

2024 Healthy, Safe and Vibrant San Francisco Bond

**Department of Public Health
San Francisco Public Works
San Francisco Municipal Transportation Agency**

2024 Health, Safe and Vibrant San Francisco Bond First Issuance

Project	Amount to be Issued
Chinatown Public Health Center	\$70,509,241
City Clinic	\$27,767,353
ZSFG Building 3	\$2,967,703
ZSFG & LHH Critical Repairs & Renovations	\$42,501,336
11 th St Safety Improvements	\$10,908,602
Howard Streetscape	\$3,966,764
5 th St Streetscape	\$9,024,389
Contract 35 Signal Modifications	\$12,197,802
Central Embarcadero	\$7,437,684
Harvey Milk Plaza	\$24,792,279
Bond Proceeds for Projects:	\$212,073,153



Public Health Bond History



2008 SFGH Improvement Bonds

2016 Public Health & Safety Bond

2020 Health & Recovery Bond

2024 Healthy, Safe & Vibrant SF Bond

- \$887M 2008 bond was a major investment to rebuild the hospital, improving seismic safety
- This work included modernizing hospital facilities and expanding capacity

- \$350M in funding continued investments in improving, and expanding ZSFG care
- This bond also began major investments in the modernization and seismic strengthening of SFPDH clinics and health centers, renovating CMHC & MHHC, and building a new SEHC
- The 2016 bond also helped fund the construction of Maria X Martinez Health Resource Center

- \$60M in funding made critical investments in expanding access to behavioral health care
- Treasure Island Residential Step-Down Facility is at 100% CD, and will add 84 new beds to the behavioral health continuum of care

- This \$205.1M in funding continues to improve seismic safety at clinics, funding the retrofit of the only remaining SHR4 clinic, and further modernizing SFPDH's network of clinics
- This bond will also continue to increase seismically safe square footage at ZSFG, adding 65,000 sq. ft.



Equity & Resilience



Majority of patients served at CPHC & City Clinic are people of color

Improving facilities & services, including improving seismic safety, ensures equitable access to quality care for the many populations we serve

Majority of resident care at LHH is funded by Medi-Cal & Medicare

Being a Medi-Cal & Medicare patient should not mean compromising on quality

Improved building systems will mitigate effects of climate change on patients & staff

Protecting vulnerable patients from heat waves and poor air quality will improve health outcomes and ensure continued regulatory compliance

Bond will fund seismic improvements for multiple SFDPH buildings

Increasing the safety of patients and staff and safeguarding the continuity of services during an earthquake will build a more resilient system of care





Chinatown Public Health Center Retrofit & Renovation

- Renovation will include a seismic retrofit of the SHR4 clinic and modernization of building systems, including making Chinatown Public Health Center SFPDH's first fully electric building
- Capacity will expand with the addition of 3 primary care exam rooms, 3 primary care consult rooms, 1 behavioral health consultation room, and 1 dental operator
- Project will co-locate Chinatown Child Development Center within the renovated Chinatown Public Health Center, improving access and reducing SFPDH's portfolio of leased space



Total Bond Budget:	\$71,100,000
Amount to be issued:	\$71,100,000
Amount Spent To-Date:	\$4,375,182





City Clinic Relocation

- City Clinic will relocate into a new building, presenting a great opportunity to find a site better suited to the needs of the clinic
- New site will provide a larger, safer, more efficient lab, increased privacy in exam and consultation rooms, and greater accessibility
- More modern building systems will increase reliability of services by reducing unplanned closures City Clinic endures when building system failures make the clinic unfit for patient care
- Seismic safety will be a key priority in site selection



Total Bond Budget:	\$28,000,000
Amount to be Issued:	\$28,000,000
Amount Spent To-Date:	\$0





ZSFG Building 3 Retrofit

- Project will seismically retrofit Building 3, adding 65,000 seismically safe sq. ft. to the ZSFG campus
- Additional safe square footage will allow ZSFG to relocate hospital staff from seismically vulnerable space, helping ensure continuity of operations in the aftermath of an earthquake



Total Bond Budget:	\$40,000,000
Amount to be Issued:	\$3,000,000
Amount Spent To-Date:	\$0





