

2016 Public Health and Safety (PHS) Program Update and Interest Appropriation

May 6, 2024



PHS 2016 Bond Interest Appropriation

Request for Capital Planning consideration and approval:

Appropriation of PHS 2016 accrued bond interest funds totaling up to \$14,040,442 to proposed bond eligible projects.

2017A Series - \$8,944,251.56

2018E Series - \$1,218,024.65

2020D Series - \$2,874,534.94 (might need to be placed on Controller's Reserves)

Total \$14,040,441.84

PHS 2016 Bond Program Overview

Components/ Projects	Bond Budget	Description	Scopes
Zuckerberg San Francisco General (ZSFG) Building 5	\$205.7M	Building 5 improvements include seismic, fire, life, and safety systems and consolidation of clinical and outpatient services with the goal of converting Building 5 into the updated Ambulatory Care Center.	Seismic upgrade of Building 5, infrastructure improvements, and clinical improvement projects focused on relocating clinical services and consolidating into Building 5.
Southeast Health Center	\$37.7M	Phase 1 - Renovation existing facility. Phase 2 - Construction of a new health center	New 22,000 sqft 2-story health center.
Community Health Centers	\$29.1M	Improve building seismic performance and create a more effective clinical workflow environment that better integrates primary care and behavioral services	Priority clinics - Castro Mission Health Center and Maxine Hall Health Center.
Ambulance Deployment Facility (ADF)	\$45.5M	Construct a facility that meets current seismic standards and to enhance efficiency of emergency medical services and improve ambulance response times.	New Fire Station #49
Neighborhood Fire Stations (NFS)	\$12.1M	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.	Fire Stations 6, 11, 12, 15, 21 and 38 (the last six hose towers). Generators at FS #18, 37, & 44 selected to be replaced
Homeless Service Sites	\$19.9M	Renovations of City-owned shelters to address deferred maintenance items. Purchase, rehabilitate, and renovate new spaces to develop into administrative offices and client access point.	440 Turk and 1064-1068 Mission includes major renovation. Selected renovation scopes prioritized for shelters at 1001 Polk, 525 Fifth St, and 260 Golden Gate.
Total Bond Amount	\$350M		

PHS 2016 Bond Financial Overview

- **Scope:** Approved by voters in November 2016, PHS 2016 is to 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.
- **Bond Authorization Total:** \$350,000,000
- **Amount Issued to Date:** \$350,000,000
- **Current Interest Appropriation Request:** \$14,040,442

Components/Projects	Program Budget	Revised Budget	GENERAL OBLIGATION BONDS				% Expenditure & Encumbrance/ Appropriation
			Appropriation	Expenditures	Encumbrance	Balance	
ZSFG Building 5 Component (DPH)	222,000,000	203,436,456	203,436,456	158,871,591	42,755,633	1,809,232	99%
Southeast Health Center Project (DPH)	30,000,000	37,285,698	37,285,698	36,549,985	51,730	683,982	98%
Community Health Centers Component (DPH)	20,000,000	28,749,573	28,749,573	28,511,021	56,557	181,995	99%
Ambulance Deployment Facility Project (SFFD)	43,500,000	45,080,049	45,080,049	44,837,567	0	242,482	99%
Neighborhood Fire Stations Component (SFFD)	14,500,000	11,988,009	11,988,009	6,481,304	1,659,683	3,847,022	68%
Homeless Service Sites Component (HSH)	20,000,000	19,700,000	19,700,000	15,919,771	1,159,268	2,620,961	87%
Oversight, Accountability, and Cost of Issuance (COI)	-	2,315,872	2,315,872	1,520,426	-	795,446	66%
Underwriter's Discount	-	1,444,344	1,444,344	1,444,344	-	-	100%
TOTAL	350,000,000	350,000,000	350,000,000	294,136,008	45,682,871	10,181,121	97%

ZSFG Building 5 - Project Status

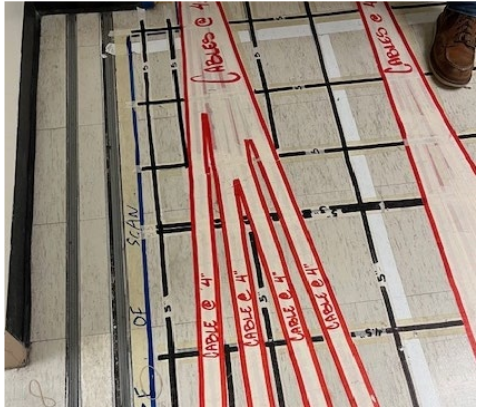
Components/Projects	Accomplishments/Milestones
Zuckerberg San Francisco General (ZSFG) Building 5	5 projects completed. 7 projects in construction: Seismic Upgrade, Dialysis Relocation, Public Health Laboratory, IT Infrastructure, Rehabilitation Department Relocation (Phase 3), and Psychiatric Emergency Services (PES). 2 projects in bidding - Family Health Center (Phase 1 – Demo) and PES-Radiology Renovation



