

Earthquake Safety and Emergency Response  
2014 Bond Program

# Traffic Company & Forensic Services Division Facility

Capital Planning Committee  
April 30, 2018



**BUDGET**

Total Project Budget: \$165M

Fixed Construction Budget Limit (FCBL): \$105M

**Design Target Cost (95% of FCBL): \$99.75M** ←

<u>Document Phase</u>	<u>Estimate Date</u>	<u>CM/GC Team (Clark)</u>
<b>Schematic Design</b>	<b>1/25/18</b>	<b>\$129.4M</b>

**Funding Shortfall: \$29.65M (\$129.4M – \$99.75M)**

- This sum of \$29.65M includes \$23.3M of unanticipated cost impacts
- Incisive value-engineering and cost cutting has reduced the deficit to \$6.65M

*Note: These figures do not include any possible tariff impact on the cost of steel (or aluminum).  
If such impact manifests, it could be in the millions.*

**PROJECT COST IMPACTS – Total \$23.3M**

Scope Adjustments  
\$10M

- Body Cameras Unit +2700 SQFT: \$2.5M
- Soil Conditions: \$5.5M
- Lobby Blast Protection: \$0.4M
- RED & Commander Spaces: \$1.6M

Market Conditions & Requirements  
\$8.7M

- Scarcity of Labor Premium: \$5.2M
- Sea Level Rise: \$2.8M
- Gender Neutral Restrooms: \$0.55M
- Better Roofs Ordinance: \$0.15M

Delay Escalation  
\$4.6M  
(\$400K/Month)

- Over budget schematic design
- FTE questions
- Anticipated D-B change
- Revisions
- FSP-related contract delays

# VALUE ENGINEERING EFFORTS

## First Pass with Original 100% Schematic Design

Nov 2016 – May 2017

- 2 rounds of SFPD value engineering deducts
- Building reduced in size by 16,000 GSF

Identified \$12.35M in savings on the original design

## Second Pass with Revised CM/GC Schematic Design

Jan – Mar 2018

*Solving for \$29.65M Delta*

- 2 cost reconciliation efforts (2.9M)
- Additional SFPD value engineering deducts (6.4M)
- Defer site soil remediation (5.0M)
- Apply ESER 2010 PSB savings (7.2M)
- Apply ESER 2010 interest earned (0.5M+ TBD)
- Apply ESER 2014 cost of issuance savings (1.0M)

*Total Reductions Identified: (\$23.0M)*

Shortfall: \$6.65M (\$29.65M - \$23.0M)

*Escalated Shortfall: \$8.65M*

Over-Budget Breakdown	
2016-2017: 100% Schematic Design	
Fixed Construction Budget Limit (FCBL)	\$105,000,000
Design Target (5% less FCBL)	\$99,750,000
100% Schematic Design Over Budget Status (October 2016)	\$116,450,000
Delta with Design Target (5% Less FCBL)	\$16,700,000
Reductions to Delta with Design Target:	
1 Value Engineering- Deducts Accepted by SFPD 11/9/2016	\$3,000,000
2 Value Engineering- Deducts Accepted by SFPD 12/14/2016	\$800,000
3 Building Reduced In Size by 16,000 GSF (5/5/2017)	\$8,550,000
Reductions Subtotal	\$12,350,000
Architect's (HOK) Revised Schematic Design Estimate (June 2017)	\$104,100,000
Delta with Design Target (5% Less FCBL)	\$4,350,000
2018: Redesigned Schematic Design	
Fixed Construction Budget Limit (FCBL)	\$105,000,000
Design Target (5% less FCBL)	\$99,750,000
CM/GC (Clark) Estimate of Revised Schematic Design (January 2018)	\$129,400,000
Delta with Design Target (5% Less FCBL)	\$29,650,000
Reductions to Delta with Design Target:	
1 Cost Reconciliation Effort (as of 3/2/18)	\$1,400,000
2 Cost Reconciliation Effort - FF&E Scope (as of 3/21/18)	\$1,500,000
3 Value Engineering- Accepted Items with No Impact to Function (as of 3/21/18)	\$6,400,000
4 Defer Site Soil Remediation: Change the parking lot & perimeter site security wall to a less costly design that <b>will require future maintenance</b> due to soil settlement.	\$5,000,000
5 ESER 2010 PSB Savings Available	\$7,200,000
6 ESER 2010 Additional Interest Earned	\$500,000
7 ESER 2014 Cost of Issuance Savings (as of 3/19/18)	\$1,000,000
Reductions Subtotal	\$23,000,000
Delta with Design Target (5% Less FCBL)	\$6,650,000
Contingency for Value Engineering, Poor Soils, Delays, etc.	\$1,995,000
Recommended Funding Request	\$8,645,000
Trump Steel & Aluminum Tariff Impact	Unknown



# BUDGET RECONCILIATION ALTERNATIVES

## A: Reduce Functional Spaces

\$915/sqft average project cost would require ~9500 sqft reduction

Could inhibit functionality and ability to receive accreditation

2-3 month redesign required at an add'l cost impact of \$800K-\$1.2M

## B: Eliminate Project Area

Remove Crime Scene Investigation (CSI) Unit, e.g., from the scope

CSI is currently at the Hall of Justice, including 9,400 sqft in the Harriet Street Wing, in a suite anticipated for other Hall moves, plus 1,100 sqft in the Bryant Street Wing

Undermines accomplishing project goal of best chain-of-custody and management of evidence

2-3 month redesign at an add'l cost impact of \$800K-\$1.2M

## C: Keep Scope and Solve Budget

Make no further reductions in building area or scope, and fund the project with an additional \$8.65M

No redesign required

Funds needed early FY 2021

Keeps voter commitment

# VOTER COMMITMENT

A

## Earthquake Safety and Emergency Response Bond

SAN FRANCISCO EARTHQUAKE SAFETY AND EMERGENCY RESPONSE BOND, 2014. To improve fire, earthquake and emergency response by: improving and/or replacing deteriorating cisterns, pipes, and tunnels, and related facilities to ensure firefighters a reliable water supply for fires and disasters; improving and/or replacing neighborhood fire and police stations; replacing certain seismically-unsafe police and medical examiner facilities with earthquake-safe buildings and to pay related costs, shall the City and County of San Francisco issue \$400,000,000 in general obligation bonds, subject to citizen oversight and regular audits?

YES ←  
NO ←

### Digest by the Ballot Simplification Committee

**The Way It Is Now:** The City owns and operates facilities that provide services for public safety and response to emergencies, including earthquakes. These facilities include:

- The Emergency Firefighting Water System, which provides a dedicated water supply system for fighting fires. This includes a reservoir, pipes, cisterns, pump stations and high-pressure fire hydrants;
- Neighborhood police and fire stations;
- The Medical Examiner's facility; and
- The police motorcycle unit and crime lab.

These facilities do not meet the seismic standards of the current building code and are not expected to remain functional in the event of a major disaster.

**The Proposal:** Proposition A is a general obligation bond measure that would authorize the City to sell up to \$400 million in bonds to improve specific public safety and emergency response facilities.

The bond proceeds could only be used to:

- Upgrade, repair and retrofit the Emergency Firefighting Water System and related facilities;
- Improve and retrofit neighborhood police and fire stations;
- Build a seismically secure structure for the Medical Examiner; and
- Build a seismically secure structure for the police motorcycle unit and crime lab.

Proposition A would allow an increase in the property tax to pay for the bonds. It would permit landlords to pass through 50% of the resulting property tax increase to tenants.

## Motorcycle Police and Crime Lab

### Background

A major component of the City's Justice Facilities Improvement Program is the relocation of the motorcycle police and crime lab to provide seismically safe structures, professional work environments, and the facilities necessary for providing citywide forensic and traffic emergency response capabilities.

The motorcycle police (SFPD Traffic Company) is primarily composed of police officers assigned to motorcycles to provide traffic enforcement, accident investigations and to raise public awareness of traffic-safety measures. The company's primary mission is to reduce injuries and fatalities and to provide traffic and pedestrian safety through investigations and traffic management. The company's involvement is key in major citywide events, such as parades and demonstrations, and provides essential services in the event of a major disaster. Staff and vehicles are currently stationed at the seismically deficient Hall of Justice.

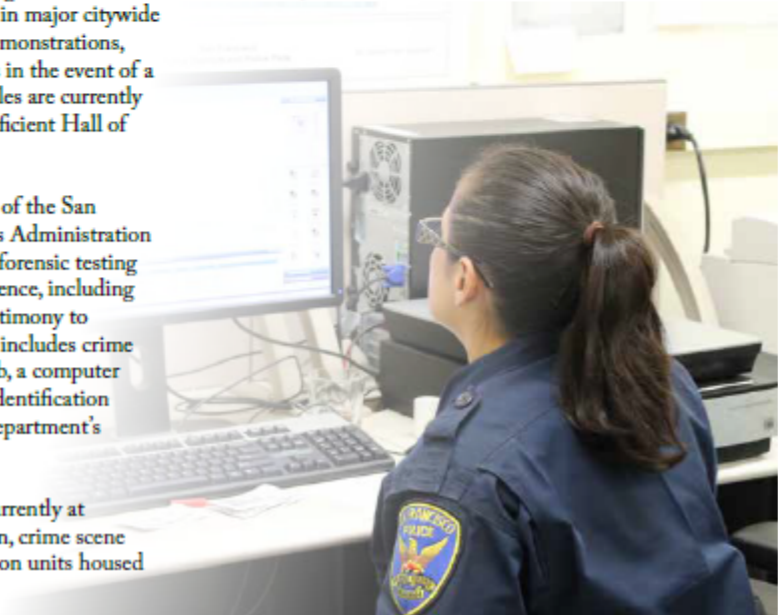
Forensic Services is a division of the San Francisco Police Department's Administration Bureau, with a crime lab, or a forensic testing laboratory, that examines evidence, including DNA, and provides expert testimony to support criminal cases. It also includes crime scene investigators, a photo lab, a computer forensics laboratory and the Identification Bureau, which manages the department's fingerprint records.

Forensic Services is located currently at three sites, with administration, crime scene investigations, and identification units housed

at the seismically deficient Hall of Justice, crime scene investigations vehicle impound lot at 450 7th Street, and the crime lab housed in the Hunters Point Shipyard at Building 606.

In the event of a major earthquake, the Hall of Justice is not expected to be operational and many of these critical functions would become unavailable. Officers assigned to these units would be unlikely to have access to their uniforms, equipment and vehicles.

Additionally, the Hunters Point Naval Shipyard is being transferred from the U.S. Navy to the City. Work to convert the shipyard into a residential development is under way and the building that now houses the crime lab is likely to be demolished.



### ESER 2014 Bond Report

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# Discussion