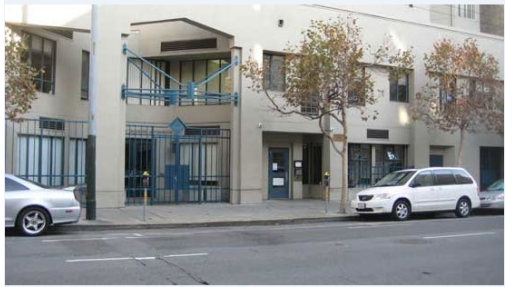


# Public Health & Safety Bond Program 2016

Quarterly Status Report

Presented to the Citizens' General Obligation Bond Oversight Committee  
as of December 2023



San Francisco  
Health Network



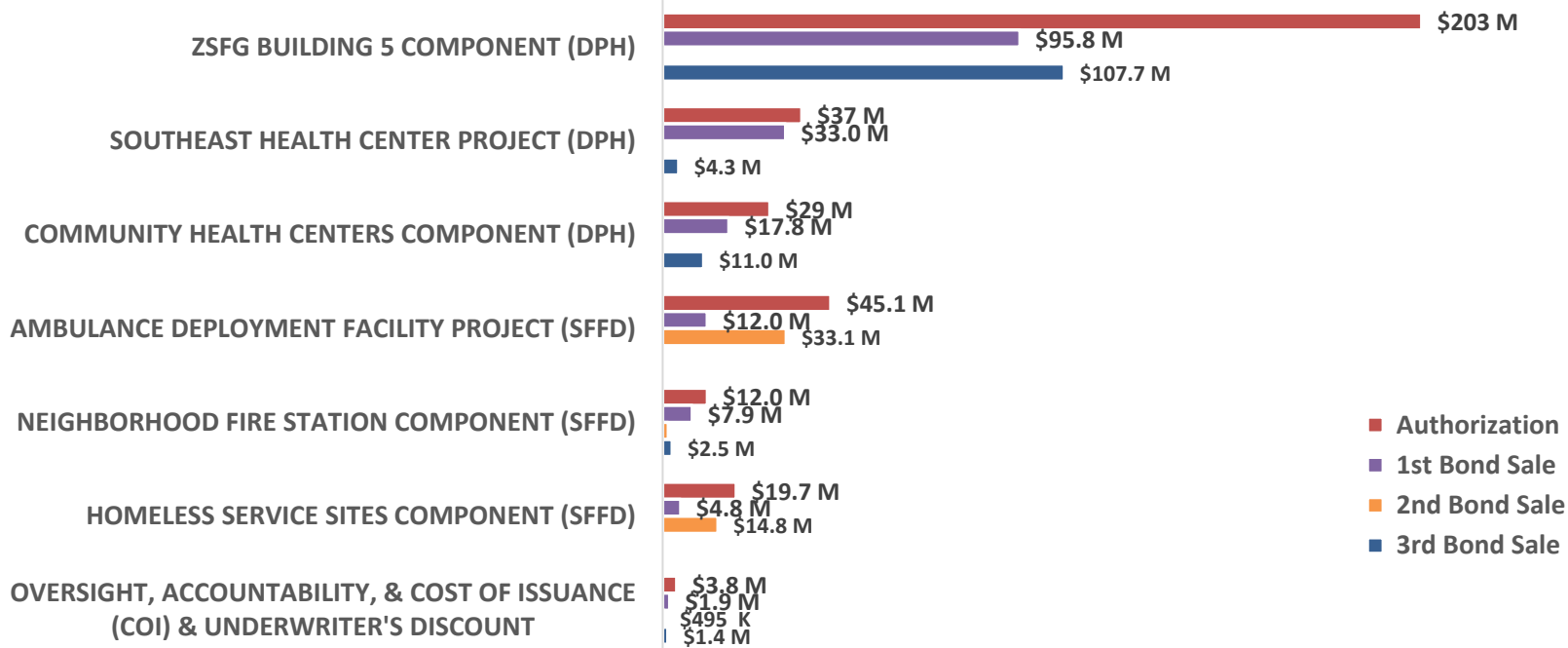
SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH

# Public Health & Safety Bond Program 2016

## Overview

### Bond Authorization - \$350M

1<sup>st</sup> Bond Sale - \$173.1M; 2<sup>nd</sup> Bond Sale - \$49.9M; 3<sup>rd</sup> Bond Sale - \$126.9M



