



DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING

Capital Planning Committee

October 16, 2017

2016 Public Health G.O. Bond

440 Turk Street Project



Action Item

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- Pursuant to the October 17, 2016, Capital Planning Committee condition that the Department of Homelessness and Supportive Housing (HSH) return to CPC with a defined spending plan for its first issuance of the 2016 Public Health & Safety Bond, this presentation describes the intended expenditures for that issuance of \$5.3 million.
- Action Item: Approval of the proposed spending plan to enable the purchase and rehabilitation of 440 Turk Street



440 Turk Street Site

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- Built in 1984
- Property owned by SF Housing Authority
- 25,500 square feet with dedicated elevator (2 floors and basement)
- Two-story office condominium attached to 430 Turk Street (Residential Apartment)
- \$5.0 million purchase price
- Sale approved by the Board of Supervisors and HUD

440 Turk: Existing Conditions

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- Shared building systems with 430 Turk Street include water, sewer, gas, fire alarm and sprinkler systems
- Shared boilers and pumps updated in 2016
- Equipped with forced air heating system and operable windows
- No central air conditioning
- Openness and flexibility of floor plan layout limited by numerous structural walls and columns

Source and Photo Credit: San Francisco Public Works



440 Turk: Proposed Use

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<http://hsh.sfgov.org>



440 Turk: Building Upgrades

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- Remove interior partitions to create new layout.
- New ceiling system, carpet, paint, and finishes
- Plumbing upgrades for new restrooms, showers, and laundry facilities
- New lighting and controls required by building code (Title 24)
- ADA upgrades to existing restrooms and elevator.
- Add air conditioning to the existing HVAC system

Source and Photos: SF Public Works Building Design and Construction



440 Turk: Project Budget

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- Est. Total Project Costs: \$12.86 million
 - \$5.0 million – purchase
 - \$6.1 million – rehabilitation
 - \$1.7 million – furniture, fixtures & equipment
- Project Sources:
 - \$4.85 million from 2016 Public Health G.O. Bond, First Issuance
 - \$2.21 million in future G.O. bond proceeds/revolving fund
 - \$5.8 million from General Fund (including FF&E)
- Bond Allocation: 64% of project rehab and purchase costs are allocated to bond for client-serving space



440 Turk: Project Timeline

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- Oct. 2017: Program Validation/Design Phase
- Nov. 2017: Finalize Purchase
- April 2018: Estimated Construction Start
- Nov. 2018: Project Completion/Move-In



2016 Public Health G.O Bond

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Scope: For the construction, acquisition, improvement, retrofitting, and upgrading of City-owned homeless shelters and homeless service sites. And, to acquire and construct facilities to expand homeless services in the City.

Authorization Total: \$20 Million

Amount Issued To Date: \$5.3 Million

\$4.85M for project costs, \$450,000 for finance cost

440 Turk Project: \$3.175 Million for Purchase

\$1.675 Million for Rehab