



# ONESF

Building Our Future

[onesanfrancisco.org](http://onesanfrancisco.org)

There's only one San Francisco. Let's take care of it.



## **General Obligation Bond Issuance Presentation 2016 Public Health & Safety Bond Program Capital Planning Committee**

September 14, 2020

# Action Item

2

- ▣ Approval of the resolutions to authorize and direct the sale of General Obligation Bonds in the amounts not to exceed:
  - ▣ \$126,925,000 for the 2016 Public Health & Safety Program

*Note that all amounts listed above include the costs of financing and oversight.*

# PHS 2016 Bond Program Overview

Components/ Projects	Description	Key Deliverables	Project Selection Process
Zuckerberg San Francisco General (ZSFG) Building 5	Seismic retrofit of Building 5; improvements to fire, life, and safety systems; and improvements to accommodate and consolidate clinical and outpatient services	Varies based on project scopes.	Client has set priorities for the clinical services that needs to be relocated. 19 core projects have been identified.
Southeast Health Center	Phase 1 – Renovation at existing facility. Phase 2 - Construction of health center that integrates a family-oriented primary care and behavioral health services	Phase 1 - completed in August 2018. Phase 2 - New health center.	N/A
Other Community Health Centers	Renovate clinics to better integrate primary care and behavioral services. Improve the seismic performance of the clinics.	Seismically safe health center with improved workflow	Castro Mission Health Center and Maxine Hall Health Center selected as the two priority clinics.
Ambulance Deployment Facility (ADF)	Construct a facility that meets current seismic standards and to enhance efficiency of emergency medical services and improve ambulance response times.	Construction of new Ambulance Deployment Facility.	N/A
Neighborhood Fire Stations (NFS)	Improve the seismic performance of fire stations by removal of the hose towers. Replace emergency generators past their useful life and allow them to run for 72 hours in a seismic event.	Reduce Seismic Hazard Ratings for the fire station. Reliable and safe emergency generators	Fire Stations 6, 11, 12, 15, 21 and 38 (last six hose towers) selected as Department priority for achieving the most effective delivery of services.
Homeless Service Sites	Renovations of City-owned shelters to address deferred maintenance items. Purchase, rehabilitate, and renovate new service sites to develop into a center to provide client services.	Varies based on project scopes.	Client has selected 1001 Polk, 525 Fifth St, 260 Golden Gate, 440 Turk, and 1064-1068 Mission.

# PHS 2016 Project Status Update

Components/Projects	Accomplishments/Milestones
Zuckerberg San Francisco General (ZSFG) Building 5	1 project completed. 4 projects in construction. 4 projects with OSHPD approval. 4 projects in design; 4 projects in planning/project initiation. Awarded CM/GC contract to Pankow Builders for 7 projects.
Southeast Health Center	Phase 2 – Contract awarded to CLW Builders in April 2020. Construction NTP in May 2020.

\*as of 8/2020



ZSFG 6H Surge – New workstations installation



ZSFG Rehab – New Exam Rooms



Southeast Health Center (rendering)



SEHC – Test Torque Pile



ZSFG Seismic – Column Strengthening

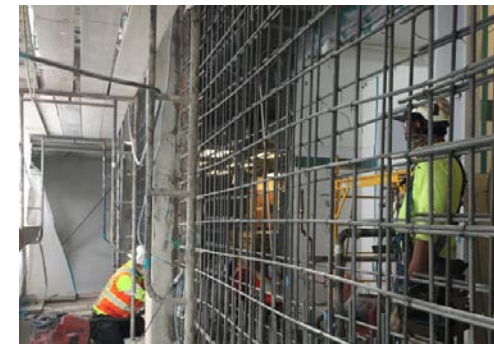


# PHS 2016 Project Status Update

Components/Projects	Accomplishments/Milestones
Other Community Health Centers	Maxine Hall in construction. All new shear walls completed. Castro Mission rebidding with bids due on Sept 16.
Ambulance Deployment Facility (ADF)	Construction in progress. Contractor requested time request to 1/2021 due to COVID-19 and PUC/PGE delays is currently under review.
Neighborhood Fire Stations (NFS)	Hose Tower Removal at Fire Stations 6,11,12,21,& 38 Construction NTP - 7/1/20
Homeless Service Sites	440 Turk St. has been closed out. 1064-68 Mission and 260 Golden Gate are in construction.