# PHS Bond Program 2016 | Executive Summary

## I. Highlights and accomplishments

- ZSFG, Building 5: 3 projects completed. 6 projects in active construction. 2 projects in bidding. 5 projects on-hold.
- Community Health Centers/Southeast Health Center: moved-in since 2022
- Ambulance Deployment Facility (ADF): moved-in since 2021
- Neighborhood Fire Station (NFS)
  - ❑ FS 37/44 (Generator) - NTP in March 2023
  - ❑ FS 15 (Hose Tower) – JOC pricing
- Homeless Services Sites (HSH)
  - ❑ 1001 Polk – NTP in October 2023
  - ❑ 525 5<sup>th</sup> St – DBI plan approval in Nov 2023

## III. Bond sales and appropriation

- 3<sup>rd</sup> and final Bond Sale was completed in Nov 2020 for \$126.9M. Funding for four components/projects (DPH & SFFD)
- Proceeding with the supplemental appropriation to release the bond interest earnings (approximately \$14M) for use by the projects

## II. Upcoming milestones

- ZSFG: Psychiatric Emergency Services (PES) (main) – start construction by 2Q, 2024; Family Health Center (FHC) – Start bidding by 1Q, 2024
- NFS: FS 15 – issue NTP by 1Q, 2024; Start bidding for FS 18 (generator)
- Homeless Services Sites (HSH)
  - ❑ 1001 Polk: mobilization in Jan 2024
  - ❑ 525 5<sup>th</sup> St: Start bidding in Dec 2023

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

- Extensive HCAI/DBI plan review cycle
- Cost/schedule/enabling impacts to maintain clinical operations during construction
- Unforeseen conditions and existing code issues
- COVID-19 related cost and time impacts; on-going challenging bidding environment leading to higher construction costs

# ZUCKERBERG SAN FRANCISCO GENERAL BUILDING 5 (\$205.7M)

Current Phase: **Bidding & Construction**

## Recent Accomplishments

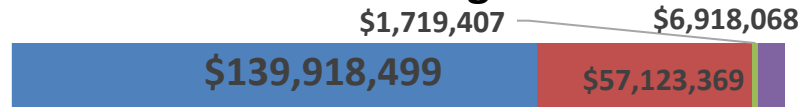
- **Psychiatric Emergency Services (PES) (Main)** – Received HCAI plan approval in July 2023
- **PES (Early Demo)** – Received HCAI construction completion final in October 2023
- **PES (1X65 Radiology)** – Received HCAI Plan Approval in August 2023
- **Clinical Laboratory Track Replacement** – Received HCAI approval for re-occupancy in Nov 2023 for Medical Records space.

## In Construction

- **Dialysis** – 40% overall completion. Ongoing activities include wall framing, MEPS rough-in installations
- **Public Health Laboratory (PHL)** – 35% overall completion. Ongoing activities include excavation and soil removal for plumbing trenches and steel fabrication for Elevator Shaft #4.

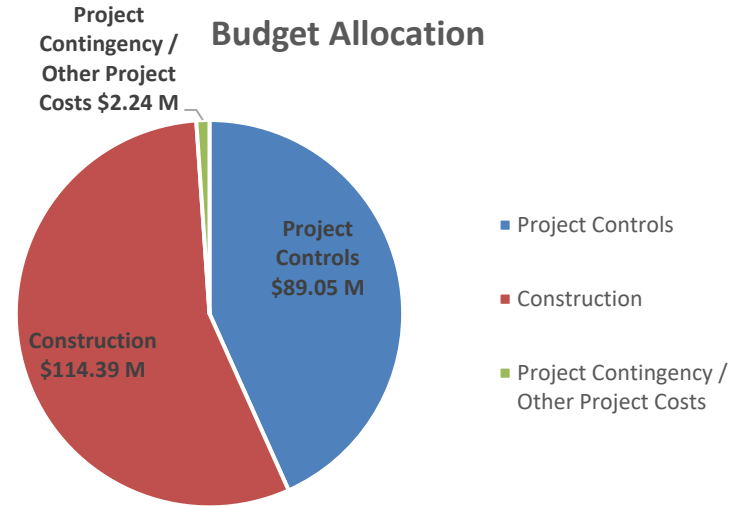
## Status of Budget

Current Budget: \$205,679,344



■ Expenditures ■ Encumbrances ■ Finance Cost \* ■ Remaining Balance

## Budget Allocation



## 19 Core Projects



Dialysis (Dec 2022)



