743,625	2%	1%
Program Management	-	-	600,000	507,936	-	92,064	85%	0%
*Oversight, Accountability, and Cost of Issuance (COI)	-	2,808,704	-	-	-	-	0%	0%
**Reserve for Market Uncertainty	-	1,940,000	-	-	-	-	0%	0%
TOTAL	350,000,000	176,000,000	168,040,137	16,941,796	5,814,565	145,283,776	14%	7%

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