Castro Mission (rendering)



Maxine Hall – new shear walls

\*as of 8/2020



Ambulance Deployment Facility



Fire Station - Seismic Hose Tower

# PHS 2016 Project Schedule Overview

Components/ Projects	Pre-Design/ Planning	Design	Bid/Award	Construction
Zuckerberg San Francisco General (ZSFG) Building 5	Varies by project 4 projects (active)	Varies by project 4 projects (active)	Varies by project 4 project (active)	Varies by project 4 project (active)
Southeast Health Center	11/16-8/17	9/17-10/19	10/19-4/20	5/20-10/22
Other Community Health Centers	Varies by Project (completed)	Varies by project (completed)	Varies by project 1 project (active)	Varies by project 1 project(active)
Ambulance Deployment Facility (ADF)	5/16-11/16	11/16-4/18	4/18-8/18	10/18-1/21* (*includes time extension request under review)
Neighborhood Fire Stations (NFS)	Varies by project	Varies by project	Varies by project	Varies by Project 1 project (7/1/20-3/27/21)
Homeless Service Sites	Varies by project	Varies by project	Varies by project	Varies by project 2 projects (active)

# PHS 2016 Bond Issuance Summary

- **Two prior bond sales to date**
- **Now requesting third issuance: Series 2020D - \$126.9M\***

	Public Health and Safety Components/Projects	Bond Authorization	Original Bond Budget	Revised Bond Budget*	1st Bond Sale	2nd Bond Sale	3rd Bond Sale
1	Zuckerberg San Francisco General (ZSFG) Building 5 Improvement Projects	\$222,000,000	\$218,723,000	\$219,828,347	\$112,063,362 *	\$0	\$107,764,985
2	Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	\$30,000,000	\$29,700,000	\$29,848,886	\$18,240,161 *	\$0	\$11,608,725
3	Department of Public Health (DPH) Other Community Centers Improvement Program	\$20,000,000	\$19,800,000	\$19,898,912	\$16,185,710	\$0	\$3,713,202
4	San Francisco Fire Department (SFFD) – Ambulance Deployment Facility)	\$43,500,000	\$42,800,000	\$47,880,049	\$13,270,000	\$34,610,049	\$0
5	San Francisco Fire Department (SFFD) – Neighborhood Fire Stations	\$14,500,000	\$14,290,000	\$9,190,000	\$6,650,000	\$0	\$2,540,000
6	Department of Homelessness and Supportive Housing	\$20,000,000	\$19,700,000	\$19,700,000	\$4,850,000	\$14,850,000	\$0
	* Oversight, Accountability, and Cost of Issuance	\$0	\$4,987,000	\$2,333,811	\$1,115,853	\$237,183	\$980,775
	** Underwriter's Discount	\$0	\$0	\$1,319,995	\$744,914	\$257,768	\$317,313
	<b>Total</b>	<b>\$350,000,000</b>	<b>\$350,000,000</b>	<b>\$350,000,000</b>	<b>\$173,120,000</b>	<b>\$49,955,000</b>	<b>\$126,925,000</b>

## Notes

- Proceeds of \$15.3M from ZSFG Building 5 component was reallocated to the Southeast Health Center component and will not affect delivery of the ZSFG Building 5 component. This \$15.3M will be replenished from proceeds from the third bond sale.
- Revised Bond Budget reflects current and future appropriations.
- Underwriter's discount does not include actuals.



# PHS 2016 Plan for Current Bond Sale

Components/Projects	Current Sale	Plan for the Funds
Zuckerberg San Francisco General (ZSFG) Building 5	\$107,764,985	Completion of design and construction
Southeast Health Center	\$11,608,725	Completion of construction
Other Community Health Centers	\$3,713,2020	Completion of construction
Ambulance Deployment Facility (ADF)	\$0	
Neighborhood Fire Stations (NFS)	\$2,540,000	Completion of design and construction
Homeless Service Sites	\$0	
Oversight, Accountability, Cost of Issuance & Underwriter's Discount	\$1,298,088	
<b>Total</b>	<b>\$126,925,000</b>	



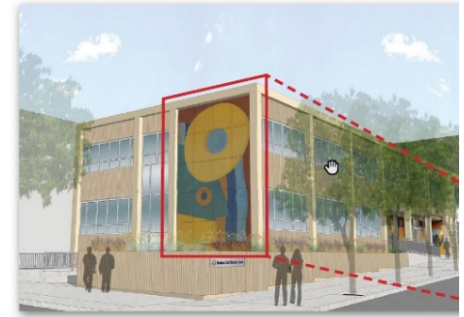
Family Health Center rendering



Southeast Health rendering



Castro Mission rendering



Maxine Hall rendering



# PHS 2016 Expenditures to Date

(estimates as of June 30, 2020)