Dialysis (Current)



Public Health Lab

# ZUCKERBERG SAN FRANCISCO GENERAL BUILDING 5 (cont'd)

Current Phase: **Bidding & Construction**

## In Construction

- **Seismic Upgrade** – 35% overall completion. 77 of 211 locations completed. Scopes include sawcutting, column enlargement, FRP installation, steel plate installation, and new seismic joint
- **Clinical Laboratory Track Replacement** - 52% overall completion. MEPS rough-in installation is ongoing.
- **IT Infrastructure (ITI)** – 4% overall completion. Continuing with shower/restroom framing. Rebidding for discreet scopes due to value engineering effort to reduce overall project costs
- **Rehab Department (Phase 3)** – 30% overall completion. Framing and MEP rough-in installation ongoing at Urology Clinic area.



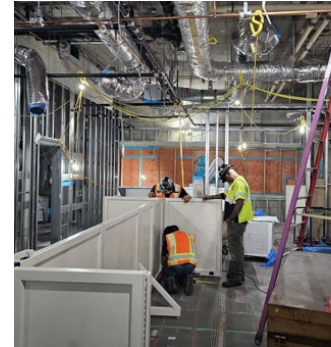
Seismic - New L2 Columns for Seismic Expansion Joint



Seismic - FRP Installation at Roof Level



ITI – Restroom/Shower Framing



Clin Lab – Furniture Installation



Rehab Ph 3 - Framing

## Upcoming Milestones

- Family Health Center (FHC) – Targeting bid advertisement in 1Q, 2024
- PES (Main) – Targeting trade buyout 4Q, 2023
- PES (1X65 Radiology) – Targeting bid advertisement 1Q, 2024

