



ONESF

Building Our Future

onesanfrancisco.org

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



General Obligation Bond Update Presentation 2016 Public Health & Safety Capital Planning Committee

October 1, 2018

2016 Public Health & Safety Bond Overview

2

Scope: *Make essential seismic and service delivery improvements to aging facilities to protect the health and safety of residents, neighbors, and businesses and to ensure uninterrupted health care and emergency services after a major earthquake*

Authorization Total : \$350,000,000

Amount Issued To Date: \$224,145,000

Anticipated Next Issuance: \$125,855,000

Anticipated Date of Next Issuance: *June 2019*

PHS Bond Issuance Summary

- Two bond sales to date:
 - Series 2017A for \$174,060,000*
 - Series 2018E for \$50,085,000*

Components/Projects	Bond Authorization	Original Bond Budget	Revised Bond Budget	1st Bond Sale Budget	2nd Bond Sale Budget	Current Appropriation
Zuckerberg San Francisco General (ZSFG) Building 5 Improvement Projects	222,000,000	218,723,000	218,723,000	112,055,942	-	112,055,942
Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	30,000,000	29,700,000	29,700,000	18,239,644	-	18,239,644
Department of Public Health (DPH) Other Community Centers Improvement Program	20,000,000	19,800,000	19,800,000	16,185,710	-	16,185,710
San Francisco Fire Department (SFFD) Projects - Ambulance Deployment Facility	43,500,000	42,800,000	47,900,000	13,270,000	34,610,049	47,880,049
San Francisco Fire Department (SFFD) Projects - Neighborhood Fire Stations	14,500,000	14,290,000	9,190,000	6,650,000	-	6,650,000
Department of Homelessness and Supportive Housing	20,000,000	19,700,000	19,700,000	4,850,000	14,850,000	19,700,000
*Oversight, Accountability, and Cost of Issuance (COI)	-	4,987,000	4,987,000	2,808,704	624,951	3,433,655
TOTAL	350,000,000	350,000,000	350,000,000	174,060,000	50,085,000	224,145,000

* does not include Reserve for Market Uncertainty

PHS 2016 Bond Program Overview

Components/ Projects	Description	Key Deliverables	Project Selection Process
Zuckerberg San Francisco General (ZSFG) Building 5	Building 5 improvements include seismic, fire, life, and safety systems and consolidation of 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 existing facility. Phase 2 - Construction of a new health center	Phase 1 - renovated dental clinic and lobby areas. Phase 2 - New health center	N/A
Other Community Health Centers	Renovation to better integrate primary care and behavioral services and improve seismic performance	Seismically safer health centers with improved clinical workflow	Client has selected Castro Mission Health Center and Maxine Hall Health Center.
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	Client has selected Fire Stations 6, 11, 12, 15, 21 and 38 (the last six hose towers). 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 spaces to develop into administrative offices and client access points.	Varies based on project scopes	Client has selected shelters at 1001 Polk, 525 Fifth St, 260 Golden Gate for needs assessments and 440 Turk and 1064-1068 Mission projects for construction/renovation.

PHS Status Update

Components/Projects	Accomplishments/Milestones
Zuckerberg San Francisco General (ZSFG) Building 5	15 active projects. 1 project completed. 3 projects in construction. 1 project in bidding. 2 projects in design. 3 projects in OSHPD plan review. 6 projects in planning/programming.
Southeast Health Center	Phase 2 - Design underway. Civic Design Review (Phase 2) - approval in Aug 2018



Ward 6H – wall framing



Ward 6H – wall framing



Ward 3B – infection control setup



Southeast Health Center (existing)

Southeast Health Center (new rendering)

PHS Status Update

Components/Projects	Accomplishments/Milestones
Other Community Health Centers	Maxine Hall - Design completed in April 2018 with bidding to start in Oct 2018. Castro Mission-100% DD completed in Sept 2018. Complete design by Dec. 2018 .
Ambulance Deployment Facility (ADF)	Contract awarded to SJ Amoroso on August 31, 2018
Neighborhood Fire Stations (NFS)	Design underway to rebuild the Hose Tower at FS 15. Initiated CEQA process.
Homeless Service Sites	440 Turk - Notice to Proceed was issued to Fisher Development Inc. on Aug 2018. Completed 100% Design Documents on Sept 11. 3 shelter sites –initiated facilities conditions assessment 1064-68 Mission – completed programming



Castro Mission (rendering)



Maxine Hall (rendering)