Ceiling Scanning



Dialysis



Seismic Upgrade



Public Health Lab



Psychiatric Emergency Services

Southeast Health Center - Project Status (Completed)

Components/Projects	Accomplishments/Milestones
Southeast Health Center	Phase 2 – Substantial Completion issued on August 19, 2022 and occupied since July 29, 2022.



Community Health Centers - Project Status (Completed)

Components/Projects	Accomplishments/Milestones
Community Health Centers	Maxine Hall – Substantial Completion issued on October 7, 2021 and occupied since October 20, 2021 Castro Mission - Substantial Completion issued on July 1, 2022 and occupied since August 20, 2022.

Maxine Hall Health Center



New Concrete Shearwall



Typical Exam Room

Castro Mission Health Center



New Concrete Shearwall



Clinical Team Workspace

Ambulance Deployment Facility - Project Status

Components/Projects	Accomplishments/Milestones
Ambulance Deployment Facility (ADF)	Occupied since May 10, 2021. Final Completion issued on February 3, 2023.



PHS 2016 - Project Status

Components/Projects	Accomplishments/Milestones
Neighborhood Fire Stations (NFS)	Issued Final Completion for the Hose Tower Removal Scopes on May 26, 2021. FS 15, which includes the rebuild of the hose tower, is currently in the bidding phase. Generator replacements at FS 37 and 44 are currently in the construction phase. Generator replacement at FS #18 will be bid out following the completion of the bidding for FS 15.



Hose Tower



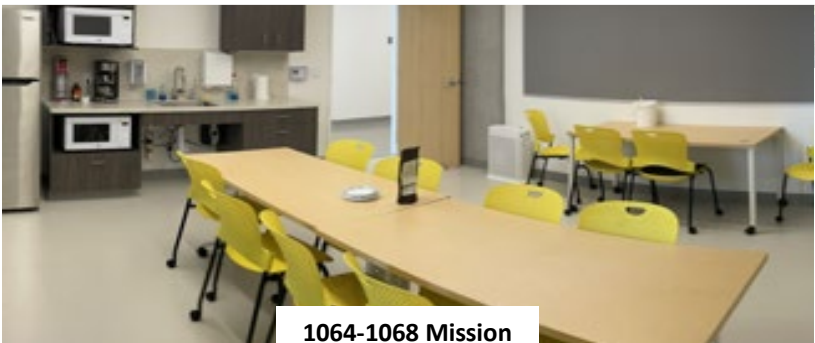
Generator

PHS 2016 - Project Status

Components/Projects	Accomplishments/Milestones
Homeless Service Sites	<ul style="list-style-type: none"> • 440 Turk St. – Final completion issued in September 2019. • 260 Golden Gate (Hamilton Shelter) – Issued Final Completion on November 25, 2020. • 1064-68 Mission – Issued Substantial Completion on August 26, 2022 and occupied since September 30, 2022. • 1001 Polk St (Next Door Shelter) – 10% construction completion. • 525 5th Street(MSC South Shelter) – proceeding with award to CLW Builders



525 5th Street



1064-1068 Mission



1001 Polk St.

Priority Project Selection Methodology

Criteria #1 – Project Status

Description	Pts
Design Complete	1
Construction Start	2
50%+ Complete	3
Cashflow Risk	2

Priority Project Selection Methodology

Criteria #2 – Capital Planning Funding Principles

Capital Plan Funding Principles		Pts
Funding Principle #1 - Addresses Legal or Regulatory Mandate		1
A	Code requirement for essential facilities	
B	City, state, or jurisdictional mandate	
Funding Principle #2 - Protects Life Safety and Enhances Resilience, including Racial Equity		1
C	Mitigates building seismic risks or improves building seismic	
D	Improves building accessibility	
E	Enhances resilience, including racial equity	

Priority Project Selection Methodology

Project Priority Scoring Matrix

Project Status	
Description	Pts
Design Complete	1
Construction Start	2
50%+ Complete	3
Cashflow Risk	2
Capital Planning Funding Principles	
Description	Pts
Funding Principle #1	1
Funding Principle #2	1
Maximum Points	10

Example – ZSFG Dialysis Relocation

Project Status (8 pts)