# SOUTHEAST HEALTH CENTER (\$37.7M)

Current Phase: Closeout

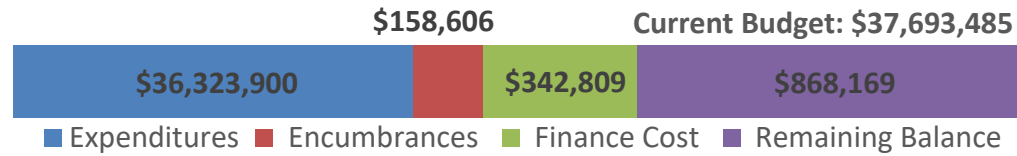
## Project Status

- Clinic opened on July 29, 2022

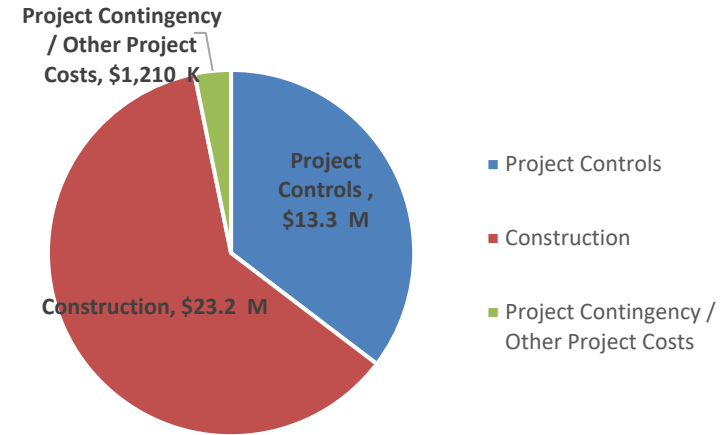
## Upcoming Milestones

- Issue Final Completion by 1Q, 2024

## Status of Budget



## Budget Allocation



New Southeast Health Center



Front Lobby

# COMMUNITY HEALTH CENTERS (\$29.5M)

Current Phase: Closeout

## Project Status

### Maxine Hall HC

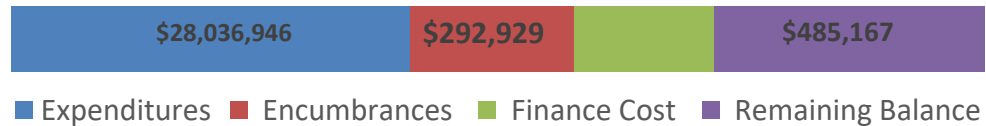
- Clinic opened on October 20, 2021

### Castro Mission HC

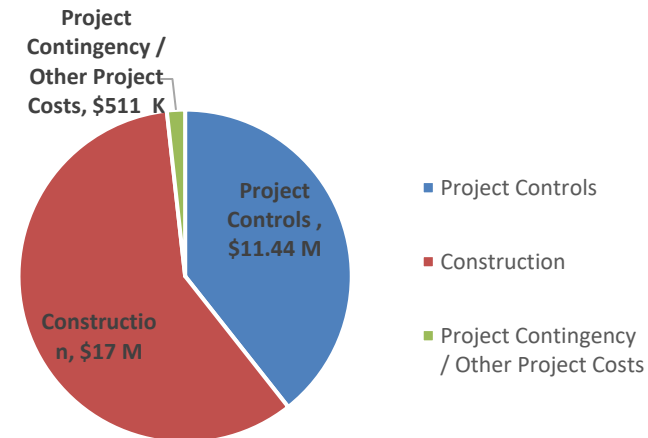
- Clinic opened on August 24, 2022

## Status of Budget

Current Budget: \$29,065,634  
\$250,592



## Budget Allocation



## Upcoming Milestones

- Maxine Hall HC – Issue Final Completion by end of Dec. 2023
- Castro Mission HC – Issue Final Completion by end of 1Q, 2024



Maxine Hall - Exterior



Maxine Hall - Typical Exam Room



Castro Mission - Exterior



Castro Mission – Clinic Team Space

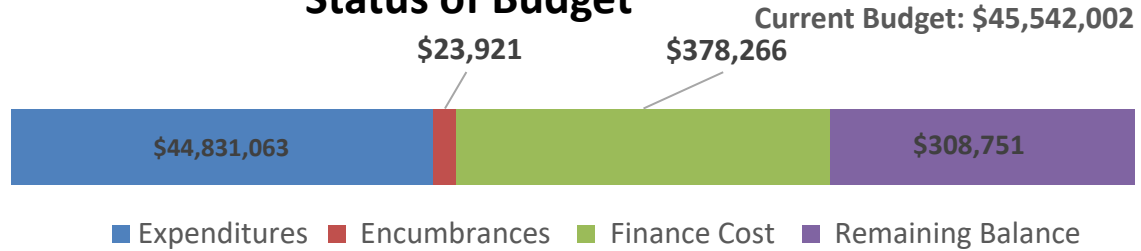
# AMBULANCE DEPLOYMENT FACILITY (\$45.5M)

Current Phase: **Closeout**

## Recent Accomplishments

- EMS moved-in on May 10, 2021
- Issued Final Completion by Dec 2022
- Completed Art Fence Installation and punch list February 2023.
- Completed Fuel Station warranty issues by October 2023

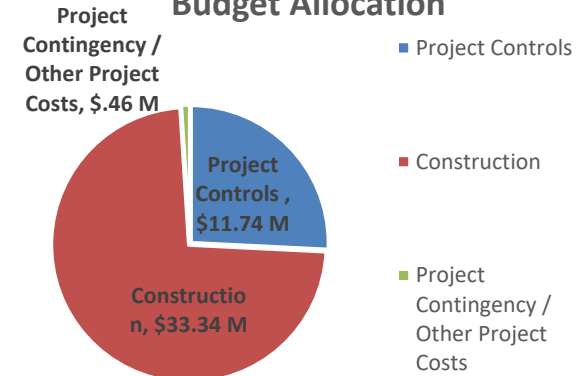
## Status of Budget



## Upcoming Milestones

- Final project closeout by December 2023
- Completed all warranty items except garage topcoat and cord reel stations refinishing

## Budget Allocation



New SFFD Station 49: 4 Story Facility, Fueling Station and Ambulance Parking Lot



# NEIGHBORHOOD FIRE STATIONS (\$12.1M)

Current Phase: **Bidding/Construction**

### Recent accomplishments

#### Generators Replacement(s):

- FS 37 & 44 – Issued NTP on March 27, 2023. Generators ordered but with a tentative lead time of 64 weeks
- FS 18 – Proceeding with contractor procurement as of October 2023

### Upcoming milestones

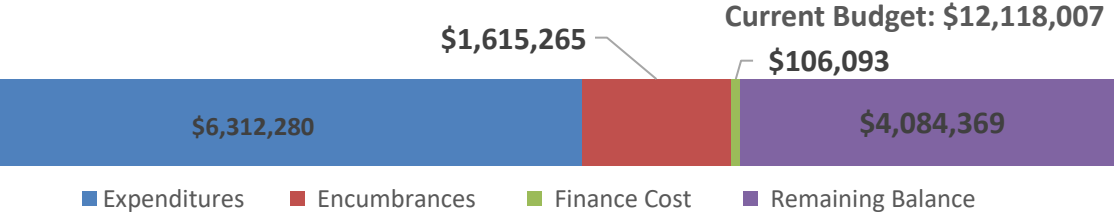
#### Seismic Hose Tower Removal at FS 15

- FS 15 – Complete JOC pricing by end of 2023

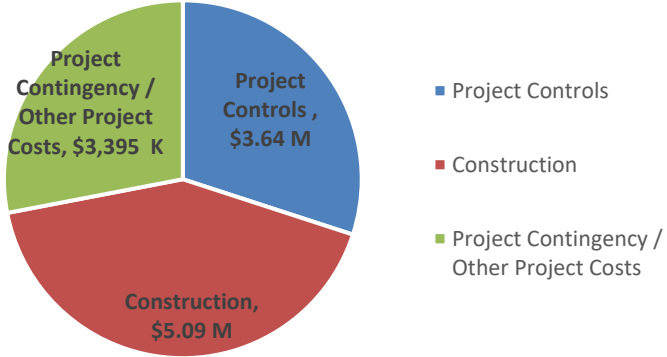
#### Generators Replacement(s):

- FS 18 – Complete contractor procurement following the bid results for FS 15

### Status of Budget



### Budget Allocation



Generator



Hose Tower

# HOMELESS SERVICE SITES (\$20M)

## Current Phase: Bidding & Construction

### Completed

#### 1064-68 Mission

- Completed and in-use since Sept 2022

#### 260 Golden Gate (Hamilton Family Shelter)

- Completed on Nov. 25, 2020

### Recent accomplishments

#### 1001 Polk (Next Door Shelter)

- NTP issued to City Building on October 25, 2023

#### 525 5th MSC Shelter

- Received DBI plan approval on Nov. 3, 2023

### Upcoming milestones

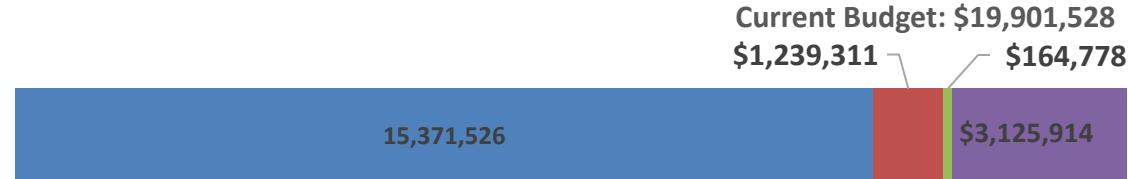
#### 1001 Polk (Next Door Shelter)

- Mobilization will occur in January 2024

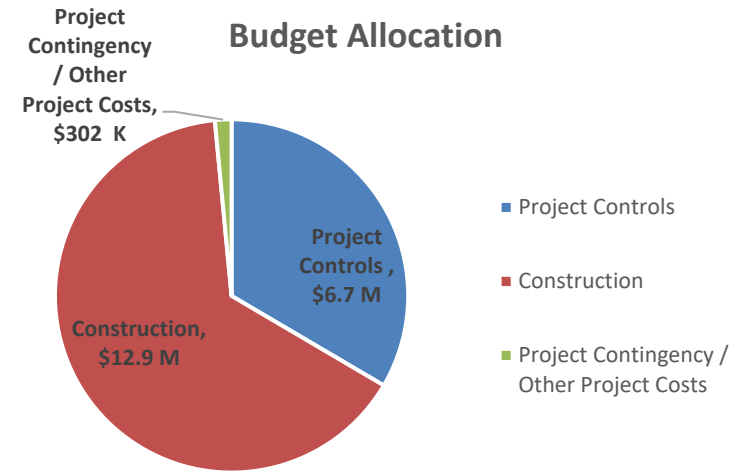
#### 525 5th (MSC Shelter)

- Start bidding in Dec 2023
- Bids to be received by 1Q, 2024

## Status of Budget



■ Expenditures ■ Encumbrances ■ Finance Cost ■ Remaining Balance



525 5th Street



1064-68 Mission Street

# Attachment 1 | Status of Budget and Financial Plan

Components/Projects	Original Program Budget	Revised Program Budget (BvA Actual)	1st Bond Sale Budget	2nd Bond Sale Budget	3rd Bond Sale Budget	GENERAL OBLIGATION BONDS			
						Appropriation	Expenditures	Encumbrance	Balance
ZSFG Building 5 Component (DPH)	222,000,000	203,436,456	95,755,942	-	107,680,514	203,436,456	139,918,499	57,123,369	6,394,588
Southeast Health Center Project (DPH)	30,000,000	37,285,698	32,958,874	-	4,326,824	37,285,698	36,323,900	158,606	803,191
Community Health Centers Component (DPH)	20,000,000	28,749,573	17,766,480	-	10,983,093	28,749,573	28,036,946	292,929	419,698
Ambulance Deployment Facility Project (SFFD)	43,500,000	45,080,049	11,970,000	33,110,049	-	45,080,049	44,831,063	23,921	225,065
Neighborhood Fire Stations Component (SFFD)	14,500,000	11,988,009	7,950,000	1,500,000	2,538,009	11,988,009	6,312,280	1,615,265	4,060,464
Homeless Service Sites Component (HSH)	20,000,000	19,700,000	4,850,000	14,850,000	-	19,700,000	15,371,526	1,239,311	3,089,163
*Oversight, Accountability, and Cost of Issuance (COI)	-	2,315,872	1,115,632	237,183	963,057	2,315,872	1,517,601	-	798,271
**Underwriter's Discount	-	1,444,344	753,072	257,768	433,504	1,444,344	1,444,344	-	-
<b>TOTAL</b>	<b>350,000,000</b>	<b>350,000,000</b>	<b>173,120,000</b>	<b>49,955,000</b>	<b>126,925,000</b>	<b>350,000,000</b>	<b>273,756,158</b>	<b>60,453,403</b>	<b>15,790,439</b>

## Attachment 2 | Overall Bond Summary

The Public Health and Safety Bond Program (PHSB) was approved by voters in June 2016 to provide funding to ensure that health care and emergency services are available each and every day, especially after a major earthquake or other disasters. The PHSB will protect San Francisco's community health and safety by making essential seismic and service delivery improvements to aging facilities that are needed to protect the health and safety of residents, neighborhoods, and businesses.

The PHSB consists of six components: (1) **Zuckerberg SF General (ZSFG) Building 5**; (2) **Southeast Health Center Renovation and Expansion**; (3) **Community Health Centers**; (4) **Ambulance Deployment Facility (ADF)**; (5) **Neighborhood Fire Stations (NFS)**; and (6) **Homeless Service Sites**. All components are being managed by SF Public Works.

The following is a brief summary of each component:

# ZUCKERBERG SAN FRANCISCO GENERAL, BUILDING 5

## Background:

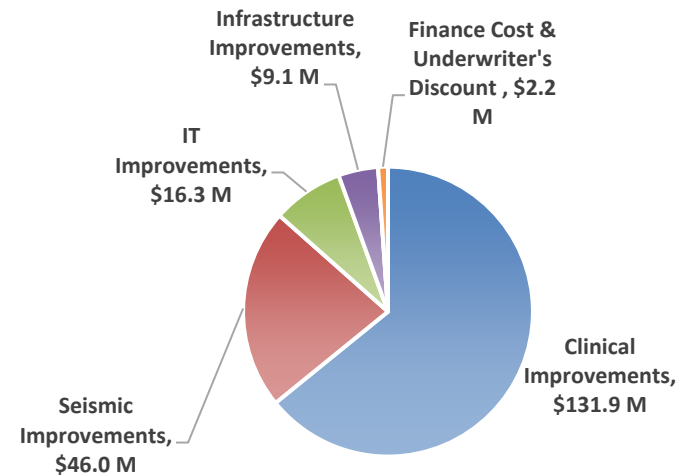
As part of a long-term Capital Plan, in 2008, voters approved a bond to construct a state-of-the-art hospital and trauma center. The 2016 Public Health and Safety Bond is the next phase of the Department of Public Health's vision to ensure San Francisco's health care needs are met by making improvements to the 1970s-era hospital building.

## Scope of Work:

Work on the existing hospital building (Building 5) focuses on bringing the building up to current seismic standards; improvements to existing fire, life, and safety systems; improvements to accommodate and consolidate clinical and outpatient services from other buildings on campus and remote sites; and improvements to meet accessibility requirements.



Original Authorization	\$222 M
Revised Authorization	\$205.7 M



## Authorization Allocation

# SOUTHEAST HEALTH CENTER

Original Authorization

\$30 M

Revised Authorization

\$37.7 M

## Background:

The Southeast Health Center (SEHC) is located at 2401 Keith St. in the historically underserved Bayview-Hunter's Point neighborhood. Opened in 1979, the SEHC is a high-demand full-service health clinic that provides affordable, comprehensive, and quality health care, including dental, optometry, and podiatry care, which is in general need of repair. More significantly, it is an outdated facility that is unable to adequately meet the increasing need for more integrated and holistic models of patient care.



Phase 1 – Dental Suite

## Scope of Work:

There will be two major phases of work on the Southeast Health Center. The first project phase is a renovation of the existing facility to provide for a more efficient and modernized use of space, allowing for expanded patient capacity and enhanced patient experience. The second project phase will be the construction of a new addition that expands and fully integrates a family-oriented primary care model with comprehensive behavioral health services tailored to meet the needs of Bayview's high at-risk populations.



ENTRY VIEW AT KEITH STREET FACING PARK



Phase 2 – Expansion (Rendering)

# OTHER COMMUNITY HEALTH CENTERS

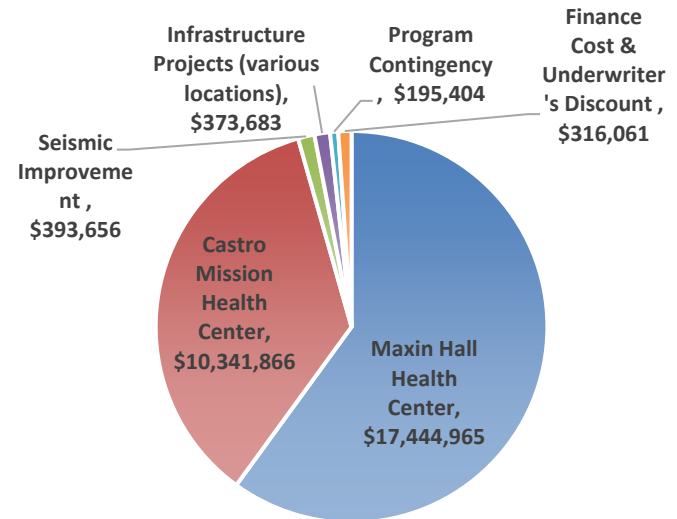
## Summary:

In the recent past, the Department of Public Health has made improvements to integrate primary care and mental health services at two of its ten Health Centers. With an integrated wellness approach, individuals' and families' urgent and ongoing needs can be addressed with coordination and intentional planning. The current configuration of existing primary care or mental health clinics are unable to support this health care model.

## Scope of Work:

Funding from the PHSB will follow the intent of the prior work by incorporating the integrated wellness approach and will further enhance the City's ability to integrate primary care and behavioral services at the highest-demand community health centers. The **reconfigured** and upgraded health centers will include additional counseling rooms and examination rooms and upgraded lab and nursing stations. Health centers will be enabled to co-locate and fully integrate primary care, urgent medical and mental health care, behavioral health, substance abuse services, dental, and social service needs, ensuring a collaborative, trauma-sensitive and culturally-responsive integrated model to best approach the care of vulnerable and at risk families and individuals.

Original Authorization	\$20 M
Revised Authorization	\$29.1 M



Authorization Allocation

# AMBULANCE DEPLOYMENT FACILITY (ADF)

## Background:

The previous Ambulance Deployment Facility operated out of 1415 Evans Ave., in a facility that was inadequate and seismically unsafe. The project's objective was to construct a new Ambulance Deployment Facility to enhance efficiency of emergency medical services, improve ambulance response times. The new, seismically safe facility opened in May 2021 will improve the City's capacity to meet current and future demands for emergency medical services, especially following an earthquake or disaster.

