

2008, 2012 CLEAN & SAFE NEIGHBORHOOD PARKS BOND Presentation to the Capital Planning Committee



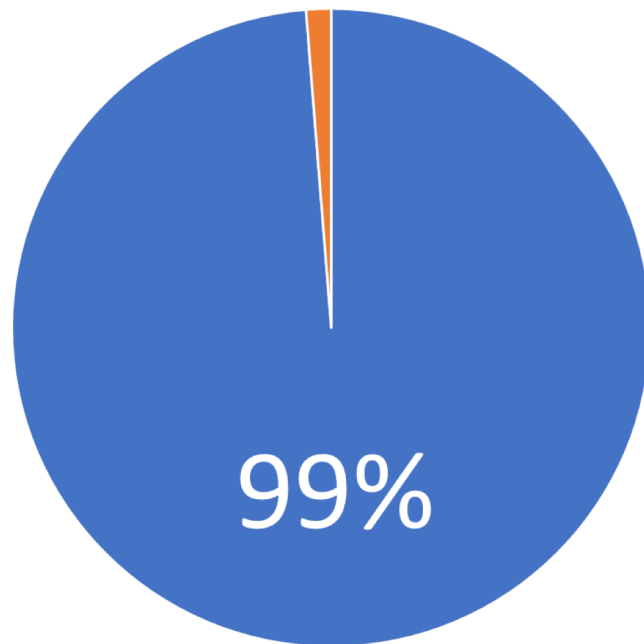
October 1, 2018



2008 CLEAN & SAFE NEIGHBORHOOD PARKS BOND

Scope: Fund capital projects for the renewal and repair of our parks, recreation, and open space assets.

Total Authorization and Issued To Date: \$151.3 M, \$1.7 M of appropriated interest remaining



■ Expended ■ Remaining

COMPLETE:

Neighborhood Parks
Playfields
Restrooms

IN PROGRESS:

Community Opportunity Fund
Forestry
Trails



2012 CLEAN & SAFE NEIGHBORHOOD PARKS BOND

Scope: Fund capital projects for the renewal and repair of our parks, recreation, and open space assets.

Authorization Total
\$160,500,000

Issued to Date
\$160,500,000

Next Issuance
\$0

Proposed Issuance Date
N/A



2012 BOND BASELINE BUDGET

| Neighborhood Parks | Bond Budget \$s in Millions |
|----------------------------------|--------------------------------|
| Angelo J. Rossi Playground-Pool | 8.2 |
| Balboa Park – Pool | 7.0 |
| Garfield Square – Pool | 11.0 |
| George Christopher Playground | 2.8 |
| Gilman Playground | 1.8 |
| Glen Canyon Park | 12.0 |
| Hyde & Turk Mini Park | 1.0 |
| Joe DiMaggio Playground | 5.5 |
| Margaret S. Hayward Playground | 14.0 |
| Moscone Recreation Center | 1.5 |
| Mountain Lake Park | 2.0 |
| Potrero Hill Recreation Center | 4.0 |
| South Park | 1.0 |
| West Sunset | 13.2 |
| Willie “Woo Woo” Wong Playground | 6.0 |
| Program Contingency | 6.0 |
| Neighborhood Parks Total | \$97.0M |

| Citywide Programs | Bond Budget \$s in Millions |
|----------------------------|--------------------------------|
| Community Opportunity Fund | 12.0 |
| Failing Playgrounds | 15.5 |
| Forestry | 4.0 |
| Trails | 4.0 |
| Water Conservation | 5.0 |
| Citywide Programs | \$40.2M |

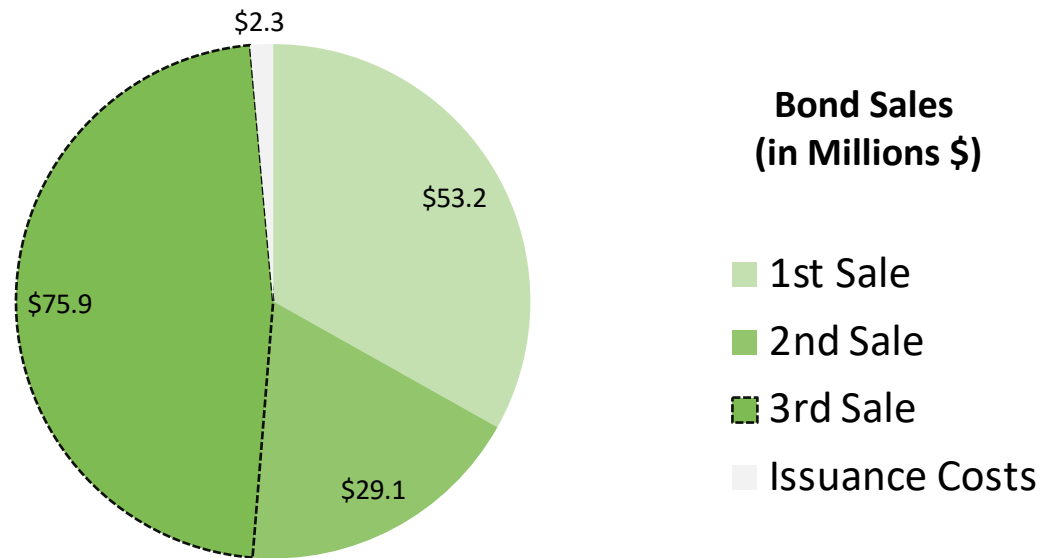
| Citywide Parks | Bond Budget \$s in Millions |
|-----------------------|--------------------------------|
| Golden Gate Park | 9.0 |
| John McLaren Park | 10.0 |
| Lake Merced | 2.0 |
| Citywide Parks | \$21.0M |

| | |
|----------------------------|---------------|
| Bond Issuance Costs | \$2.0M |
|----------------------------|---------------|

| | |
|-------------------------------|-----------------|
| RPD Bond Program Total | \$160.5M |
|-------------------------------|-----------------|



2012 BOND SALES OVERVIEW



| Bond | Date | SFRPD | SF Port |
|----------------------|---------|---------------|--------------|
| 1 st Sale | 6/2013 | 53,187,500 | 18,200,000 |
| 2 nd Sale | 10/2015 | 29,152,430 | 13,200,000 |
| 3 rd Sale | 4/2018 | 75,961,653 | - |
| Subsequent Sale | TBD | - | 3,100,000 |
| Bond Issuance Cost | | 2,198,417 | |
| TOTAL | | \$160,500,000 | \$34,500,000 |

2012 BOND ISSUANCES SUMMARY

| 2012 Bond Programs | 1st Issuance | 2nd Issuance | 3rd Issuance | To Be Allocated | Bond Budget |
|----------------------------|----------------------|----------------------|----------------------|-----------------|-----------------------|
| Neighborhood Parks | \$ 45,379,070 | \$ 17,102,151 | \$ 35,191,000 | | \$ 97,672,221 |
| Citywide Parks | \$ 3,602,200 | \$ 589,594 | \$ 8,749,322 | \$ 8,058,885 | \$ 21,000,000 |
| Community Opportunity Fund | \$ 1,900,000 | \$ 4,613,363 | \$ 3,455,331 | \$ 2,031,306 | \$ 12,000,000 |
| Let'sPlaySF! | \$ 1,075,000 | \$ 2,738,897 | | \$ 11,686,103 | \$ 15,500,000 |
| Forestry * | \$ 31,230 | \$ 685,744 | \$ 202,500 | \$ 2,209,888 | \$ 3,129,362 |
| Park Trails | | \$ 300,000 | \$ 3,700,000 | | \$ 4,000,000 |
| Water Conservation | \$ 1,200,000 | \$ 2,459,624 | | \$ 1,340,376 | \$ 5,000,000 |
| Citywide Reserve | | \$ 663,057 | \$ 24,663,500 | \$ (25,326,557) | \$ - |
| Audit and Issuance | \$ 582,500 | \$ 867,570 | \$ 748,347 | | \$ 2,198,418 |
| Grand Total | \$ 53,770,000 | \$ 30,020,000 | \$ 76,710,000 | \$ - | \$ 160,500,000 |

84% of funding is allocated to active projects

* Forestry is currently less than budget due to AAO approved reallocations and bond issuance costs



2012 BOND LEVERAGED FUNDING

| Projects/Programs with non-bond funding | Current Bond Budget | Open Space Fund | Lease Revenue Bonds | General Fund | Gifts and Grants | Fees & Special Revenue | Leveraged Funding |
|---|---------------------------|-----------------------|---------------------------|-----------------|---------------------|------------------------------|----------------------|
| Balboa Park – Pool | \$9.96 | | \$1.98 | | \$1.79 | | \$3.77 |
| Garfield Square – Pool | \$11.00 | \$0.80 | | | | \$8.74 | \$9.54 |
| Glen Canyon – Recreation Center | \$13.90 | \$0.13 | \$0.44 | \$0.27 | | | \$0.84 |
| Hyde & Turk Mini Park | \$1.50 | \$0.05 | | \$0.70 | | | \$0.75 |
| Joe DiMaggio Playground | \$6.12 | | | | \$1.25 | | \$1.25 |
| Margaret S. Hayward Playground | \$14.00 | \$2.58 | | | \$3.41 | \$7.98 | \$13.97 |
| Moscone Rec Center - East Playground | \$1.67 | | \$0.39 | \$0.41 | \$0.27 | | \$1.07 |
| Mountain Lake Park | \$2.18 | | | \$0.28 | \$0.34 | | \$0.62 |
| Potrero Hill Recreation Center | \$4.00 | | | \$0.10 | | \$1.27 | \$1.37 |
| South Park | \$1.20 | | \$0.59 | | \$0.26 | \$1.91 | \$2.76 |
| West Sunset Playground | \$13.60 | | | \$0.23 | \$0.04 | | \$0.27 |
| Willie “Woo Woo” Wong Playground | \$6.30 | \$1.04 | | | | \$4.00 | \$5.04 |
| Citywide Parks | \$21.00 | | | | \$0.87 | | \$0.87 |
| Citywide Programs | \$40.20 | | | \$0.51 | \$25.81 | | \$26.32 |
| Total | \$146.63 | \$4.60 | \$3.40 | \$2.50 | \$34.04 | \$23.90 | \$68.44 |



STATUS UPDATE – NEIGHBORHOOD PARKS

| | | Open to Public | Design | Bid/Award | Construction |
|----------|----------------------------------|----------------|--------|-----------|--------------|
| Phase I | Balboa Park Pool Building | | | | ✗ |
| | Gilman Playground | ✓ | | | |
| | Glen Canyon Rec Center | ✓ | | | |
| | Joe DiMaggio Playground | ✓ | | | |
| | Mountain Lake Playground | ✓ | | | |
| | South Park | ✓ | | | |
| | West Sunset Playground | ✓ | | | |
| Phase II | Garfield Square Pool Building | | | ✗ | |
| | George Christopher Playground | | ✗ | | |
| | Margaret S. Hayward Playground | | | ✗ | |
| | Moscone Rec Center | ✓ | | | |
| | Potrero Hill Rec Center | | | | ✗ |
| | Willie “Woo Woo” Wong Playground | | | | ✗ |
| | Angelo J. Rossi Playground | | | ✗ | |
| | Hyde & Turk Mini Park | | ✗ | | |

STATUS UPDATE – CITYWIDE PARKS & PROGRAMS

Citywide Parks:

- Community outreach for projects in **Lake Merced** is underway
- **McLaren Park Vision Plan** completed and approved by Commission, implementation beginning Fall 2018
- **GGP** Stanyan St. Entrance Improvement Project design approved by Commission, construction expected Spring 2019

Citywide Programs:

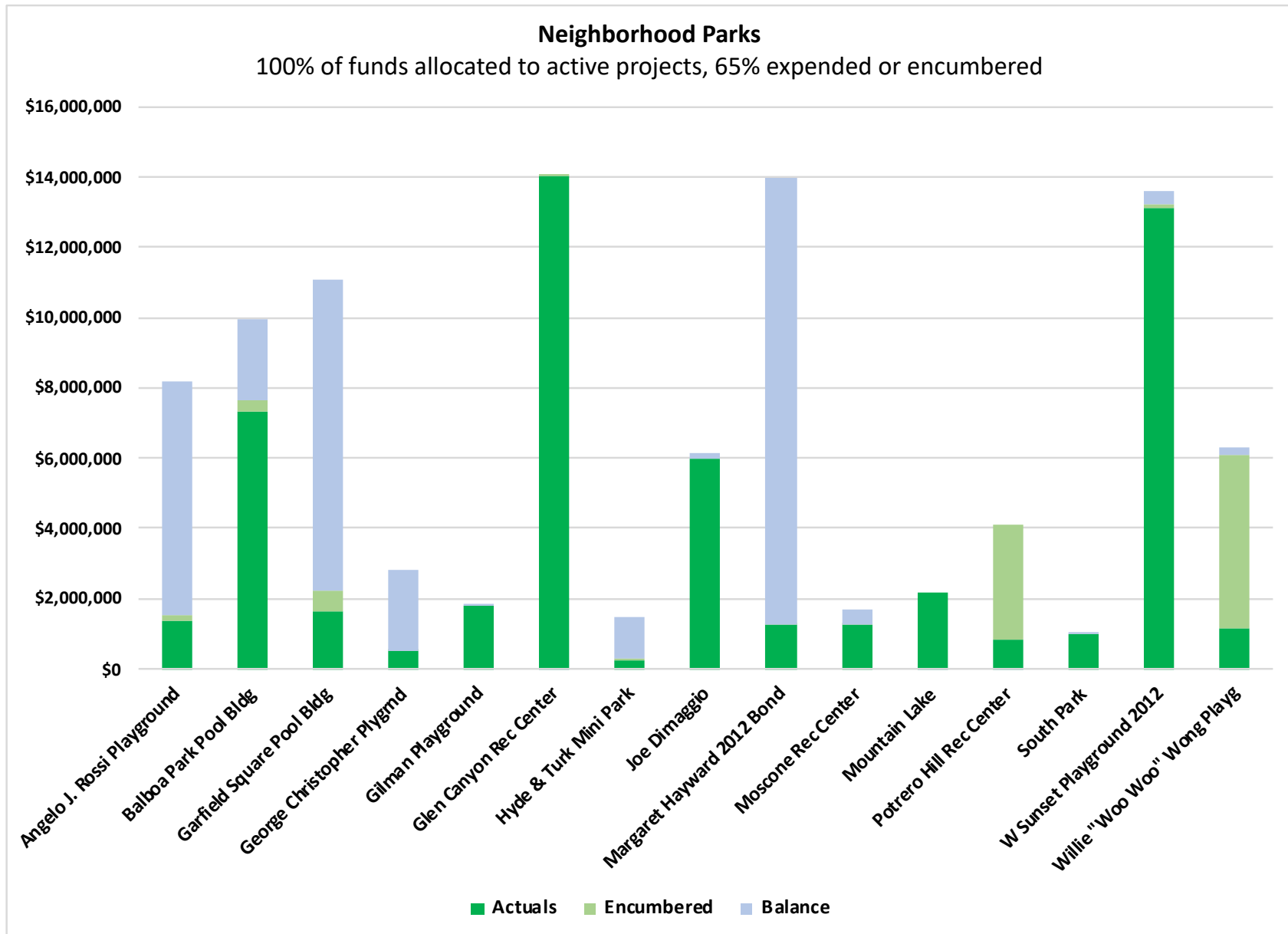
- **Let's Play! SF:** All Tier 1 sites and two Tier 2 projects are underway, with concept designs approved by Commission; construction is underway at one park, with expected completion this fall; and all other Tier 1 sites will be advertised to contractors by the end of 2018.
- **Trails: McLaren** trail improvement plans approved by Commission; \$2M **GGP** Oak Woodland Trails Improvement under construction, completion Feb. 2019
- **Urban Forestry:** Working on a Master Plan w/Planning Dept U Public Works
- **Water conservation** projects completed: Alta Plaza Park (north side), Alamo Square Park, Moscone Rec Center, Sharp Park golf course (east).

BOND PROGRAM: HARD/SOFT COST ANALYSIS

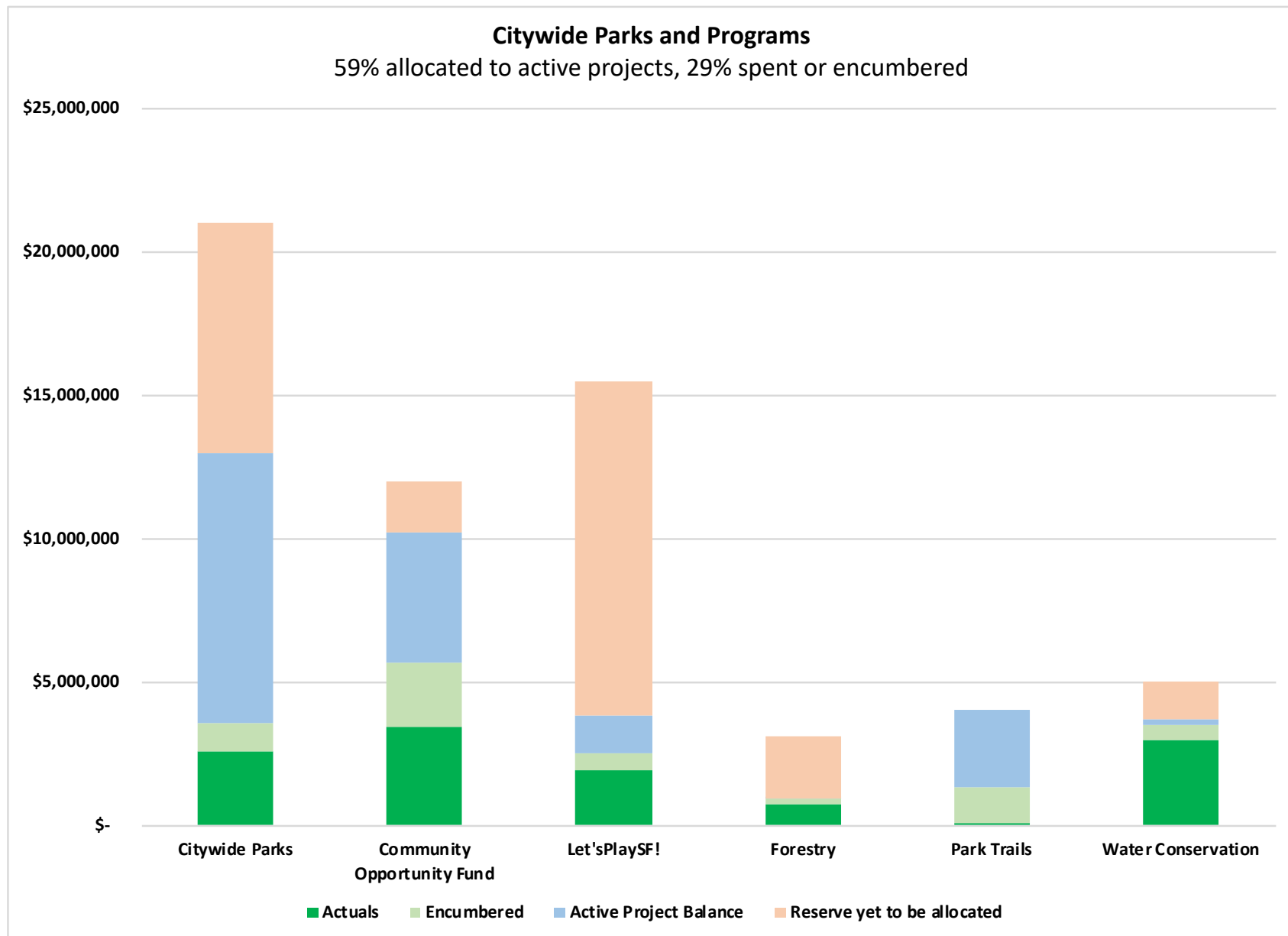
| Current Expenditures and Encumbrances | | | |
|---------------------------------------|---------------------------------|---------------------|----------------------------|
| Hard/Soft | Total Budget/ Issued to date | Exp and Enc | Exp and Enc % of Issued |
| Neighborhood Parks Soft Costs | \$29,301,666 | \$17,485,977 | 60% |
| Neighborhood Parks Hard Costs | \$68,370,555 | \$45,789,335 | 67% |
| Citywide Program Soft Costs | \$18,188,809 | \$8,245,272 | 45% |
| Citywide Program Hard Costs | \$42,440,553 | \$9,225,711 | 22% |
| Subtotal | \$158,301,583 | \$80,746,296 | 51% |

- Hard cost budget assumption is 70% of bond budget
- Expenses equal actual FSP construction contract expense

NEIGHBORHOOD PARKS SPENDING



CITYWIDE PARKS AND PROGRAMS SPENDING



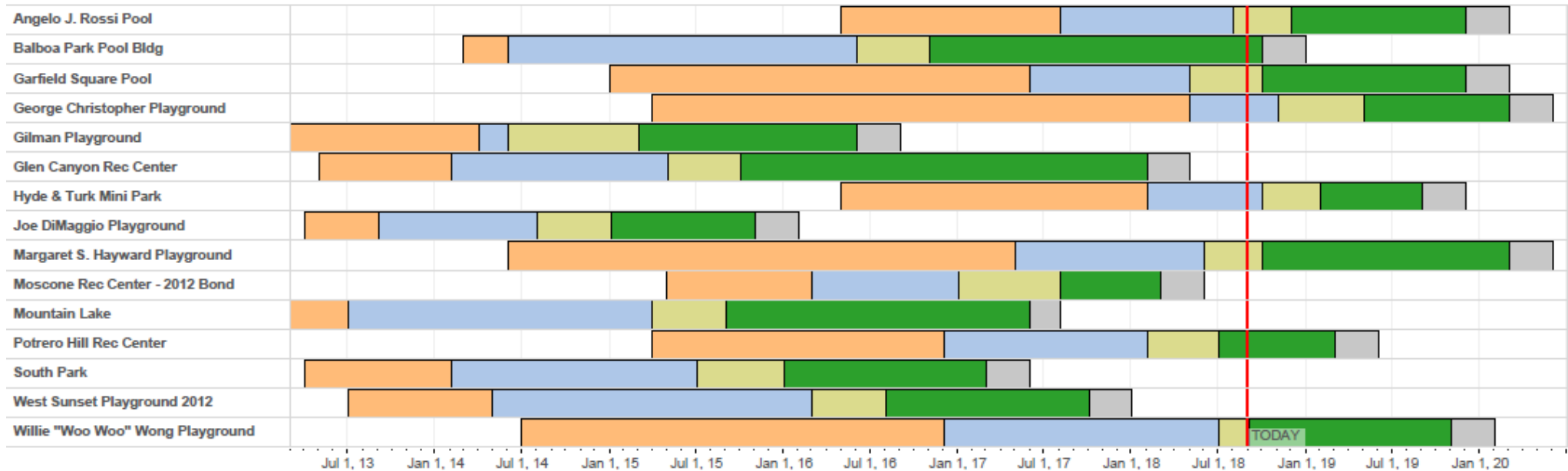
LINK TO THE CAPITAL PLAN

Remaining Bond funds will help make significant progress on our strategic plan key deferred maintenance goals as well as renewals and emerging needs:

- Complete renovations of all RPD swimming pools
- Complete renovations of all but 6 Rec Centers
- With funding from Let'sPlay!SF initiative, make significant progress renovating remaining most dilapidated playgrounds
- Add new turf fields at one facility
- Implement first phase of McLaren Park Vision
- Create a plan to address urban forestry needs

PROGRAM SCHEDULE OVERVIEW

2012 Neighborhood Parks Bond Projects - September 2018



- Planning
- Design
- Bid/Award
- Construction
- Open to Public, Close out of Project



CHALLENGES & RISKS

- ✓ **Unfavorable bidding environment:**
 - Bids are coming back 20-40% above engineers estimate; Pursuing the development of a bid reserve to ensure we can deliver scope as promised.
- ✓ **Coordination with PG&E**
 - Ongoing challenges in procuring power from PGE on numerous projects
- ✓ **Regulatory / Unforeseen Site Conditions**
 - Required additional permitting and planning work before construction could begin
- ✓ **Building stewardship for Citywide Programs**
 - Developing consensus on remaining city wide programs requires robust (and lengthy) community outreach process

INVESTING IN OUR FUTURE

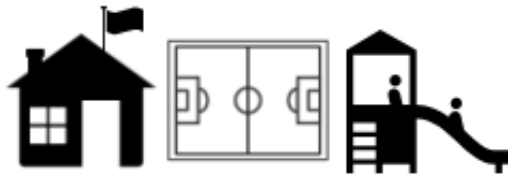


High Needs

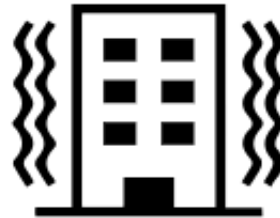


Condition Assessment

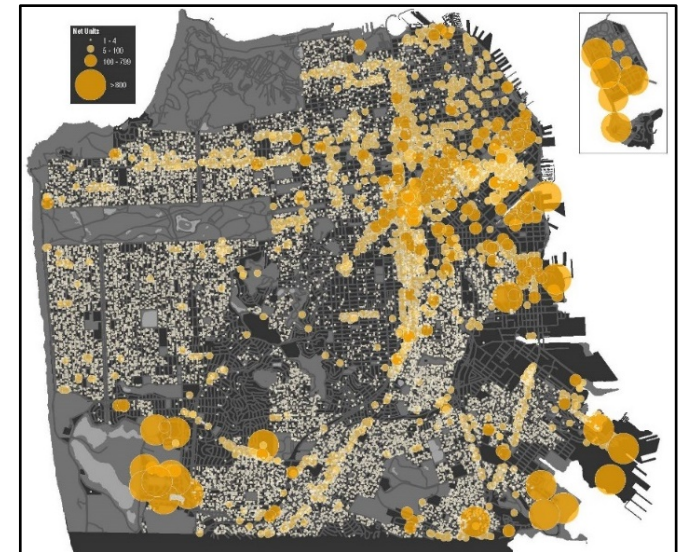
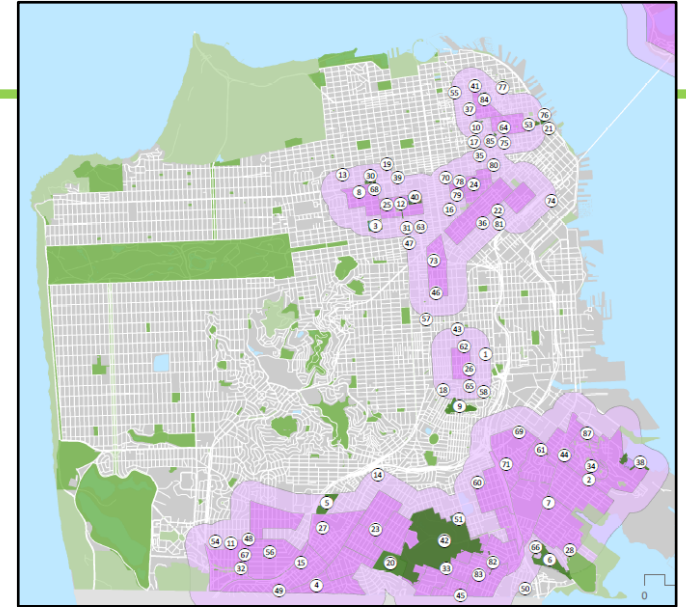
Density → Equity Zones Growth



Multi-use Sites/
Community Hubs



Seismic Safety





2008 & 2012 Waterfront Parks



WATERFRONT PARKS OVERVIEW

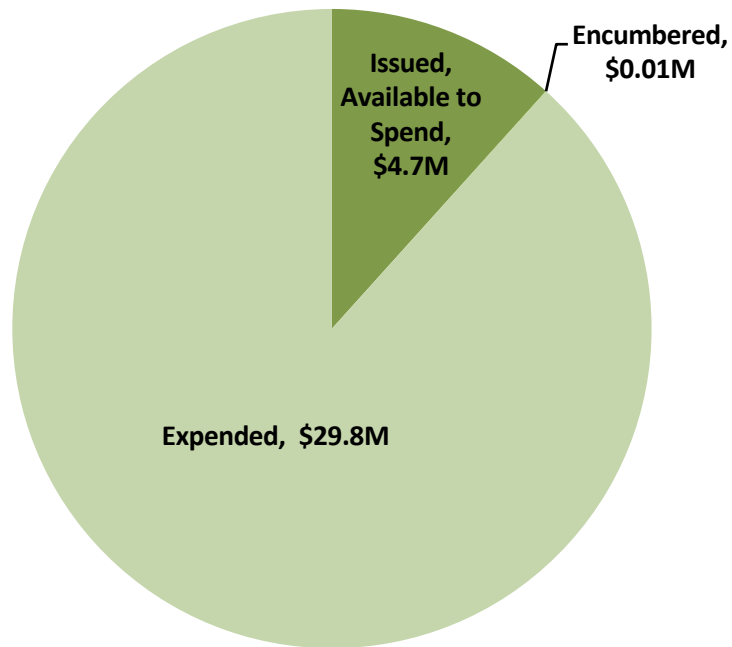
Scope: Fund capital projects for the renewal and repair of our waterfront parks, recreation, and open space assets.

| Program | Past Bond Sales (in \$millions) | | | | Total Issued to Date | Future Sale(s) | Total |
|-----------------------|---------------------------------|---------------|---------------|--------------|----------------------|----------------|---------------|
| | 1st Issuance | 2nd Issuance | 3rd Issuance | 4th Issuance | | 5th Issuance | |
| Waterfront Parks 2008 | \$3.6 | \$10.6 | \$10.4 | \$8.7 | \$33.3 | \$0.0 | \$33.3 |
| Waterfront Parks 2012 | \$18.2 | \$13.2 | \$0.0 | \$0.0 | \$31.4 | \$3.1 | \$34.5 |
| Total Program | \$21.8 | \$23.8 | \$10.4 | \$8.7 | \$64.7 | \$3.1 | \$67.8 |

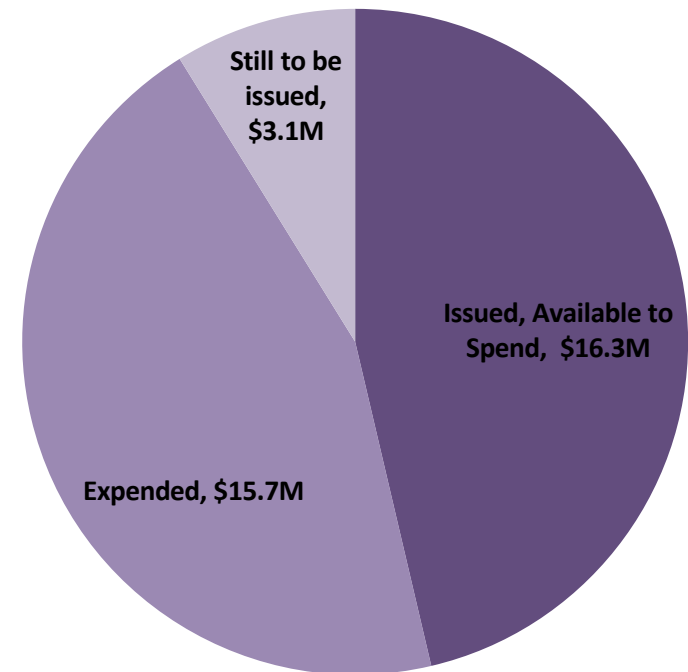


WATERFRONT PARKS OVERVIEW

2008 Bond Waterfront Parks



2012 Bond Waterfront Parks



San Francisco Clean and Safe **Parks GO BONDS**



2008 WATERFRONT PARKS STATUS

9 Completed

1 Underway:

Crane Cove Park (Construction)

1 Postponed: Tulare Park



San Francisco Clean and Safe **Parks GO BONDS**



2008 WATERFRONT PARKS BUDGET

| Project | Total 2008 Bond Budget | \$ Issued to date | Exp & Enc | Exp & Enc as % of Issued |
|---------------------------------------|---------------------------|----------------------|---------------------|-----------------------------|
| Pier 43 Bay Trail Link | \$7,655,330 | \$7,655,330 | \$7,655,330 | 100.0% |
| Brannan Street Wharf | \$2,941,050 | \$2,941,050 | \$2,941,050 | 100.0% |
| Blue Greenway- Planning & Design | \$325,472 | \$325,472 | \$325,472 | 100.0% |
| Bayfront Park | \$2,330,367 | \$2,330,367 | \$2,330,367 | 100.0% |
| Heron's Head Park | \$2,351,000 | \$2,351,000 | \$2,351,000 | 100.0% |
| Tulare Park (postponed indefinitely) | \$196,577 | \$196,577 | \$196,577 | 100.0% |
| Blue Greenway Public Art | \$684,000 | \$684,000 | \$430,097 | 62.9% |
| Crane Cove Park | \$11,224,089 | \$11,244,089 | \$7,541,679 | 67.1% |
| Blue Greenway - Signage & Furnishings | \$928,344 | \$928,344 | \$928,344 | 100.0% |
| Bayview Gateway | \$4,692,520 | \$4,692,520 | \$4,678,233 | 99.7% |
| CEQA Review & Permitting | \$440,040 | \$440,040 | \$440,040 | 100.0% |
| Total | \$33,768,789 | \$33,788,789 | \$29,818,189 | 88.2% |



San Francisco Clean and Safe **Parks GO BONDS**



2012 WATERFRONT PARKS STATUS

1 Completed:

- Cruise Terminal Plaza

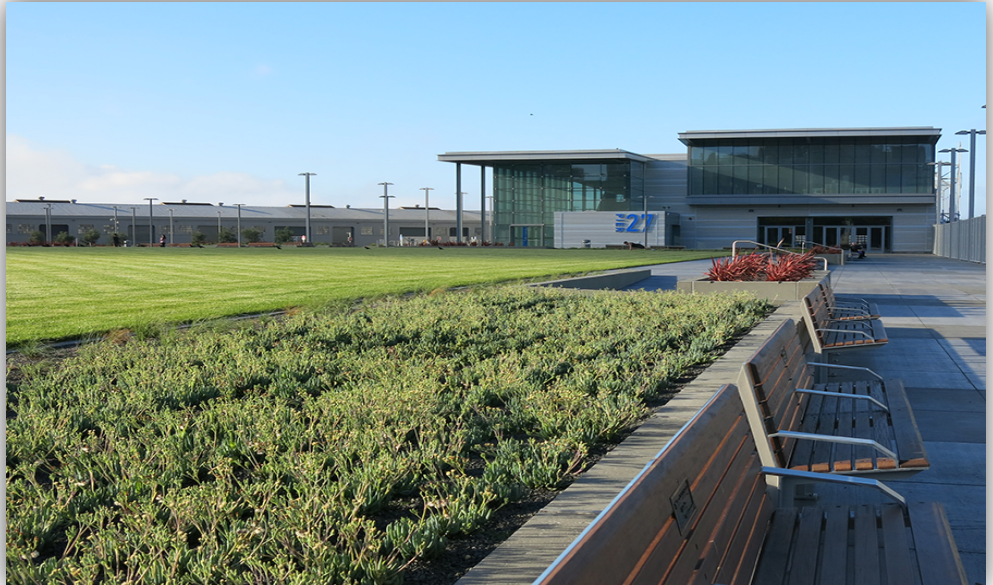
5 Pending:

Construction:

- Crane Cove Park

Design/Environmental Review:

- Islais Creek Improvements
- Agua Vista Park
- Heron's Head Park Improvements
- Pier 27 Public Art



San Francisco Clean and Safe **Parks GO BONDS**



2012 WATERFRONT PARKS BUDGET

| Project | Total 2012 Bond Budget | \$ Issued to date | Exp & Enc | Exp & Enc as % of Issued |
|---------------------------------|---------------------------|----------------------|---------------------|-----------------------------|
| Agua Vista Park | \$2,000,000 | \$300,000 | \$404 | 0.1% |
| Crane Cove Park | \$14,300,000 | \$14,300,000 | \$0 | 0.0% |
| Islais Creek Improvements | \$500,000 | \$250,000 | \$1,009 | 0.4% |
| NW Wharf Plaza & Pier 27/29 Tip | \$15,870,000 | \$15,870,000 | \$15,727,672 | 99.1% |
| Heron's Head Park | \$1,500,000 | \$350,000 | \$0 | 0.0% |
| Pier 27 Public Art | \$330,000 | \$330,000 | \$0 | 0.0% |
| Total | \$34,500,000 | \$31,400,000 | \$15,729,085 | 50.1% |



San Francisco Clean and Safe **Parks GO BONDS**



2012 WATERFRONT PARKS - NEW PROJECTS

Two new projects added to programming

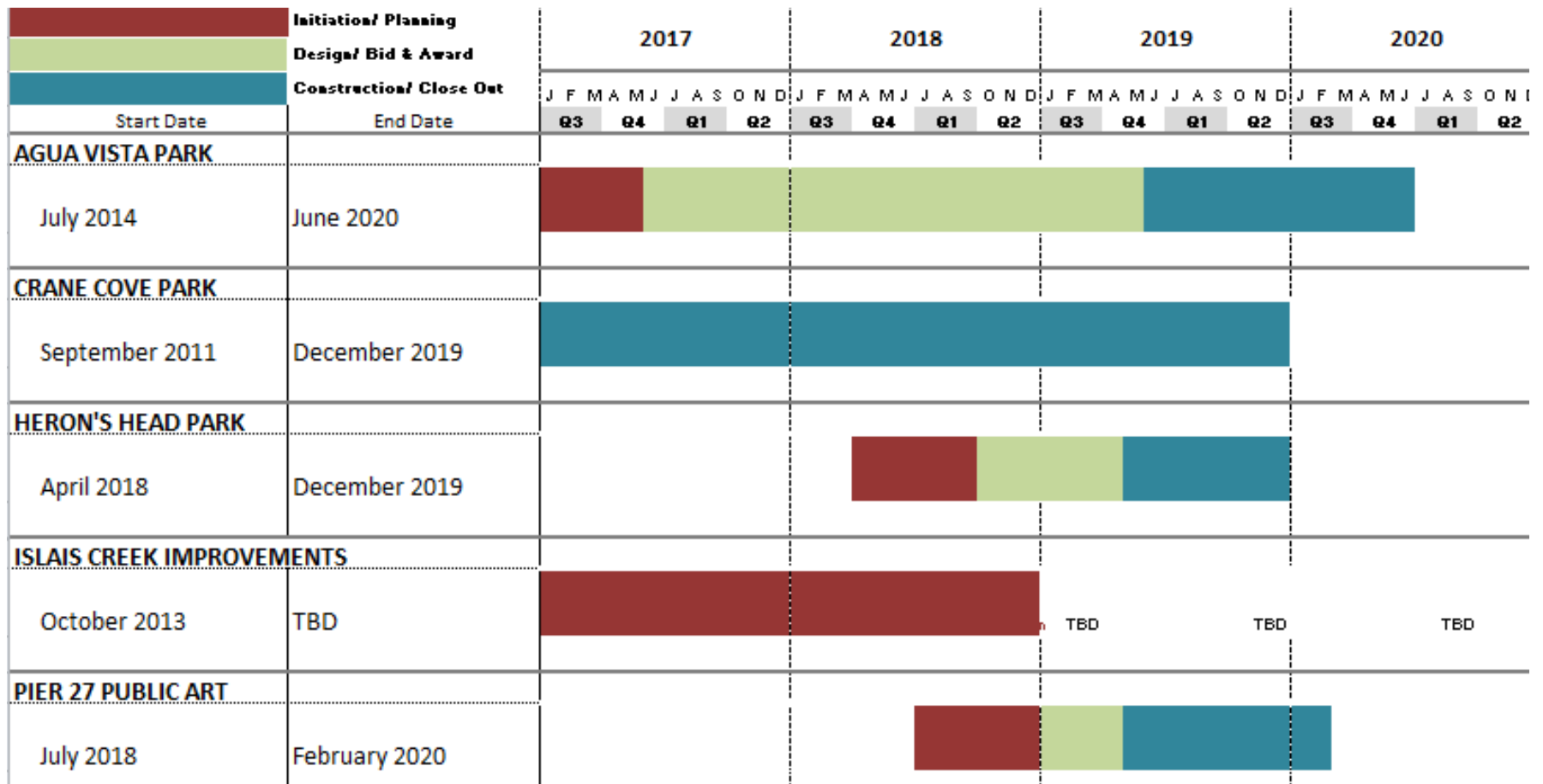
- ✓ **Pier 27 Public Art** – \$330,000 GO Bond proceeds
Continuation of Cruise Terminal Plaza project, managed independently
- ✓ **Heron's Head Park Improvements** – \$1,500,000 GO Bond proceeds
Shifted funding from Islais Creek Park due to timing concerns. Enables expedient delivery of improvements and expenditure of funds



San Francisco Clean and Safe **Parks GO BONDS**



WATERFRONT PARKS - SCHEDULE

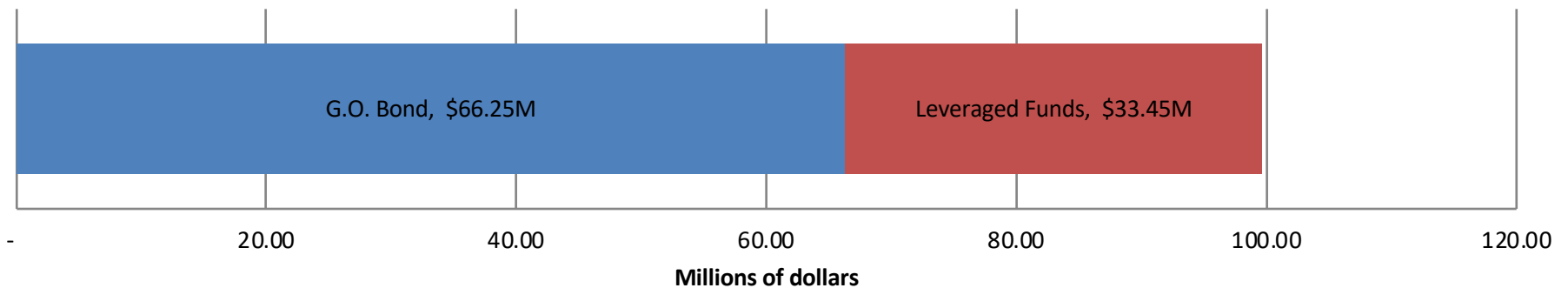


San Francisco Clean and Safe **Parks GO BONDS**



WATERFRONT PARKS – LINK TO THE CAPITAL PLAN

- ✓ G.O. Bonds remain the primary source for parks and open space enhancements in the Port's Capital Plan
- ✓ Anticipate in new Capital Plan update, like prior plan, parks only possible with G.O. Bond support



San Francisco Clean and Safe **Parks GO BONDS**



WATERFRONT PARKS - POTENTIAL FUTURE COSTS

- ✓ The Port is evaluating O&M costs for Crane Cove Park
 - Laborers/Gardeners
 - Equipment, Vehicles, Maintenance Supplies
 - Security and Custodial Services
- ✓ Funding Sources
 - Pier 70 - Historic Core services CFD will be in place by the time Phase I of the park is completed
 - Special events fees will also help offset costs



San Francisco Clean and Safe **Parks GO BONDS**



WATERFRONT PARKS - CHALLENGES & RISKS

- ✓ Coordination with adjacent projects & underlying utilities at Islais Creek
- ✓ Cost escalation for all remaining projects is a risk due to bidding environment



San Francisco Clean and Safe **Parks GO BONDS**





THANK YOU

