Capital Planning Committee
October 16, 2017
2016 Public Health G.O. Bond
440 Turk Street Project
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

- 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

- 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
440 Turk: Building Upgrades

- 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

http://hsh.sfgov.org
440 Turk: Project Budget

- 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

- **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**

**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

[http://hsh.sfgov.org](http://hsh.sfgov.org)