## Scope of Work:

Located at 2241 Jerrold Avenue, and adjacent to the existing Fire Station 9, the new Ambulance Deployment Facility Project includes a new emergency medical services facility, including parking for ambulances and fleet. The facility is designed as an essential services building. The facility includes storage for ambulance supply and re-stocking, serving an exterior ambulance re-supply area; locker/ showers area; kitchen, dining, and day room; conference and training rooms; and other administrative functions. The project includes an emergency generator, on-site fueling, infrastructure for solar panels, and bicycle parking. The project achieved LEED Platinum certification.

Original Authorization	\$43.5 M
Revised Authorization	\$45.5 M



ADF Site



# NEIGHBORHOOD FIRE STATIONS (NFS)

Original Authorization	\$14.5 M
Revised Authorization	\$12.1 M

## Summary:

Funding from the 2016 Public Health and Safety Bond will rehabilitate or upgrade fire stations to provide improved seismic safety and emergency generators that will enable the firefighters to remain in operation with full power for 72 hours following a major seismic event. The selected stations have been determined according to their importance of delivering fire suppression and emergency medical services to the City and County of San Francisco. The proposed Public Health and Safety bond would fund an additional \$12.1 Million for neighborhood fire stations. The additional funding capacity will be applied toward the most beneficial and cost-effective neighborhood Fire Station capital projects.



Hose Tower – Fire Station 11

## Scope of Work:

The San Francisco Fire Department has 6 Fire Stations that currently have the last six remaining hose towers, located at Fire Stations 6, 11, 12, 15, 21 and 38. Funding from the 2016 Public Health and Safety Bond will be used to mitigate the Seismic Hazard Ratio (SHR) at the 6 fire stations by removal of the hose towers, which now extend above the roof line and present a local collapse hazard to both occupants of the facilities and the occupants of the adjacent properties. The Hose Tower Removal project will serve to prevent the potential collapse of the towers which would render a station to be non-operational after a large earthquake or disaster, threatening the ability of firefighters to respond quickly to an emergency. In addition to the demolition of all existing hose towers, the project will also include partial or complete roof replacements.

# HOMELESS SERVICE SITES

## Summary:

This component of the bond will fund capital improvements to City-owned shelters serving homeless families and individuals to increase capacity and resilience, create a new administrative headquarters for HSH, and facilitate SF HOT's relocation from its existing space at 101 Grove Street due to seismic conditions.

## Scope of Work:

Renovations of City-Owned Shelters at 1001 Polk Street, 525 Fifth Street, and 260 Golden Gate Avenue to address deferred maintenance items, tenant improvements to modernize the facilities, and other repairs and renovations necessary for maintaining the City's current shelter network.

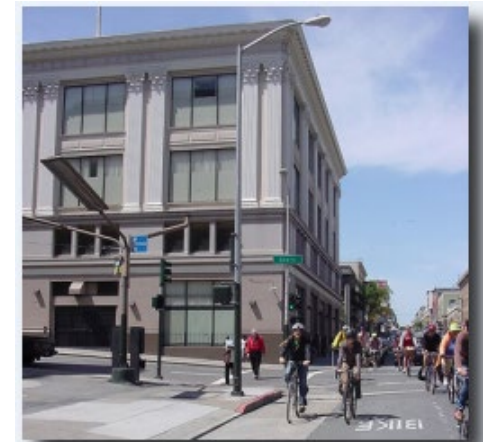
Purchase, rehabilitate, and renovate 440 Turk Street to create a centralized administrative offices for HSH and a client access point where people experiencing homelessness can get connected to the City's Homeless Response System and improve efficiencies amongst the different programs and contracts in serving the population of people facing homelessness in San Francisco.

Create a centralized deployment and service facility for the San Francisco Homeless Outreach Team (SF HOT) at 1064-1068 Mission Street. The site, financed by the Mayor's Office of Housing and Community Development, will be developed into permanent supportive housing for formerly homeless adults and seniors. In partnership with the Department of Public Health, the first and second floors will house a Homelessness Services Center, consisting of 20,000 SF for the Street Medicine and Dental Clinics, as well as office/service space for SF HOT.

Original Authorization	\$20 M
Revised Authorization	\$20 M



525 5<sup>th</sup> Street





[www.sfpublicworks.org](http://www.sfpublicworks.org)