440 Turk Street



Ambulance Deployment Facility



ADF – Haz mat/demo completed



Fire Station Seismic Hose Tower

PHS 2016 Program Schedule Overview

Project Name	Pre-Design/Planning	Design	Bid/Award	Construction
Zuckerberg San Francisco General (ZSFG) Building 5	Varies by project 6 projects (active)	Varies by project 5 projects (active)	Varies by project 1 project (active)	Varies by project 3 project (active)
Southeast Health Center	11/16-9/17	9/17-3/19	4/19-9/19	9/19-3/21
Other Community Health Centers	<ul style="list-style-type: none"> Chinatown Public - seismic assessment complete by 10/18 	<ul style="list-style-type: none"> Maxine Hall - completed 4/18 Castro Mission - 12/18 	<ul style="list-style-type: none"> Maxine Hall - 10/18 to 2/19 Castro Mission - 1/19 to 5/19 	<ul style="list-style-type: none"> Maxine Hall - 3/19 to 3/20 Castro Mission - 6/19 to 6/20
Ambulance Deployment Facility (ADF)	5/16-11/16	11/16-4/18	6/18 - 8/18	10/18 - 10/20
Neighborhood Fire Stations (NFS)	NA	<ul style="list-style-type: none"> Hose Tower – mid-2019 Generator (FS 18)- underway 	<ul style="list-style-type: none"> Hose Tower – summer 2019 Generator-TBD 	<ul style="list-style-type: none"> Hose Tower –late 2019 Generator-TBD
Homeless Service Sites	<ul style="list-style-type: none"> 440 Turk St. – completed 3 Shelter Sites – underway 1064-68 Mission - completed 	<ul style="list-style-type: none"> 440 Turk St. – Complete by 11/18 3 Shelter Sites - TBD 1064-68 Mission – 9/18 to 8/19 	<ul style="list-style-type: none"> 440 Turk St. - Design-builder started on 8/18 3 Shelter Sites- TBD 1064-68 Mission – start late 2019 	<ul style="list-style-type: none"> 440 Turk St. - 10/18 to 6/19 3 Shelter Sites – TBD 1064-68 Mission – 4/20 to 10/21

PHS Expenditures to Date

(estimates as of July 31, 2018)**

** PeopleSoft financial data as of 7-31-2018. Financial data are subject to revision based on ongoing Public Works labor and non-labor clean-up effort.

Components/Projects	Original Bond Authorization	Revised Bond Authorization	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	112,055,942	19,300,484	1,844,698	102,316,924	19%	10%
Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	30,000,000	30,000,000	18,239,644	3,918,085	279,458	15,927,636	13%	14%
Department of Public Health (DPH) Other Community Centers Improvement Program	20,000,000	20,000,000	16,185,710	2,225,405	914,165	15,041,994	7%	16%
San Francisco Fire Department (SFFD) Projects - Ambulance Deployment Facility	43,500,000	48,600,000	47,880,049	4,444,655	921,961	8,665,439	35%	11%
San Francisco Fire Department (SFFD) Projects - Neighborhood Fire Stations	14,500,000	9,400,000	6,650,000	423,445	37,021	4,666,171	2%	5%
Department of Homelessness and Supportive Housing	20,000,000	20,000,000	19,700,000	642,429	953,366	4,691,327	3%	8%
*Oversight, Accountability, and Cost of Issuance (COI)	-	-	3,433,655	1,896,811	-	1,536,844	0%	#DIV/0!
TOTAL	350,000,000	350,000,000	224,145,000	32,851,314	4,950,669	152,846,336	17%	11%

PH&S 2016 Upcoming Challenges & Risks

- On-going challenges in adverse bidding environment
- Impacts of tariffs on steel prices
- Extensive OSHPD plan review cycle
- Cost and schedule impact by maintaining clinical operations during construction
- Extensive CEQA/EIR entitlement process
- Unforeseen site conditions (i.e. soil conditions and haz mat building materials)

Preliminary Operating Cost Impacts

Project Name	FF&E Costs	Operating Costs
Zuckerberg San Francisco General (ZSFG) Building 5	<ul style="list-style-type: none"> • \$6M appropriated (FY 17-18) • \$17M (includes transition and moving costs) 	<ul style="list-style-type: none"> • No FTE increase for providers/clinical staff • Increased burden to support services and facilities
Southeast Health Center	<ul style="list-style-type: none"> • \$1M-\$2M (5-10% of construction) 	<ul style="list-style-type: none"> • No FTE increase • Facility maintenance & utility costs increases
Other Community Health Centers	<ul style="list-style-type: none"> • \$400,000-\$800,000 per clinic • (5-10% of construction); moving costs are included 	<ul style="list-style-type: none"> • No FTE increase. • Facility maintenance & utility costs increases
Ambulance Deployment Facility (ADF)	<ul style="list-style-type: none"> • \$1.5M (does not currently include moving costs) 	<ul style="list-style-type: none"> • FTE increase - TBD
Neighborhood Fire Stations (NFS)	N/A	<ul style="list-style-type: none"> • no change
Homeless Service Sites	<ul style="list-style-type: none"> • 440 Turk - \$1.3M; moving costs included as part of project GF budget • 1064-68 Mission- TBD; to be included as part of FY 20-22 budget 	<ul style="list-style-type: none"> • 440 Turk-No FTE increase • 1064-1068 Mission-No FTE increase



www.sfdpw.org



San Francisco
Health Network

SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH

