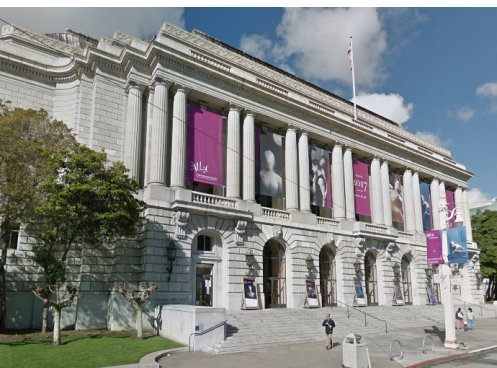


Building Design & Construction

Facilities Systems Renewal Program

Presentation to the Capital Planning Committee

October 07, 2024



Facilities Systems Renewal Program

- February 2019 – Citywide Facilities Maintenance Audit
- May 2022 – DPW, RED, & Capital Planning Discussions
- October 2022 – Public Works Facilities Renewal Project Manager Hired
- October 2024 – Public Works is actively engaged in 30 projects that are funded by the Certificates of Participation - Critical Repairs / Stimulus Recovery Fund and the General Fund
 - 9 elevator modernization projects
 - 8 mechanical and electrical system replacement projects
 - 13 roofing and exterior siding replacement projects

Project Budget

PROJECT NAME	FY-24 PILOT PROJECT	APPROVED PROJECT BUDGET	PROJECT FINANCIAL STATUS <i>(DATA AS OF PAY PERIOD ENDING 9/13/2024)</i>				ESTIMATED TOTAL PROJECT COST
			CURRENT FUNDING	TOTAL ENCUMBRANCE	TOTAL SPENT	% SPENT <i>(ENCUMBRANCE + SPENT)</i>	
ELEVATOR PROJECTS							
CJ #2 Elevator Modernization		\$4,000,000.00	\$21,888.22	\$0.00	\$21,888.22	100%	\$3,750,000.00
Opera House Elevator Modernization	✓	\$2,800,000.00	\$2,800,000.00	\$91,404.10	\$99,163.70	7%	\$3,000,000.00
ZSFG Freight Elevator Modernization		\$1,150,000.00	\$393,287.13	\$93,540.43	\$140,675.03	60%	\$3,000,000.00
25 Van Ness Elevator Modernization		\$1,000,000.00	\$583,543.79	\$231,769.07	\$165,049.89	68%	\$3,800,000.00
JUV Elevator Modernization	✓	\$2,750,000.00	\$1,922,346.67	\$116,263.13	\$504,815.18	32%	\$2,800,000.00
555 7 th St. Elevator Modernization		\$1,500,000.00	\$848,250.83	\$87,371.72	\$247,813.18	40%	\$2,400,000.00
1 South Van Ness Elevator Modernization		\$800,000.00	\$600,630.26	\$79,969.29	\$411,267.42	82%	\$3,290,497.00
Davies Symphony Hall Elevator Modernization		\$4,400,000.00	\$2,342,989.77	\$1,472,327.28	\$200,444.71	71%	\$2,342,990.00
City Hall Elevator Modernization	✓	\$6,700,000.00	\$6,936,690.24	\$3,198,805.73	\$2,843,916.87	87%	\$6,785,101.35
SUBTOTAL		\$25,100,000.00	\$16,449,626.91	\$5,371,450.75	\$4,635,034.20	61%	\$31,168,588.35

Project Budget

PROJECT NAME	FY-24 PILOT PROJECT	APPROVED PROJECT BUDGET	PROJECT FINANCIAL STATUS <i>(DATA AS OF PAY PERIOD ENDING 9/13/2024)</i>				ESTIMATED TOTAL PROJECT COST
			CURRENT FUNDING	TOTAL ENCUMBRANCE	TOTAL SPENT	% SPENT <i>(ENCUMBRANCE + SPENT)</i>	
MEP PROJECTS							
HOJ Boilers Heat Exchange / Refractory		\$3,650,000.00	\$31,710.40	\$0.00	\$35,537.81	112%	\$3,700,000.00
HOJ Emergency Generator Replacement		TBC	\$300,000.00	\$29,216.54	\$236,447.05	89%	TBD
CJ3 Annex Heating Improvement		TBD	\$0.00	\$0.00	\$0.00	0%	TBD
1011 Turk Street UPS Replacement		TBD	\$10,000.00	\$0.00	\$0.00	0%	TBD
HOJ Chiller Replacement		\$1,170,000.00	\$351,939.30	\$57,624.57	\$211,231.86	76%	\$2,800,000.00
LHH – Simon Theater Cooling Center		\$975,000.00	\$240,168.41	\$44,366.45	\$134,548.91	74%	\$3,331,080.00
1011 Turk St. Data Center HVAC Improvement & MCC Repl.		\$3,300,000.00	\$597,797.29	\$172,920.79	\$44,556.92	36%	\$3,500,000.00
YGC Boiler Replacement		\$1,000,000.00	\$352,295.16	\$0.00	\$91,685.17	26%	\$2,000,000.00
SUBTOTAL		\$10,095,000.00	\$1,883,910.56	\$304,128.35	\$754,007.72	56%	\$15,331,080.00

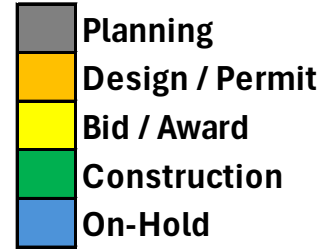
Project Budget

PROJECT NAME	FY-24 PILOT PROJECT	APPROVED PROJECT BUDGET	PROJECT FINANCIAL STATUS <i>(DATA AS OF PAY PERIOD ENDING 9/13/2024)</i>				ESTIMATED TOTAL PROJECT COST
			CURRENT FUNDING	TOTAL ENCUMBRANCE	TOTAL SPENT	% SPENT <i>(ENCUMBRANCE + SPENT)</i>	
ROOFING AND SIDING REPLACEMENT PROJECTS							
1099 Sunnydale Roof Repairs	✓	\$150,000.00	\$150,000.00	\$0.00	\$0.00	0%	\$217,520.00
Alemanya Farmers Market Roof	✓	\$350,000.00	\$350,000.00	\$0.00	\$0.00	0%	\$206,400.00
CJ3 Annex Weatherproofing	✓	\$297,000.00	\$297,000.00	\$0.00	\$0.00	0%	\$168,643.00
CJ3 Roof and HVAC Replacement		TBD	\$0.00	\$0.00	\$0.00	0%	TBD
CJ3 Main + Admin Roof Coating		TBD	\$0.00	\$0.00	\$0.00	0%	\$490,393.00
BGCA Roof Replacement	✓	\$1,100,000.00	\$1,100,000.00	\$0.00	\$11,709.49	1%	\$2,392,586.08
Station 9 Roof Replacement - SFFD	✓	\$448,240.00	\$448,239.53	\$26,750.00	\$18,251.23	10%	\$771,000.00
50 Raymond St Exterior Siding Replacement		\$500,000.00	\$402,379.50	\$107,146.59	\$122,941.99	57%	\$1,900,000.00
Opera House Roof Replacement		\$12,000,000.00	\$2,714,871.68	\$286,716.56	\$214,145.37	18%	\$13,000,000.00
555 7th St. Exterior Siding Replacement		\$750,000.00	\$199,756.72	\$19,815.08	\$154,617.60	87%	\$1,508,975.33
HOJ Roof Replacement		\$5,000,000.00	\$0.00	\$0.00	\$0.00	0%	TBD
CJ2 Roof Repairs	✓	\$250,000.00	\$250,000.00	\$6,220.61	\$129,285.55	54%	\$190,975.00
HQ Roof Repair- SFFD	✓	\$51,760.00	\$51,760.47	\$0.00	\$51,760.47	100%	\$51,760.47
SUBTOTAL		\$20,897,000.00	\$5,964,007.90	\$446,648.84	\$702,711.70	19%	\$20,898,252.88
TOTAL PROGRAM:		\$56,092,000.00	\$24,297,545.37	\$6,122,227.94	\$6,091,753.62	50%	\$67,397,921.23