Prioritization of Critical Repairs & Renovations



Patient Safety Is Top Priority

For example, ensuring hospitals can maintain safe temperatures for vulnerable patients and residents

For example, ensuring that fire life safety systems are functional and reliable

Regulatory Compliance is Non-Negotiable

For example, ensuring compliance with ever-changing regulatory requirements

For example, ensuring that regulatory concerns noted during LHH re-certification are addressed before they are cited





ZSFG & LHH Critical Repairs & Renovations

Project	Total Bond Budget	Total to be Issued*	Expected Completion
LHH NPC Sewage Containment	\$5.6M	\$0.25M	Oct 2028
LHH HVAC Replacements	\$10.6M	\$1.25M	Nov 2028
LHH Kitchen Floor	\$12.5M	\$12.5M	Apr 2026
LHH Pot Washer	\$2.7M	\$2.7M	Aug 2026
ZSFG Building 5 Fire Alarm Upgrade	\$8M	\$1M	Dec 2028
ZSFG NPC	\$2M	\$2M	Jul 2026
ZSFG Chiller & Cooling Tower	\$10M	\$8.5M	Dec 2028
ZSFG Psychiatric Emergency Services (PES)	\$12.6M	\$12.6M	Aug 2026
<i>Contingency</i>	<i>\$2M</i>	<i>\$2M</i>	



Challenges & Opportunities

- High volume of projects at ZSFG and LHH means sequencing based on importance and operational impacts will be key
 - City Clinic project will be a relocation, meaning the search and negotiation for a new site adds uncertainty to the schedule
 - There is a possibility that the Critical Repairs budget would be reprioritized if new projects pose higher safety and regulatory concerns
 - Seismic bracing on Broadway St under CPHC during the renovation will impact the neighborhood
- CPHC renovation will not only expand CPHC capacity, but also allow Chinatown Child Development Center to co-locate, eliminating an SFDPH lease
 - Relocating City Clinic is an opportunity to find a site better suited for the clinic rather than working within the constraints of their existing site
 - There is a desperate department-wide need for seismically safe space, and this bond will add 95,982 seismically safe square feet
 - Critical repairs funding will ensure continued operations and compliance at the hospitals by allowing key safety and compliance projects to finally move forward

Street Safety Improvements (Public Works & MTA)