- Design Complete: (1 pt)
- Construction Started: (1 pt)
- 50% + Complete: (3 pt) (50% completed as of Mar 2024)
- Cashflow Risk: (2 pts)

Capital Planning Funding Principle (1 pt)

- Funding Principle #2 – Improves building accessibility

Scoring Matrix Total Points

- 9 of 10 pts received



PHS 2016 Proposed Interest Allocation

Client	Proposed Funding Allocation
DPH	\$12,403,442
SFFD	\$1,262,000
HSH	\$375,000
Interest Earnings	\$14,040,442

PROJECT No.	Client	PROJECTS	Project Phase (Current)	Target Substantial Completion Date	Construction Duration Remaining (months)	% Project Completion (Current)	Interest Allocation
1	DPH	Building 5 - Dialysis Relocation	Construction	12/2024	9	50%	2,500,000
2	DPH	Building 5 - Seismic Upgrade	Construction	12/2025	21	37%	3,740,000
3	DPH	Building 5 - Public Health Laboratory	Construction	3/2025	12	43%	4,393,442
4	DPH	Building 5 - IT Infrastructure	Construction	1/2025	10	5%	1,770,000
5	HSH	1001 Polk Street - HVAC, Waterproofing & Structural Repairs	Construction	2/2025	11	10%	375,000
6	SFFD	Fire Station 15 - Hose Tower Replacement	Pre-Bid	6/2025	-	0%	612,000
7	SFFD	Fire Station 18 - Generator Replacement	JOC Solicitation	10/2025	-	0%	250,000
8	SFFD	Fire Station 17 - Boiler Room Rebuild	DPW BBR	9/2024	-	0%	400,000
Total Bond Interests							14,040,442

Thank you!

Questions?

Appendix – Proposed Priority Projects

ZSFG Building 5 Component

Funding Needs	Project Scopes	Project Status
\$2.5M	Dialysis Relocation <ul style="list-style-type: none"> • Scope - • Funding for construction contingency (change orders) and project controls costs to complete project 	Active Construction Target completion: 12/2024
\$3.7M	Seismic Upgrade <ul style="list-style-type: none"> • Scope – Improve seismic performance of Building 5 • Funding needed to complete project and pay for change orders and project controls costs 	Active Construction Target completion: 12/2025
\$4.4M	Public Health Lab Relocation <ul style="list-style-type: none"> • Scope – Construct new public health laboratory in Building 5 to allow the current public health laboratory located in 101 Grove to move-out of a seismically unsafe building • Funding needed to complete project and pay for change orders and project controls costs 	Active Construction Target completion: 3/2025
\$1.7M	IT Infrastructure <ul style="list-style-type: none"> • Scope – installation of new chillers and chiller water piping to provide cooling to IDF Rooms. • Funding needed to complete project and pay for change orders and project controls costs 	Active Construction Target completion: 1/2025

Neighborhood Fire Station & Homeless Service Sites Components

Budget	Project Scopes	Project Status
\$612K	<p>Fire Station 15 - Hose Tower Replacement</p> <ul style="list-style-type: none"> • Scope: Remove existing hose tower that is deemed a collapse hazard to improve seismic performance. Construct new hose tower to replicate existing tower. • Funding needed to supplement existing funding due to cost escalation from the 2019 cost estimate. 	<p>Bidding Phase. Target completion – 6/2025</p>
\$250K	<p>Fire Station 18 - Generator Replacement:</p> <ul style="list-style-type: none"> • Replace the existing generator manufactured in 1990's with a new generator and associated equipment, piping, etc. The new generator fuel supply is to be sized to support the SFFD resiliency requirement of 72-hours • Design completed. Funding needed to award construction contract 	<p>Bidding Phase. Construction duration approximately 18-24 months (generator lead times are currently 9-14 months)</p>
\$400K	<p>Fire Station 17 – Boiler Room Rebuild</p> <ul style="list-style-type: none"> • Replace existing boiler and all associated mechanical, electrical, and plumbing utilities within the boiler mechanical space • Design completed. Funding needed to award scope to Public Works Bureau of Building Repair / JOC Contract. 	<p>Construction duration approximately 6 months</p>
\$375K	<p>1001 Polk Street - HVAC, Waterproofing & Structural Repairs</p> <ul style="list-style-type: none"> • Scope – HVAC equipment replacement, sidewalk basement waterproofing and structural repairs • Funding needed to supplement current construction budget to maintain a 10% construction contingency during construction in anticipation of unforeseen conditions and construction change orders 	<p>Active construction. Target completion – 2/2025</p>



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