Public Health & Safety Bond Program 2016

Status Report presented to the Capital Planning Committee
As of December 11, 2017
Public Health & Safety Bond Program 2016

Overview

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Bond Authorization - $350M
1st Bond Sale - $176M

Project budget values are as of June 30, 2017 and expenditures beyond June 30, 2017 are estimates pending actuals from the new financial system. New project budget information will be available later this fiscal year, after transition to the new City financial system and capture of accurate project financial data.
I. Highlights and accomplishments

• ZSFG, Building 5 – 7 of 19 core projects are in design/construction.
• Community Health Centers - 2 health centers completed 50% CDs. Southeast HC (Ph.2) – proceeding to schematic design.
• Ambulance Deployment Facility – 50% CD completed.
• Neighborhood Fire Station – Completed 95% drawings for the hose tower removal projects at 6 fire stations.
• Resolution introduced on Oct 31 for an emergency declaration to expedite the design and construction of 440 Turk St.
• Issued 4 RFQs and awarding two consultant contracts

II. Upcoming milestones

• ZSFG, Building 5 – Complete construction for 1st project. 2 additional projects in construction in 1st Qtr 2018.
• Southeast Health Center Addition (Ph.2) – 100% SD in 1st Qtr 2018.
• Community Health Centers – Anticipate construction for 2 health centers by 3rd Q, 2018
• HSH - Targeting construction NTP for 440 Turk St. by Jan. 2018

III. Bond sales and appropriation

• Public Works is anticipating the second bond sales in June 2018.
• Public Works will initiate and kick-off the discussion with Office of Public Finance in Jan. 2018

IV. Risks, issues or concerns on budget, scope or schedule

• On-going challenging bidding environment
• Extensive OSHPD plan review cycle
• Low seismic ratings adding seismic retrofit scopes for health centers are impacting budget/schedule
• Health centers are age-eligible (> 45 years) and are triggering City Planning Environmental Evaluation Review process
• Maintaining clinical operations during construction
• Re-allocation of funding within the SFFD/Public Safety component.
**Status of Budget**

- **Current Phase:** Various
- **Completion Date (Priority 1):** 1st Qtr, 2021
- **Current Budget:** $222,000,000

**Budget Allocation**

- **Project Controls:** $47.88 M
- **Construction:** $159.86 M
- **Project Contingency / Other Project Costs:** $9.26 M

**Expenditures:** $11,622,388
**Encumbrances:** $1,999,467
**Remaining Balance:** $104,026,752
**Future Bond Sale:** $104,351,393

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Recent accomplishments
• 6H and Physical Therapy –OSHPD permit approval
• Public Health Laboratory & Dialysis - Drawings submitted to OSHPD for plan review
• Seismic Retrofit – OSHPD Backcheck #2 submitted on Oct 31, 2017
• 6H Surge (6H) - awarding contract (bid came in 15% below estimate)
• IT Infrastructure - 50% CD Drawings issued.

Upcoming milestones
• 6H and PT - issue NTP by 1st Qtr, 2018
• Dialysis & PHL OSHPD Backcheck #1 to be submitted by 1st Qtr, 2018
• Design kick-off of new Phase 2 projects: (Family Health Center) and 4E Surge Space in 1st Qtr, 2018
**SOUTHEAST HEALTH CENTER ($30M)**

**Current Phase:** Various  
**Completion Date:** 4th Qtr, 2020

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**Budget Allocation**

- **Construction**: $22.5 M
- **Project Controls**: $6.9 M
- **Project Contingency / Other Project Costs**: $600 K

**Status of Budget**

- **Current Budget**: $30,000,000
- **Expenditures**: $2,376,821
- **Encumbrances**: $231,517
- **Remaining Balance**: $14,199,806
- **Future Bond Sale**: $13,191,856

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Recent accomplishments
- Renovation Project (Ph.1) - Dental clinic completed and re-opened in Aug 2017
- Expansion Project (Ph.2) – Civic Design Review (CDR) (Conceptual) completed

Upcoming milestones
- Addition - Complete 100% SD drawings in 1st Qtr, 2018
- CDR (Ph. 1) – targeted for Jan 2018
- Community Meetings – tentatively scheduled for Jan 2018
COMMUNITY HEALTH CENTERS ($20M)

Current Phase: Various
Completion Date: 4th Qtr, 2019

Status of Budget

- Expenditures: $580,410
- Encumbrances: $792,811
- Remaining Balance: $15,295,410
- Future Bond Sales: $3,331,369

Budget Allocation

- Construction: $15 M
- Project Controls: $4.60 M
- Project Contingency / Other Project Costs: $400 K

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COMMUNITY HEALTH CENTERS (cont’d)

Recent accomplishments
- Civic Design Review (CDR) – Phase 2 approved for Castro Mission and Maxine Hall;
- Castro Mission and Maxine Hall – 50% CD completed
- Completed seismic hazard rating (SHR) assessment
  - Castro Mission (SHR 3+)
  - Maxine Hall (SHR 4)
  - Chinatown Public (SHR 4) preliminary

Upcoming milestones
- Castro Mission and Maxine Hall: complete 100% CDs in 1st Qtr, 2018
- Chinatown Public HC: Complete field investigation/testing phase to validate seismic assessment by 1st Qtr, 2018
- Infrastructure Improvement: Partnering with PUC on energy efficiency projects - issue NTP by 1st Qtr, 2018
AMBULANCE DEPLOYMENT FACILITY ($43.5M)

Current Phase: Design
Completion Date: Sept 2020

Status of Budget

Current Budget: $43,500,000

- Expenditures: $2,498,191
- Encumbrances: $8,882,918
- Remaining Balance: $30,230,000

Budget Allocation

- Project Controls: $9.45 M
- Construction: $32.3 M
- Project Contingency / Other Project Costs: $1.75 M
- Future Bond Sale: $1,888,891

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AMBULANCE DEPLOYMENT FACILITY (cont’d)

Recent accomplishments
• 8/21/17 – 100% DD Completed
• 9/1/17 – DBI Permit intake
• 9/19/17 – Civic Design Review (CDR) Phase II approved
• 10/5/17 – 50% CD Completed
• 10/31/17 New address assigned as 2241 Jerrold Ave.
• 11/6/17 City Map updated with new Parcels

Upcoming milestones
• Design in progress.
  ➢ 95%CD due Dec. 18th 2017
  ➢ 100% CD due in April 2018
  ➢ DBI Pre-application meeting 12/6
• Bid/Award: April 2018 to July 2018
• Construction anticipated to begin August 2018
AMBULANCE DEPLOYMENT FACILITY (cont’d)

Fire Department Overall Budget: $58M

- Re-allocation of $5.1M from the Neighborhood Fire Station (NFS) component to the Ambulance Deployment Facility (ADF) component.
- No change to the SFFD Overall PHS Budget

**ADF Budget Status**
- Baseline Budget: $43.5 M
- Reallocation from NFS Component: $5.1M
- Revised Budget: $48.6M

**NFS Budget Status**
- Baseline Budget: $14.5 M
- Reallocation to ADF Component: ($5.1M)
- Revised Budget: $9.4M

*Excerpt from the General Obligation Bond Election, Ordinance 0022-16, Section 3b:*

“b. SAFETY PROJECT. $58 million of the Bond shall be allocated to the construction, acquisition, improvement, retrofitting, and upgrade of the San Francisco Fire Department Ambulance Deployment Facility which includes the construction of a modern, seismically safe ambulance and paramedic deployment facility and for urgently needed repairs and modernizations of neighborhood fire stations Citywide”
AMBULANCE DEPLOYMENT FACILITY (cont’d)
Budget Forecast Summary

- PHS 2016 Bond Budget $43.5M
- Mar. 2015 Conceptual Design Estimate
  - Project Controls $15.3
  - Other Hardcosts $9.4
  - Const. + Market Contingencies $2.5
  - EMS Building $3.9
  - Parking Garage $3.6
  - Sitework $2.9

- Nov. 2016 Schematic Design Estimate
  - Project Controls $21.6
  - Other Hardcosts $8.6
  - Const. + Market Contingencies $9.5
  - EMS Building $2.9
  - Parking Garage $3.9
  - Sitework $3.9

- Nov. 2017 50%CD Cost Estimate
  - Project Controls $48.6M
  - Other Hardcosts $16.7
  - Const. + Market Contingencies $11.2
  - EMS Building $5.9
  - Parking Garage $4.1
  - Sitework $6.7
Factors leading to budget forecast increase during Schematic Design Phase
- Unanticipated poor soil conditions necessitating more robust structural foundation system and corrosion resistance
- Enhanced seismic performance for both structures
- Adjusted site elevation to anticipate future sea level rise
- Additional EV charging stations
- Unexpected market conditions and local bidding environments
- Increases in program areas for both structures
Value Engineering Solutions:

- Reduced height and weight of structures
- Reduced building footprint and program areas
- Reduced number of workstations
- Reduced training function from location
- Alternate layout of restocking, fueling and deliveries
- Eliminated fire truck and ambulance-bus parking
- Ambulance parking at surface lot only
- Eliminate canopy with PV at parking area
- Shared driveway aisle with Fire Station 9
AMBULANCE DEPLOYMENT FACILITY (cont’d)
Value Engineering Solution
NEIGHBORHOOD FIRE STATIONS ($14.5M)

Current Phase: Design
Completion Date: Dec 2019

Status of Budget

- Current Budget: $14,500,000
- Expenditures: $7,2232
- Encumbrances: $6,417,937
- Remaining Balance: $159,830
- Future Bond Sale: $7,850,001

Budget Allocation

- Project Controls: $3.34 M
- Construction: $10.88 M
- Project Contingency / Other Project Costs: $290 K
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NEIGHBORHOOD FIRE STATIONS (cont’d)

**Recent accomplishments**
For Seismic Hose Tower Removal Scopes at Fire Stations 6, 11, 12, 15, 21 & 38
- 9/31/17 – Design Phase – FS 6 added to scope for structural engineering – 95% CDs completed
- 10/10/17 – Design Phase – City Planning decision to move forward with an 18 month CEQA Environmental Impact Report

**Upcoming milestones**
For Seismic Hose Tower Removal at Fire Stations 6, 11, 12, 15, 21 & 38
- Proceeding with EIR process
HOMELESS SERVICE SITES ($20M)

Current Phase: Various
Completion Date (440 Turk): May 2018

Status of Budget

Current Budget: $20,000,000

- Expenditures: $14,611
- Encumbrances: $4,743,625
- Remaining Balance: $139,980
- Future Bond Sale: $15,101,784

Project Controls
- $4.6 M
- $400 K

Construction
- $15 M

Project Contingency / Other Project Costs

Budget Allocation

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HOMELESS SERVICE SITES (cont’d)

Recent accomplishments
For 440 Turk
• Completed design – build criteria documents
• Resolution introduced on Oct 31 for an emergency declaration to expedite the design and construction of 440 Turk St.
• Selected and negotiating with design-build contractor (Pankow)

Upcoming milestones
For 440 Turk
• RED to close escrow in Jan. 2018 pending BOS approval of emergency declaration.
• Construction anticipated to start in Jan. 2018 and complete by May 2018
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