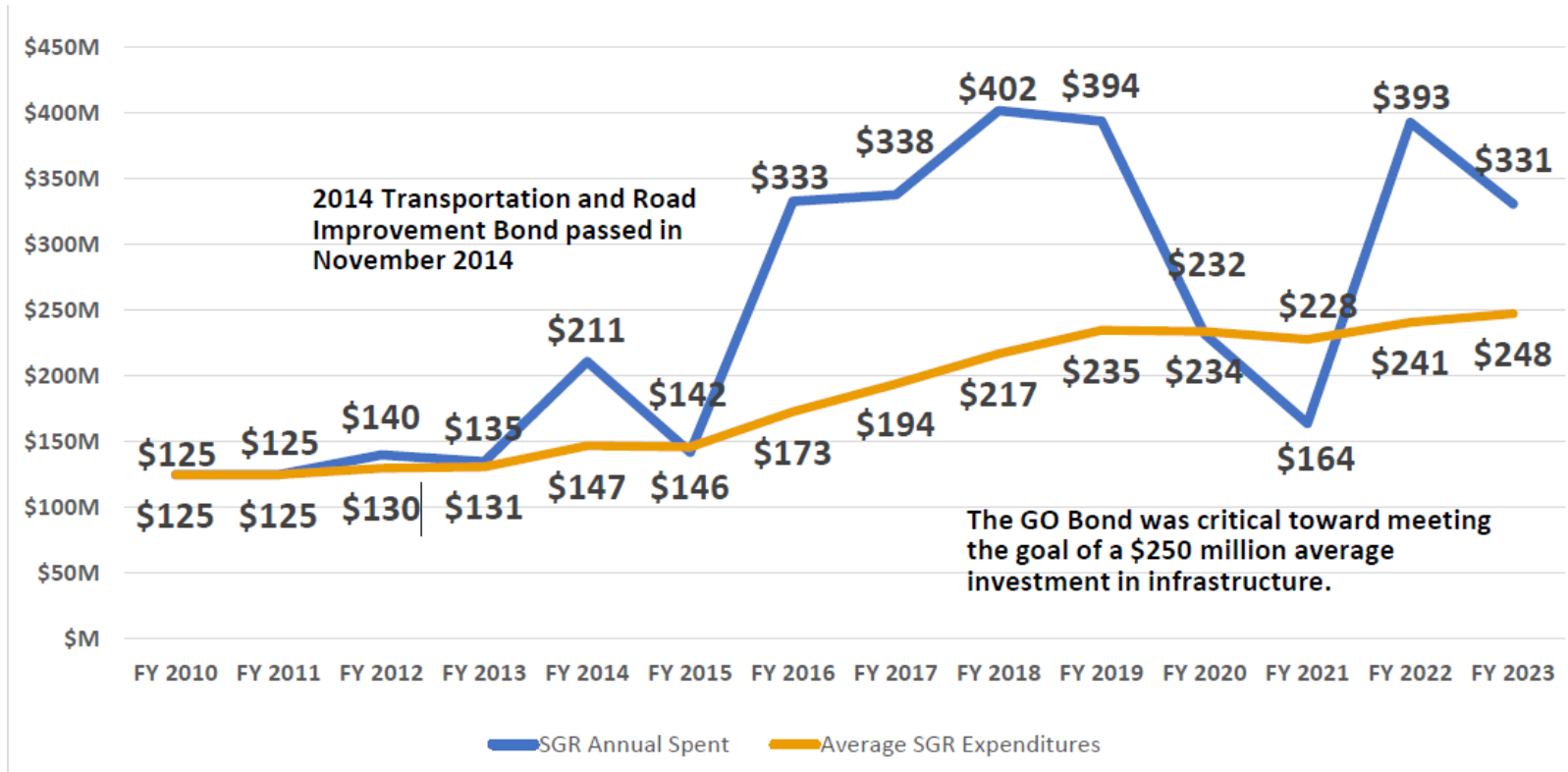
Street Safety Improvements (Public Works & MTA)

The City prioritizes investing in critical infrastructure and safety improvements for our transit, walking and biking networks so San Franciscans can choose these options first.



Street Safety Improvements (Public Works & MTA)

Background: 2014 Transportation Bond



The City GO Bond Program is a critical source for investment in infrastructure improvements. The **2014 Transportation and Road Improvement GO Bond** had a significant impact in keeping the transportation system in a State of Good Repair.

Street Safety Improvements (Public Works & MTA)

Background: 2014 Transportation Bond

1st Issuance: \$67 M

Issued: June 2015
Spent: 97.2%

2nd Issuance: \$174.4 M

Issued: February 2018
Spent: 96.4%

3rd Issuance: \$135.8 M

Issued: February 2020
Spent: 87.0%

4th Issuance: \$122.8 M

Issued: August 2021
Spent: 76.2%

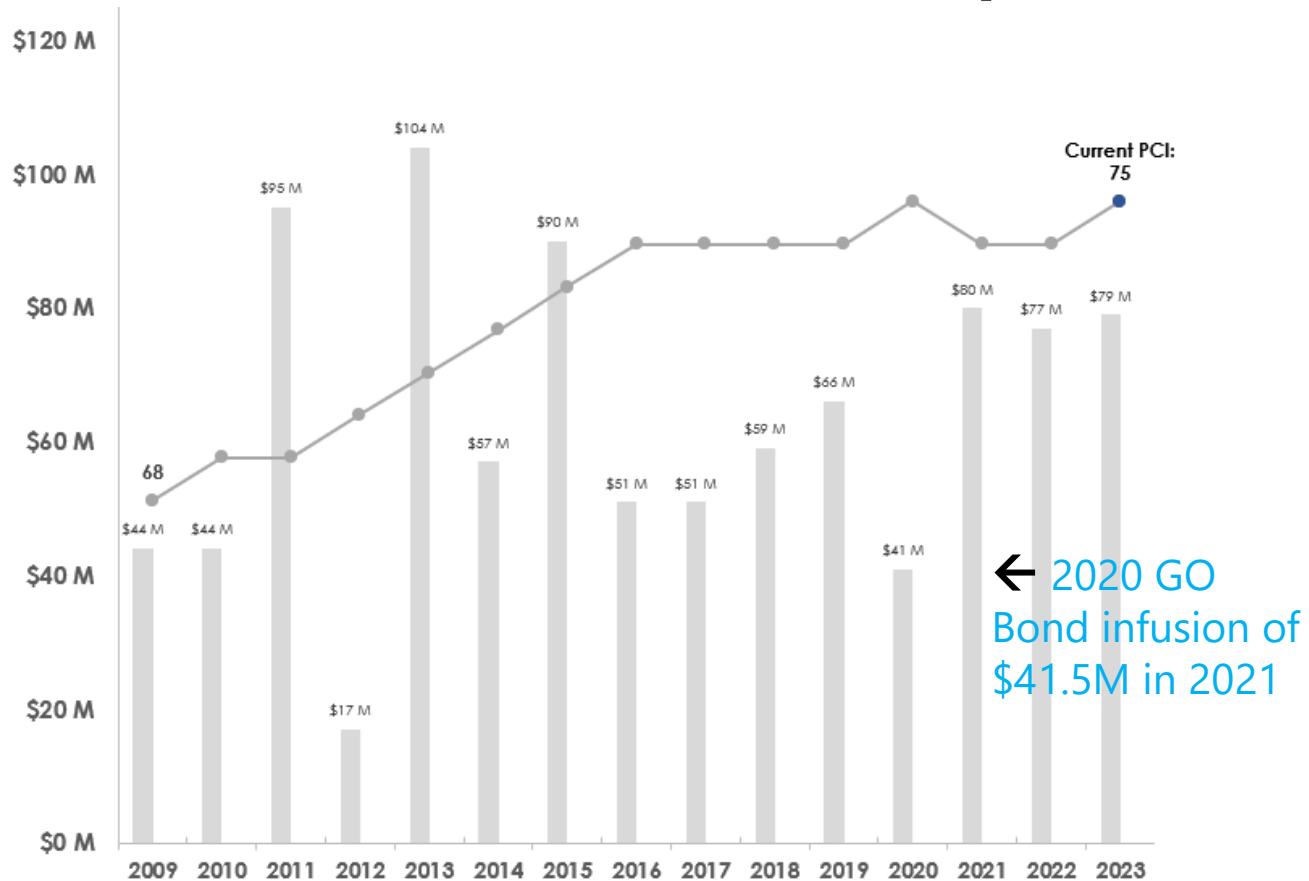
Source:
[October 2024 GOBOC Report](#)

Our investment in project delivery resulted in successful delivery of the 2014 Transportation and Road Improvement GO Bond Program.

- All funds were issued and **appropriated within 7 years.**
- Most major MTA projects **completed within 10 years**, with Better Market Street, Phase 1, completed and BART canopies in construction.
- **89% funds expended or encumbered.**

Street Safety Improvements (Public Works & MTA)

Background: 2020 Health and Recovery Bond



Similarly, the Right-of-Way Repair component of the **2020 Health and Recovery GO Bond** had a significant impact in maintaining the City's Pavement Condition Index (PCI) at 75 and addressing critical infrastructure improvements in curb ramps, street structures and plazas.

Street Safety Improvements (Public Works & MTA) Background: 2020 Health and Recovery Bond

\$41.5 M was issued in August 2021 to fund the Right-of-Way Repair component of the 2020 Health and Recovery GO Bond



- 96% of funds spent down within 3 years of issuance
- Two of the three major subprograms have already exceeded performance measure goals

Street Safety Improvements (Public Works & MTA) Projects: 2024 Healthy, Safe and Vibrant SF

In November 2024, the Healthy, Safe and Vibrant San Francisco Bond received sufficient voter support for **\$390 M** in bond funds toward capital improvements. **\$63.9 M** is reserved for street safety improvements.

All projects are located on the San Francisco High Injury Network¹ and all but one are in Historically Disadvantaged Neighborhoods².

¹ San Francisco Vision Zero High Injury Network ([2022 data](#))

² Metropolitan Transportation Commission [Plan Bay Area 2050 tract information](#)

Street Safety Improvements (Public Works & MTA)

Projects: 2024 Healthy, Safe and Vibrant SF

Project	Total Project Cost	2024 Bond	Other Funding
11th Street Safety Improvement Project	\$ 17,000,000	\$ 11,000,000	\$ 6,000,000
Howard Streetscape	\$ 48,744,000	\$ 4,000,000	\$ 44,744,000
5th Street Streetscape	\$ 14,000,000	\$ 9,100,000	\$ 4,900,000
Contract 35 Signal Mod	\$ 20,300,000	\$ 12,300,000	\$ 8,000,000
Central Embarcadero	\$ 11,500,000	\$ 7,500,000	\$ 4,000,000
Mission Street Pavement Renovation¹	\$ 25,000,000	\$ 20,000,000	\$ 5,000,000
Total	\$ 137,244,000	\$ 63,900,000²	\$ 73,344,000

¹ Mission Street will be funded by a future issuance

² \$364,759 of the 2025F (1st) issuance Street Safety component will support cost of issuance, CON audit fees and GOBOC oversight

Street Safety Improvements (Public Works & MTA) Projects: 11th Street Safety Improvement Project

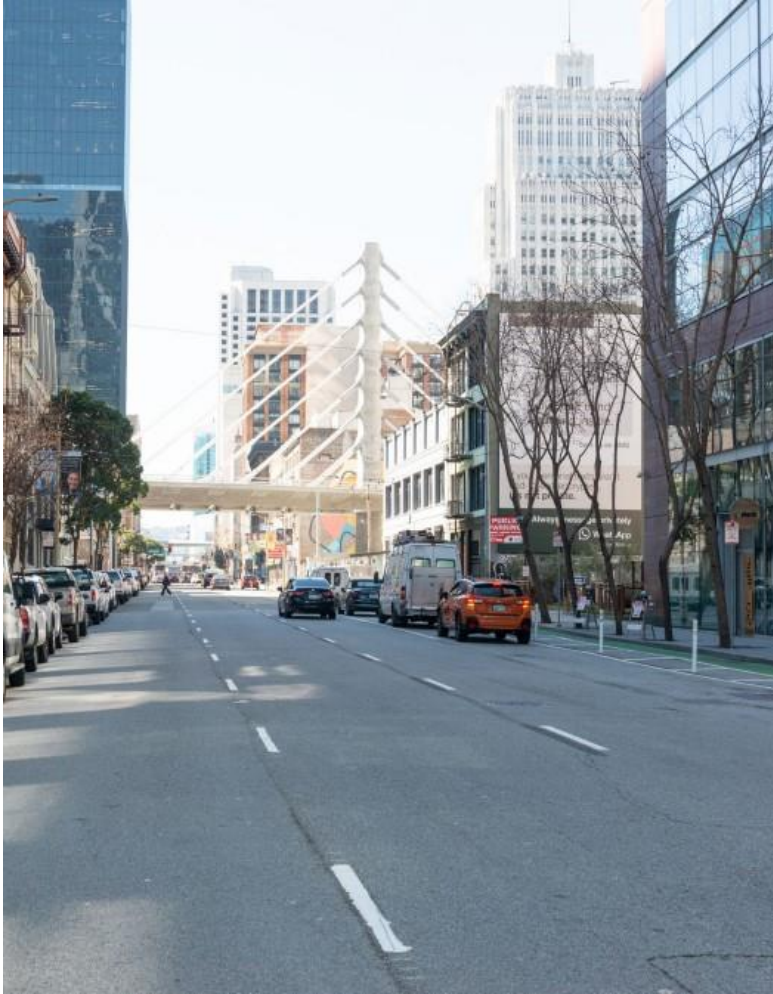


Location: ***11th Street from Market to Bryant streets***

Preliminary Schedule

Planning/Design	In Progress – Winter 2026
Construction	Summer 2027 – Fall 2028

Street Safety Improvements (Public Works & MTA) Projects: Howard Streetscape



Location: ***Howard Street from 4th to 11th streets***

Preliminary Schedule

Planning/Design

In Progress – Winter 2025

Construction

Winter 2026 – Spring 2030

Street Safety Improvements (Public Works & MTA)