Components/Projects	Program Budget	Revised 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	222,000,000	96,763,362 *	56,717,979	14,605,599	25,439,785	74%	32%
Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	30,000,000	30,000,000	33,540,161 *	8,549,548	23,149,391	1,841,222	95%	106%
Department of Public Health (DPH) Other Community Centers Improvement Program	20,000,000	20,000,000	16,185,710	9,613,591	4,944,302	1,627,817	90%	73%
San Francisco Fire Department (SFFD) Projects - Ambulance Deployment Facility	43,500,000	48,600,000	47,880,049	29,753,387	10,070,475	8,056,187	83%	92%
San Francisco Fire Department (SFFD) Projects - Neighborhood Fire Stations	14,500,000	9,400,000	6,650,000	1,481,926	3,465,736	1,702,338	74%	34%
Department of Homelessness and Supportive Housing	20,000,000	20,000,000	19,700,000	7,837,186	4,936,087	6,926,727	65%	64%
*Oversight, Accountability, and Cost of Issuance (COI)	-	-	1,353,037	928,714	-	424,323	0%	0%
**Underwriter's Discount	-	-	1,002,682	-	-	1,002,682	0%	0%
<b>TOTAL</b>	<b>350,000,000</b>	<b>350,000,000</b>	<b>223,075,000</b>	<b>114,882,330</b>	<b>61,171,590</b>	<b>47,021,079</b>	<b>79%</b>	<b>50%</b>

## Notes

- Proceeds of \$15.3M from ZSFG Building 5 component was reallocated to the Southeast Health Center component and will not affect delivery of the ZSFG Building 5 component. This \$15.3M will be replenished from proceeds from the third bond sale.
- Underwriter's discount does not include actuals.

# PHS 2016 Potential Future Costs Not Covered by Bond Proceeds (preliminary)

Components/ Projects	FF&E Costs	Operating Costs
Zuckerberg San Francisco General (ZSFG) Building 5	<ul style="list-style-type: none"> <li>• \$6M appropriated (FY 17-18)</li> <li>• \$17M (includes transition and moving costs)</li> </ul>	<ul style="list-style-type: none"> <li>• No FTE increase for providers/ clinical staff</li> <li>• Increased burden to support services and facilities</li> </ul>
Southeast Health Center	<ul style="list-style-type: none"> <li>• \$2M-\$3M (includes moving costs)</li> </ul>	<ul style="list-style-type: none"> <li>• No FTE increase</li> <li>• Facility maintenance &amp; utility costs increases</li> </ul>
Other Community Health Centers	<ul style="list-style-type: none"> <li>• \$1.1M per clinic (includes moving costs)</li> </ul>	<ul style="list-style-type: none"> <li>• No FTE increase.</li> <li>• Facility maintenance &amp; utility costs increases</li> </ul>
Ambulance Deployment Facility (ADF)	<ul style="list-style-type: none"> <li>• \$1.3M (does not currently include moving costs)</li> </ul>	<ul style="list-style-type: none"> <li>• FTE increase - TBD</li> </ul>
Neighborhood Fire Stations (NFS)	N/A	<ul style="list-style-type: none"> <li>• No change</li> </ul>
Homeless Service Sites	<ul style="list-style-type: none"> <li>• 440 Turk - \$1.3M; moving costs included as part of project GF budget</li> <li>• 1064-68 Mission - TBD; to be included as part of FY 20-22 budget</li> </ul>	<ul style="list-style-type: none"> <li>• 440 Turk-No FTE increase</li> <li>• 1064-1068 Mission-No FTE increase</li> </ul>

# PHS 2016 Upcoming Challenges and Risks

Components/Projects	Challenges & Risks
Zuckerberg San Francisco General (ZSFG) Building 5	<ol style="list-style-type: none"> <li>1. On-going challenging and uncertain bidding environment</li> <li>2. Unforeseen conditions</li> <li>3. OSHPD extensive plan review cycle</li> <li>4. Cost and schedule impact by maintaining clinical operations during construction</li> <li>5. COVID-19 related cost and time impacts</li> </ol>
Southeast Health Center	<ol style="list-style-type: none"> <li>1. Unforeseen conditions</li> <li>2. PG&amp;E/PUC delays to schedule (new electrical service)</li> <li>3. COVID-19 related cost and time impacts</li> </ol>
Other Community Health Centers	<ol style="list-style-type: none"> <li>1. On-going challenging and uncertain bidding environment</li> <li>2. Cost and schedule impact by maintaining clinical operations during construction</li> <li>3. COVID-19 related cost and time impacts</li> </ol>
Ambulance Deployment Facility (ADF)	<ol style="list-style-type: none"> <li>1. PG&amp;E/PUC delays to schedule (new electrical service)</li> <li>2. COVID-19 related cost and time impacts</li> </ol>
Neighborhood Fire Stations (NFS)	<ol style="list-style-type: none"> <li>1. On-going challenging and uncertain bidding environment</li> <li>2. COVID-19 related cost and time impacts</li> </ol>
Homeless Service Sites	<ol style="list-style-type: none"> <li>1. On-going challenging and uncertain bidding environment</li> <li>2. COVID-19 related cost and time impacts</li> </ol>



[www.sfdpw.org](http://www.sfdpw.org)



San Francisco  
Health Network

SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH

