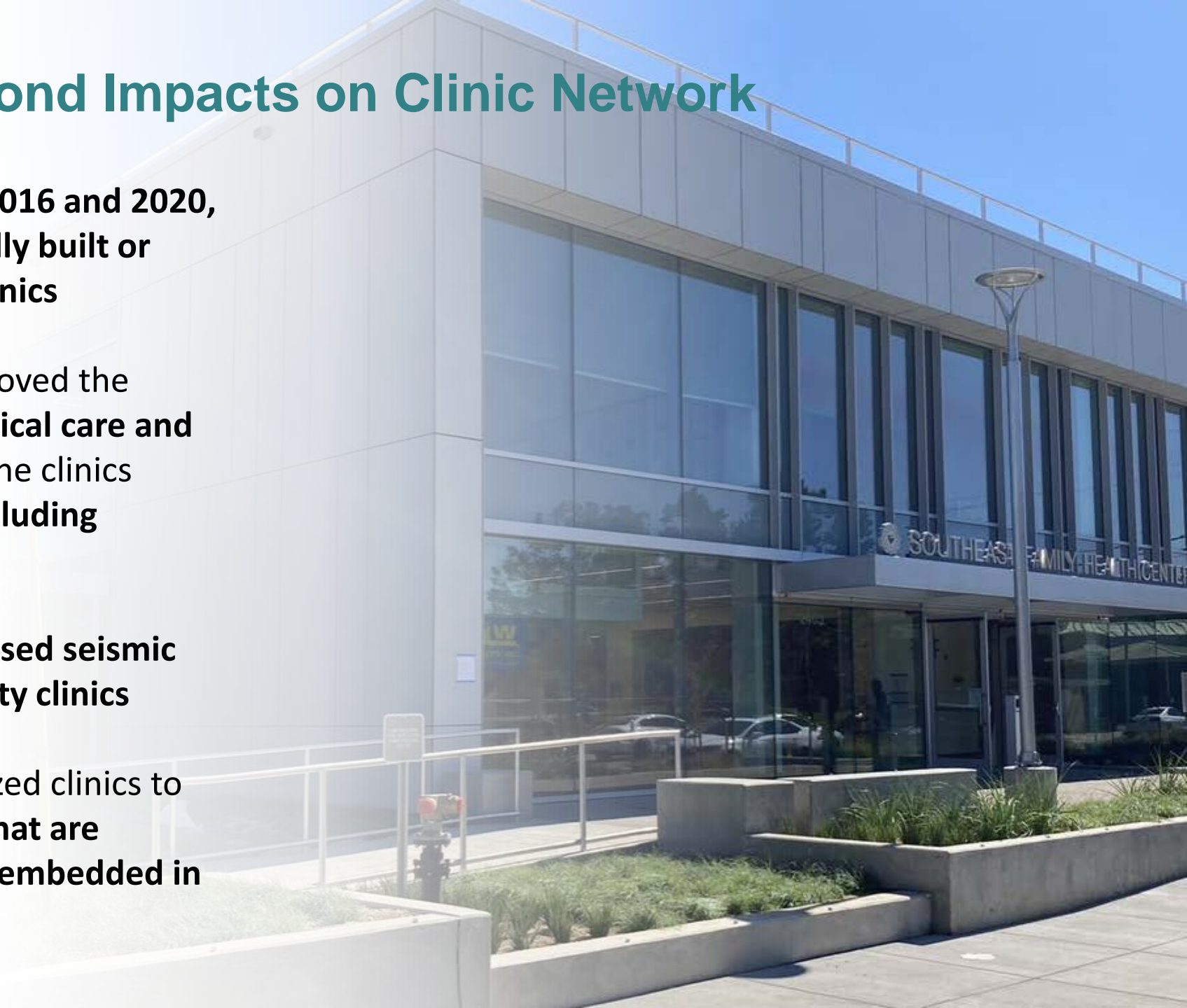




# 2024 Public Health Bond

# Years of Bond Impacts on Clinic Network

- Using bond funding from 2016 and 2020, DPH has already successfully built or renovated 4 community clinics
- Past renovations have improved the integration of **primary medical care and mental health services** at the clinics and **expanded capacity, including expanding dental services**
- Improvements have **addressed seismic vulnerabilities in community clinics**
- Renovations have modernized clinics to create **welcoming spaces that are conducive to modern care embedded in diverse communities**