Projects: 5th Street Streetscape



Location: *5th Street from Market to Townsend streets*

Preliminary Schedule

Planning/Design

In Progress – Fall 2025

Construction

Spring 2026 – Summer 2027

Street Safety Improvements (Public Works & MTA)

Projects: Contract 35 Signal Mod



Location: *Various Locations*

Preliminary Schedule

Planning/Design

In Progress – Winter 2025

Construction

Spring 2026 – Fall 2027

Street Safety Improvements (Public Works & MTA) Projects: Central Embarcadero



Location: *The Embarcadero from Folsom to Brannan streets*

Preliminary Schedule

Planning/Design

In Progress – Fall 2025

Construction

Spring 2026 – Summer 2027

Street Safety Improvements (Public Works & MTA)

Challenges & Opportunities

- Seek flexibility around unforeseen circumstances, typically in relation to excavation, infrastructure conflicts or rising costs due to tariffs
- Minimize impact and disruption to businesses, communities and existing transit network due to long project durations
- Coordinate among many departments and stakeholders with competing priorities
- Implement complex projects with numerous restricted funding sources
- Address critical and urgent safety and transit network improvements in High Injury Network and Historically Disadvantaged Neighborhoods
- Local infusion of funds will guarantee timely use of leveraged Federal and State funding sources
- Boost economic recovery and revitalization efforts in areas connected by major corridors and commonly traversed by the public
- Improve climate resilience through design efficiencies, green infrastructure and promoting modes of active transportation

Public Realm (Public Works, MTA, REC)

The City prioritizes deferred maintenance projects closely tied to transit and recreational spaces to revitalize economic activity and enhance the visitor experience.



Public Realm (Public Works, MTA, REC)

Projects: 2024 Healthy, Safe and Vibrant SF

In November 2024, the Healthy, Safe and Vibrant San Francisco Bond reserved **\$71 M** for Public Realm investments.

\$25 M is recommended for renovation of Harvey Milk Plaza and the remaining funds will go to various other projects, to be finalized by the City's Capital Planning Committee.

Project	Total Project Cost	2024 Bond	Other Funding
Harvey Milk Plaza	\$ 39,900,000	\$ 25,000,000	\$ 14,900,000
TBD		\$ 46,000,000	
Total	\$ 39,900,000	\$ 71,000,000	\$ 14,900,000

Public Realm (Public Works, MTA, REC) Harvey Milk Plaza



Location: **400 Castro St.**

Preliminary Schedule

Planning/Design

In Progress – Summer 2026

Construction

Winter 2027 – Fall 2028



2024 Vibrant SF GO Bond, 1st Issuance

Series 2025F – Plan of Finance

Current Plan of Finance

- Not to exceed par amount of \$218M
- Expected term of 20 years
- True interest cost (tax-exempt) of 4.95%
- Average annual debt service of \$17.03M

Projects Funded

- Community Health Centers
- ZSFG and Laguna Honda Projects
- Public Realm:
 - Harvey Milk Plaza
- Street Safety Improvement Projects

	Series 2025F (Vibrant SF)
Estimated Sources	
<u>Not-to-Exceed Par Amount</u>	\$218,000,000
Estimated Par	\$213,850,000
Reserve for Market Uncertainty	\$4,150,000
Total Sources	\$218,000,000
Estimated Uses	
<u>Project Fund Deposit</u>	
Project Fund	\$212,073,154
CSA Audit Fee	\$424,146
Total Project Fund Deposits	\$212,497,300
<u>Delivery Date Expenses</u>	
Cost of Issuance	\$925,000
CGOBOC Fee	\$213,850
Underwriter's Discount	\$213,850
Total Delivery Date Expenses	\$1,352,700
Reserve for Market Uncertainty	\$4,150,000
Total Uses	\$218,000,000

2024 Vibrant SF GO Bond, 1st Issuance

Series 2025F – Financing Schedule

Tentative Financing Schedule	
May 5	Capital Planning Committee
May 14	Board of Supervisors Budget & Finance Committee
May 20	Board of Supervisors Adoption of Sale Resolution 1 st Reading of Supplemental Appropriation
June 3	Board of Supervisors 2 nd Reading of Supplemental Appropriation
Summer 2025	Tentative Bond Issuance and Closing