* The following FY-24 Pilot Projects are directly managed by their respective operating departments:

- Castro Mission HC Roof - \$350,000
- Multi-Year Project to Replace Roofs on Old Wings - \$450,000
- Police Facilities Roofs - \$100,000

Project Schedule and Status



Project Phase	Number of Projects
Planning	7
Design	8
Permit	4
Bid & Award	2
Construction	2
On-Hold	5
Completed	2
Total	30

PROJECT NAME	FY-24 PILOT PROJECT	CURRENT PHASE	2023				2024				2025				2026				2027				
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
ELEVATOR PROJECTS																							
CJ #2 Elevator Modernization		Planning (On-Hold)	Grey	Grey	Grey	Grey	Blue																
Opera House Elevator Modernization	✓	Design				Grey	Orange	Orange	Orange	Yellow	Yellow	Green	Green	Green	Green	Green							
ZSFG Freight Elevator Modernization		Design	Grey	Grey	Grey		Orange	Orange	Orange	Orange													
25 Van Ness Elevator Modernization		Permit			Grey	Grey	Orange	Orange	Orange	Yellow	Yellow												
JUV Elevator Modernization	✓	Permit	Grey	Grey	Orange	Orange	Orange	Orange	Yellow	Yellow	Green	Green	Green	Green	Green	Green							
555 7 th St. Elevator Modernization		Permit	Grey	Orange	Orange	Orange	Orange	Orange															
1 South Van Ness Elevator Modernization		Award	Orange	Orange	Yellow	Yellow	Yellow	Yellow	Green	Green	Green	Green	Green										
Davies Symphony Hall Elevator Modernization		Construction	Orange	Orange	Orange	Yellow	Yellow	Green	Green	Green	Green	Green											
City Hall Elevator Modernization	✓	Construction	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green										



Project Schedule and Status

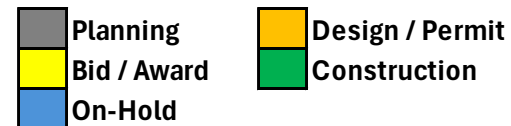
PROJECT NAME	FY-24 PILOT PROJECT	CURRENT PHASE	2023				2024				2025				2026				2027			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
MEP PROJECTS																						
HOJ Boilers Heat Exchange / Refractory		Planning (On-Hold)																				
HOJ Emergency Generator Replacement		Planning (On-Hold)																				
CJ3 Annex Heating Improvement		Planning																				
1011 Turk Street UPS Replacement		Planning																				
HOJ Chiller Replacement		Design																				
LHH – Simon Theater Cooling Center		Design (On-Hold)																				
1011 Turk Street Data Center HVAC Improvement		Design																				
YGC Boiler Replacement		Bidding																				

- Planning
- Design / Permit
- Bid / Award
- Construction
- On-Hold



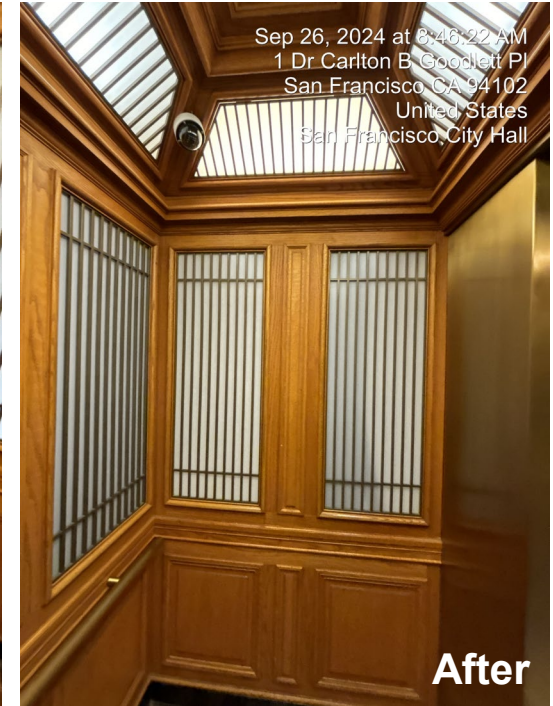
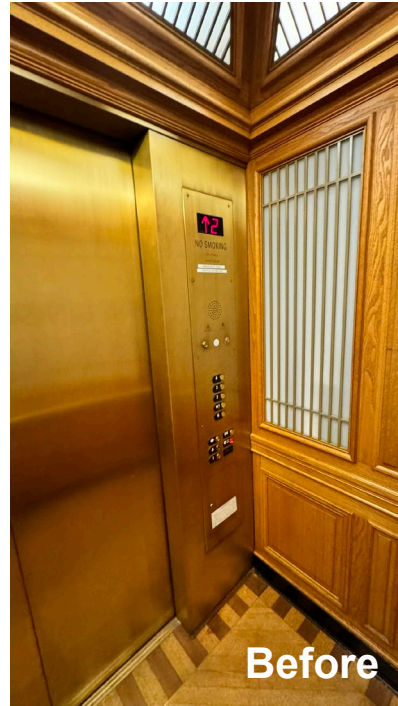
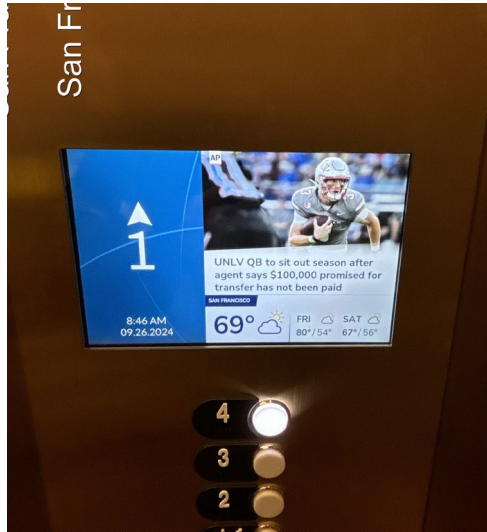
Project Schedule and Status

PROJECT NAME	FY-24 PILOT PROJECT	CURRENT PHASE	2023				2024				2025				2026				2027				
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
ROOFING AND SIDING REPLACEMENT PROJECTS																							
1099 Sunnydale Roof Repairs	✓	Planning																					
Alemanys Farmers Market Roof	✓	Planning																					
CJ3 Annex Weatherproofing	✓	Planning																					
CJ3 Roof and HVAC Replacement		Planning																					
CJ3 Main + Admin Roof Coating		Planning																					
BGCA Roof Replacement	✓	Design																					
Station 9 Roof Replacement - SFFD	✓	Design																					
50 Raymond St Exterior Siding Replacement		Design																					
Opera House Roof Replacement		Design																					
555 7th St. Exterior Siding Replacement		Permit																					
HOJ Roof Replacement		On-Hold																					
CJ2 Roof Repairs	✓	Completed																					
HQ Roof Repair- SFFD	✓	Completed																					