# Years of Bond Impacts on Community Clinics

Through past bonds, DPH has made steady progress toward modernizing its network of clinics to improve critical sources of care embedded in the community



**Maxine Hall Health Center**

Remodel and seismic retrofit completed & clinic reopened October 2021



**Castro Mission Health Center**

Remodel and seismic retrofit completed & clinic reopened August 2022

**Oct 2021**

**Jul 2022**

**Aug 2022**

**Sep 2022**



**Southeast Family Health Center**

Construction of new building completed and clinic reopened July 2022



**Maria X Martinez Health Resource Center**

Construction of new building completed and clinic opened September 2022

# Years of Bond Impacts on ZSFG

- Using 2008 bond funds, ZSFG **constructed a new 284 bed, 9 story acute care hospital and Level-One trauma center within budget** and met a 72-month construction schedule within one month of target in 2015
- Using 2016 bond funds, ZSFG is in the process of completing a **seismic upgrade of outpatient services building (Bldg 5)**, with a target completion date in 2025
- Using 2016 bond funds, **Urgent Care Clinic, 6H Surge Space, and Rehabilitation Department have been completed**, with a new outpatient Dialysis Clinic and new Public Health Laboratory coming in 2024
- 2016 and 2020 bond funds will fund construction of a **renovated Psychiatric Emergency Services (PES) space with a centralized nursing station, secure entry, and 300% expansion of day room space by 2025.**



# ZSFG Bond Progress

Through past bonds, ZSFG has made progress toward improving key hospital services, opening a renovated Urgent Care Clinic, 6H Surge Space, and Rehabilitation Clinic, with completion expected on additional projects in following years



Urgent Care



6H Surge Space



Dialysis Clinic



Psychiatric Emergency Services

**2022**

**2023**

**2024**

**2025**

Rehab Clinic



Public Health Lab



IT Infrastructure

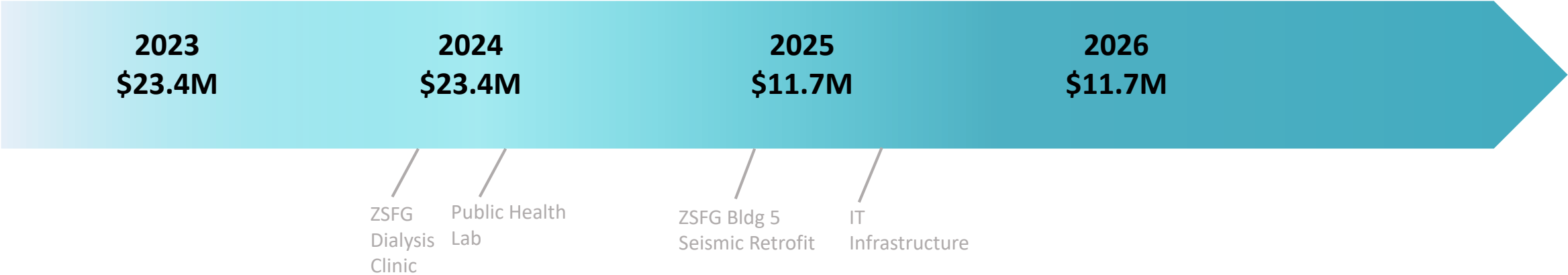


Building 5 Seismic Retrofit



# 2016 & 2020 Bond Spend Downs

## 2016 Public Health and Safety Bond



## 2020 Health and Recovery Bond





# 2024 Public Health Bond Goals

## *Improve and Expand Healthcare Services in the Community*

- Community clinics offer vital health care services to San Franciscans, but **aging infrastructure prevents clinics from expanding, improving, and modernizing services**
- Accommodating new services or expanding existing services within primary care clinics will **improve patient access to important care**
- Clinics are embedded in diverse communities with distinct cultural identities and language needs. **Continuing DPH's effort to modernize clinics in these communities allows us to improve equitable service delivery for these patients**



2026

2027

# 2024 Public Health Bond Goals

## *Improve Safety and Resilience of DPH Buildings*

- Department of Public Health **employees need to be moved out of seismically unsafe buildings**
- Renovating or acquiring City owned sites and using buildings more efficiently allows DPH to **consolidate programs and reduce footprint of leased spaces**
- **Deferred maintenance needs must be addressed** to allow ZSFG and LHH to maintain accreditation and regulatory compliance in order to continue to serve patients safely and effectively
- Investing in structural improvements and essential building maintenance will **improve the resilience of DPH buildings**
- **Renovations will increase climate resilience** by establishing DPH's first fully electric building and improving building systems to safeguard DPH staff and patients from rising temperatures and decreasing air quality



# 2024 Public Health Bond Scope - \$220 Million

- **Operational Impacts:**
- Life Safety
- Asset Preservation
- Sustainability
- **Equity Considerations:**
- Target most vulnerable neighborhood clinics serving vulnerable populations; Strengthen Citywide Health Network

<b>Chinatown Public Health Center</b> Seismic Retrofit and Patient Improvement Project	<b>\$71,100,000</b>
<b>Silver Ave Family Health Center</b> Retrofit and Patient Improvement Project	<b>\$34,200,000</b>
<b>City Clinic Relocation</b>	<b>\$28,000,000</b>
<b>Vacating Unsafe DPH Buildings</b>	<b>\$54,300,000</b>
<b>LHH and ZSFG Critical Repairs</b> High Cost Deferred Infrastructure Renewal Projects	<b>\$32,400,000</b>



# Chinatown Public Health Center

- Renovation will make important structural improvements to Chinatown Public Health Center, creating a **safer environment for patients and staff and increasing resilience by decreasing the clinic's seismic vulnerability**
- Project will co-locate Chinatown Child Development Center into Chinatown Public Health Center, **improving access to important services and reducing DPH's footprint of leased space and create greater synergy between the two clinics to better serve patients**
- Renovation will **expand capacity of primary care medical services, primary care mental health services, and dental services**
- Renovation will modernize Chinatown Public Health Center, **improving service efficiency and patient and staff satisfaction**
- Chinatown Public Health Center provides **community-oriented care in languages present in the community—renovation will allow us to better serve the clinic's patients**
- **Propose \$71,100,000**

- **Seismic Hazard Rating 4 - DPH's most seismically vulnerable clinic**
- **Serves ~5,000 children and adults annually**
- **No major improvements since opening in 1968**
- **Renovation will make Chinatown Public Health Center DPH's first fully electric building**



- No substantial improvements since 1960s construction of the clinic
- Serves ~6,000 patients annually
- Patients are primarily Spanish-speaking

# Silver Avenue Family Health Center

- Project will expand Silver Avenue Health Center dental clinic, **increasing access to important preventative dental care in the community**
- Renovation will reconfigure the space to better integrate primary care medical and mental health teams, **creating improved collaboration and creating opportunities for “warm hand offs” between providers while the patient is in the clinic**
- Renovation will modernize Silver Avenue Family Health Center, allowing for **optimal care in a modern healthcare setting**
- Critical Project Development Funds will allow **programming to begin ahead of the Bond, accelerating Silver Avenue’s renovation timeline**
- **Propose \$34,200,000**





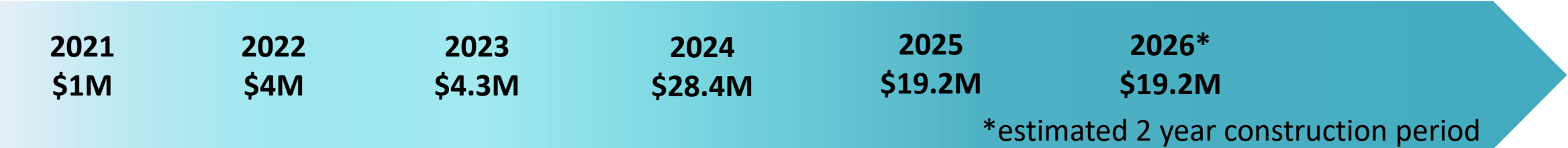
- **Approximately 13,000 visits annually**
- **Approximately 40% of patients do not have health insurance**
- **City Clinic provides low-barrier HIV and STI screening services, HIV pre- and post-exposure prophylaxis**
- **City clinic provides important linkage to outside services for people diagnosed with HIV and syphilis**

## City Clinic

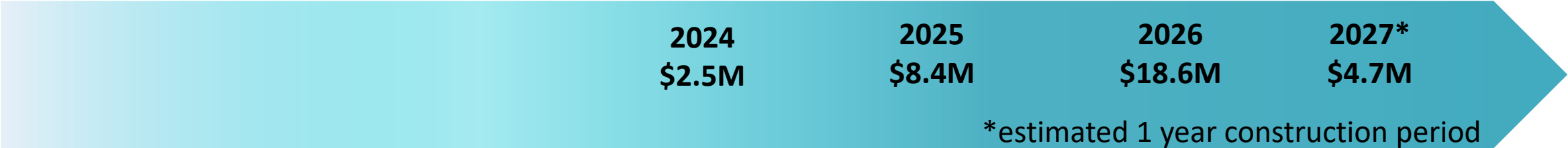
- Project scope is to acquire and renovate a new site for City Clinic, which currently located in a converted firehouse (circa 1930s) that is a sub-optimal space for the provision of clinical care
- The clinic lacks comfortable patient interview rooms and adequate laboratory space for point of care of testing
- The 3-story building has no elevator access and existing client spaces do not meet accessibility needs
- A new site will allow for City Clinic to improve quality of care in a space adapted to their needs
- **Propose \$28,000,000**

# 2024 Bond Project Schedules

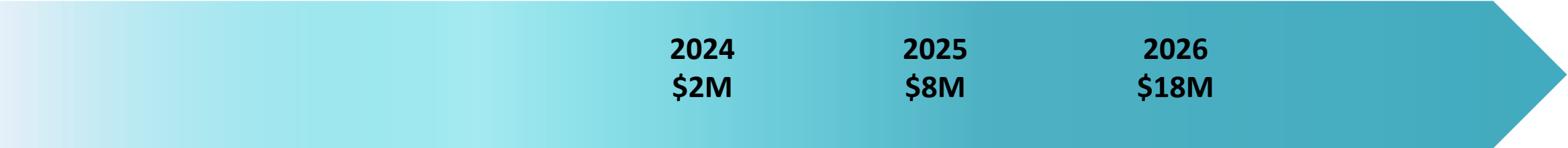
## Chinatown Public Health Center\*



## Silver Avenue Family Health Center



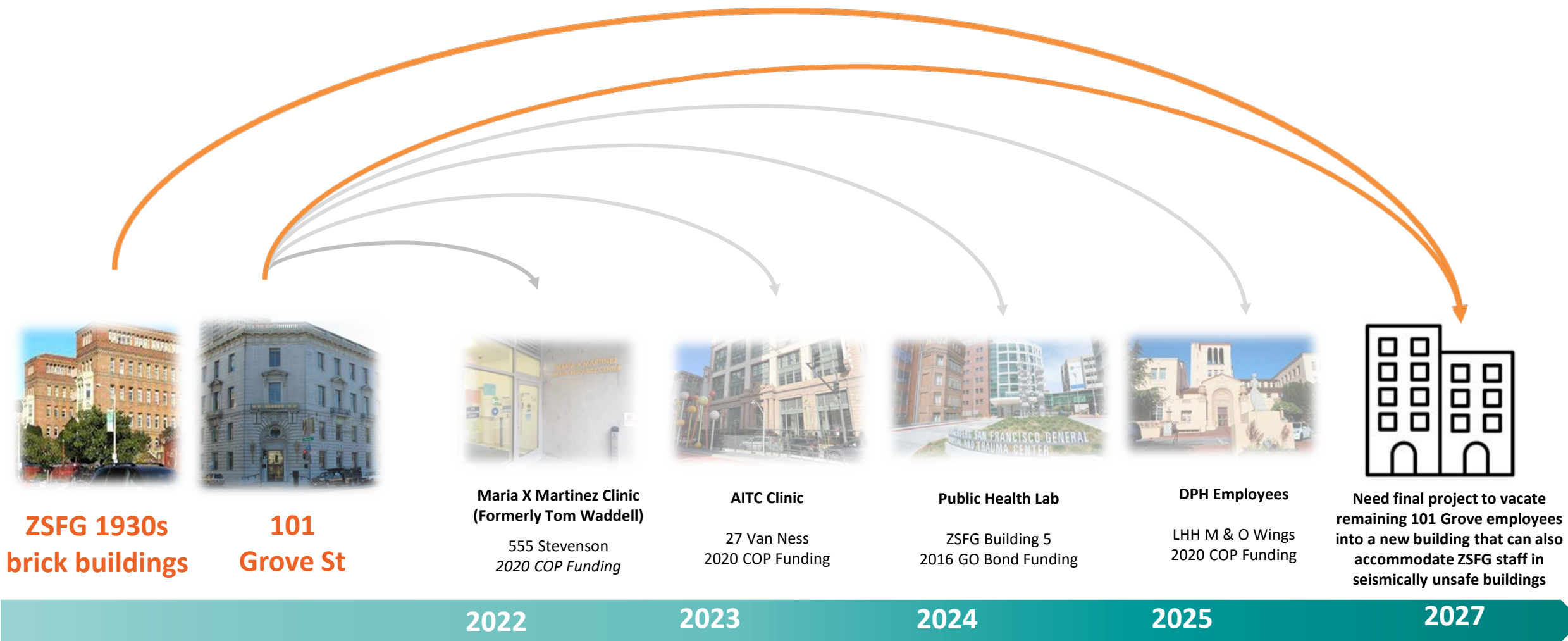
## City Clinic



\*includes \$5M in MHSA funding

# Vacating Unsafe DPH Buildings

This is a continuation of past and ongoing projects to vacate seismically unsafe DPH buildings. 101 Grove is the only un-retrofitted Civic Center City-owned building with a Seismic Hazard Rating 4





# Ensure Safety and Continuity of Services

## Vacating Unsafe DPH Buildings

- DPH staff work in several buildings that are aging and pose significant life safety risks
- 101 Grove is the only non-retrofitted Civic Center building that is still in use and 1920s-era brick buildings at ZSFG are not structurally sound—**these locations have seismic hazard ratings of 4**
- Preparing a building to receive staff from unsafe DPH buildings will **ensure safety of staff and continuity of DPH services**
- DPH is exploring options that will provide the fastest, most cost-effective solution to **vacate the greatest number staff from seismically unsafe buildings**, including the possibility of renovating Building 3
- **Propose \$54,300,000**





## ZSFG & LHH Critical Repairs

- Aging critical infrastructure at ZSFG and LHH campuses **in need of repair at a cost too large for Pay-As-You-Go Program**
- Current level of disrepair poses **safety concerns for hospital patients, visitors, and staff**
- Some projects are **critical to maintaining licensing, certification, and staying in regulatory compliance**
- **Cost and consequences of deferred maintenance will increase over time**
- **Propose \$32,400,000**

### Example Projects :

- LHH Kitchen Coil Redesign, which is critical to staying in compliance
- ZSFG Colonnade Repairs to repair crumbling colonnades posing safety risks
- Required ZSFG fire alarm system improvements

# Opportunities and Challenges

## Opportunities

- **Current real estate market favors the City** in the acquisition of a new building for City Clinic, creating a unique opportunity to acquire new space

## Challenges:

- Potential schedule **delays can result in cost escalations**
- **HCAI projects require longer approval processes**, meaning longer delivery timeline for some critical repair projects
- **Renovations will require partial clinic closures** putting pressure on the rest of San Francisco Health Network



## 2024 Bond Project Schedules

### Zuckerberg San Francisco General, Building 3

**2024**  
**\$13.3M**

**2025**  
**\$31.3M**

**2026\***  
**\$9.7M**

\*estimated 16-month construction period

### Critical Repairs, Zuckerberg San Francisco General & Laguna Honda Hospital

**2024**  
**\$8M**

**2025**  
**\$12.2M**

**2026\***  
**\$12.2M**

\*Repairs will be phased, HCAI permitted projects require multiple years