Construction Photos

City Hall Elevator Modernization

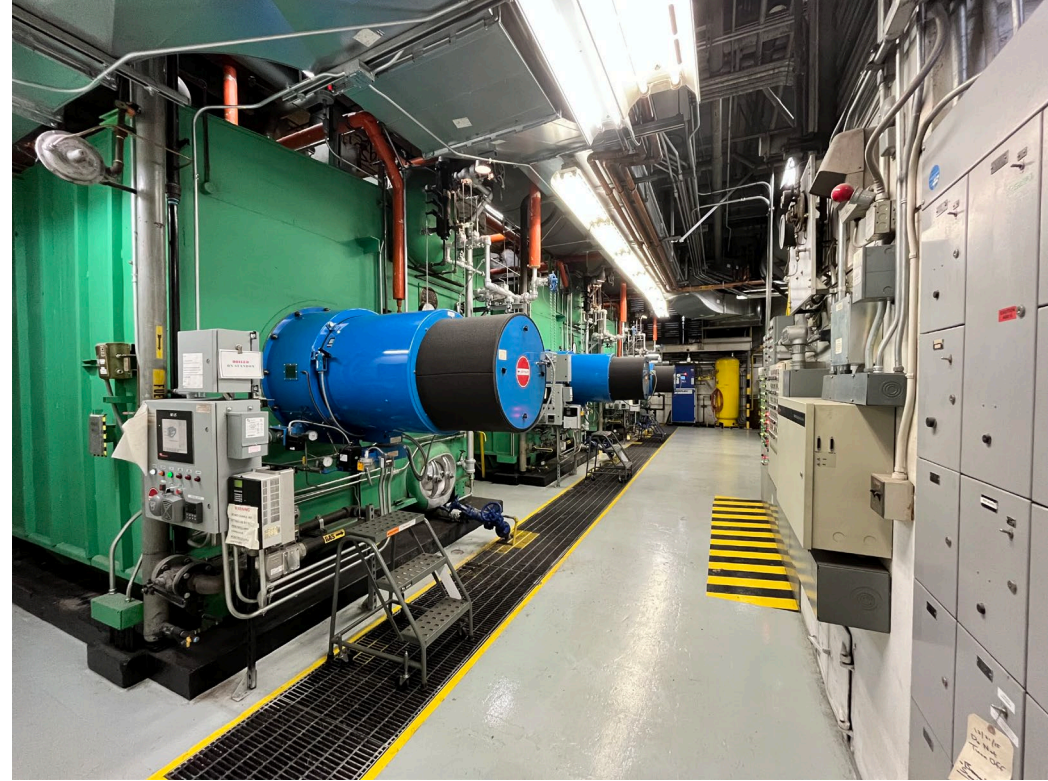


Project Photos

Opera House Roof Replacement



Hall of Justice Boiler Refractory



Project Photos

50 Raymond Street Siding Repairs



Hall of Justice Chiller Replacement



Challenges, Risks, Issues, and Concerns

Issue #1:

Insufficient budgets for the intended scope and thus results in the following scenarios:

- A. Reduce project scope to meet budget
 - 1. Opera House Roof Replacement
 - 2. BGCA Roof Replacement
 - 3. HOJ Boiler Refractory & Heat Exchange
- B. Project put on-hold during or after design completion due to insufficient funding to proceed with construction work.
 - 1. LHH-Simon Theater Cooling Center (on-hold during design phase)
 - 2. 555 7th Street Elevator Modernization
 - 3. 555 7th Street Exterior Siding Replacement
 - 4. ZSFG Building 5 Freight Elevator MOD
 - 5. 50 Raymond Street Exterior Siding Repairs
 - 6. 25 Van Ness Elevator Modernization
 - 7. HOJ Chiller Replacement

Proposed Solution:

Two-step funding process -

Step 1 – Funding for project initiation and design.

Step 2 – Funding for advertisement and project construction (backed up by construction cost estimate performed by professional cost estimators during design phase.

Challenges, Risks, Issues, and Concerns

Issue #2:

Client department requests additional scope of work within current fixed budget.

- Opera House Elevator Modernization
- ZSFG Freight Elevator Modernization

Proposed Solution:

Two-step funding process -

Step 1 – Funding for project initiation and design.

Step 2 – Funding for advertisement and project construction (backed up by construction cost estimate performed by professional cost estimators).

Challenges, Risks, Issues, and Concerns

Issue #3:

Cross- Departmental funding transfer takes a long time

- CJ2 Elevator Modernization

Proposed Solution:

Direct transfer of funds from CPC to Public Works to eliminate funding request process

Issue #4:

Unforeseen conditions in existing facilities that add to project cost and extends construction durations

Proposed Solution:

- Review as-built drawings; perform pre-construction surveys of existing conditions
- Increase construction contingency and project reserves – 15% to 20%

Challenges, Risks, Issues, and Concerns

Issue #5:

Permitting review and approval delays extending project schedule duration

Proposed Solution:

- Early meeting with the Authority Having Jurisdiction - Planning Department, and the Disability Access Reviewer
- Schedule pre-app meetings with DBI and SFFD to confirm project scope and proposed design solutions

General construction issues:

- Supply delays extending construction schedule durations
 - Elevator equipment procurement ~ 4-6 months
 - Electrical equipment
- Skilled labor shortages
- Increase in labor costs

Questions?



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