



San Francisco Health Network



SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH

Public Health & Safety Bond Program 2016 Status Report December 2023



ZSFG Building 5



Maxine Hall Health Center



440 Turk Street



Castro Mission Health Center



Fire Station Hose Tower



Ambulance Deployment Facility



Southeast Health Center

Prepared on behalf of:

- Department of Public Health (DPH)
- San Francisco Fire Department (SFFD)
- Department of Homelessness and Supportive Housing (HSH)

Submitted by: Joe Chin, PE, Public Works Program Manager

TABLE OF CONTENTS

Executive Summary	.....	Page 1
Regulatory Approvals	.....	Page 3
Program Summary and Status		
Zuckerberg San Francisco (ZSFG, Building 5	.....	Page 4
Community Health Center – Southeast Health Center	.....	Page 24
Community Health Center – Other Community Health Centers	.....	Page 28
Ambulance Deployment Facility	.....	Page 33
Neighborhood Fire Station	.....	Page 36
Homeless Service Sites Program and Administrative Offices	.....	Page 39
Budget, Funding, and Expenditures	.....	Page 44
Attachment 1: Estimated Budget Summary	.....	Page 48
Attachment 2: Contact Information	.....	Page 50

EXECUTIVE SUMMARY

The Public Health and Safety 2016 (PHS 2016) Bond Program consists of six components: (1) Zuckerberg SF General Building 5 (ZSFG Building 5 or 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 with a combined bond budget of \$350,000,000. All components are being managed by SF Public Works.

The Office of Public Finance (OPF) completed the third and final bond sale on November 3, 2020, in the amount of \$126,925,000, which includes the cost of issuance, accountability costs, and Citizen General Obligation Oversight Committee (CJOB) costs. The third bond sale increased the aggregate issued bonds from \$223,075,000 to \$350,000,000, and fully funded the PHS 2016 Bond Program.

The following is an executive summary status of each of the six components (updates in this report include project status approximately through November 2023):

Zuckerberg San Francisco General (ZSFG) Building 5

The Team continues to make incremental progress on the core projects that are part of this component. Overall, there are projects in various phases of the project life cycle, spanning from construction completion, construction, bidding, plan review, design, hold, or programming/planning: 3 projects have been completed/closeout; 6 projects are in construction; 2 projects in bidding; and 4 projects in early programming/planning phase; and 5 projects on hold.

There are currently six active construction projects within ZSFG Building 5: (1) Rehabilitation Department Phase 3; (2) Seismic Upgrade, (3) Dialysis Relocation, (4) Public Health Laboratory Relocation, (5) IT Infrastructure, and (6) Clinical Laboratory Track Replacement. The Fire Alarm Infrastructure Project is the only project currently in design with a target date to submit to HCAI by the end of December 2023. Psychiatric Emergency Services (PES) (main project) received HCAI plan approval on July 7, 2023.

Community Health Center – Southeast Health Center

CLW Builders (Contractor) has completed all post-occupancy change order scopes with a target final project completion by 1Q, 2024.

Community Health Center – Various Locations

Maxine Hall Health Center: Building renovation project is currently in closeout phase.

Castro Mission Health Center: The Team is continuing with additional Client requested post-occupancy change order scopes with a target Final Completion by 1Q, 2024.

Ambulance Deployment Facility (ADF)

Public Works issued the Certificate of Final Completion on February 3, 2023.

Neighborhood Fire Stations (NFS)

Seismic Hose Tower Removals at Fire Stations 6, 11, 12, 21, and 38: Projects are complete with the final certificate of completion issued on May 26, 2021. Projects are closed out.

Seismic Hose Tower Removal at Fire Station 15: Contractor procurement initiated in October 2023 with a target construction start date by 1Q, 2024.

Additional Generator Replacements at Fire Stations 18, 37 & 44:

FS 37 & 44 Generator Replacement Project

FS 37 received the updated Department of Building Inspection permit. Generators have been ordered with a projected lead time of 64 weeks.

FS 18 Generator Replacement Project

FS 18 is being prepared for contractor procurement/bidding as of October 2023.

Homeless Service Sites

City-Owned Shelters (1001 Polk St & 525 5th St):

1001 Polk Street HVAC Upgrades: An NTP was issued to City Building on October 25, 2023 with Substantial Completion scheduled for February 11, 2025.

525 5th Street: Project received Department of Building Inspection plan review on November 3, 2023. Bidding is targeted to start in December 2023.

1064-68 Mission St: Staff moved-in on September 30, 2022. Project is in closeout.

REGULATORY APPROVALS

The project and California Environmental Quality Act (CEQA) status is summarized in *Table D – CEQA Status*, shown below.

Table D – CEQA Status

Project	CEQA Status
ZSFG Building 5 Improvement Projects	Completed. Categorical exemption (CatEx) approved
Southeast Health Center Addition (Phase 2)	Completed. CatEx approved.
Community Health Center – Maxine Hall Health Center	Completed. CatEx approved
Community Health Center – Castro Mission Health Center	Completed. CatEx approved.
Ambulance Deployment Facility	Completed. CatEx approved.
NFS – Seismic Hose Tower Removal Projects	Completed. CatEx approved based on accepted interpretative program.

Further detail and status of each component are discussed in the following report.

PROGRAM SUMMARY AND STATUS

Zuckerberg San Francisco General Building 5 (\$205.7M)



Location: 1001 Potrero Avenue, San Francisco, CA 94110 (ZSFG Campus)
(District 10 - Supervisor Walton)

Project Background: As part of the long-term Capital Plan, voters approved a bond in 2008 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 (DPH) vision to ensure San Francisco's health care needs are met by making improvements to the 1970's-era hospital building.

Project Description: Work on the existing Zuckerberg San Francisco General Building 5 (Building 5) focuses on bringing the building up to current seismic standards; improvements to existing fire, life, and safety systems; improvements to the infrastructure, mechanical, electrical, and plumbing (MEP), and information technology (IT); improvements to accommodate and consolidate clinical and outpatient services from other buildings on campus and remote sites; and improvements to meet accessibility requirements.

Priority projects include the following: voluntary seismic upgrade of the Building 5; relocation of the Public Health Laboratory from 101 Grove St.; relocation of Dialysis Center from Building 100; relocation of Urgent Care Outpatient Clinic from Building 80; relocation of Rehabilitation Department from Building 5, Ground Level to Building 5, 3rd Floor; relocation and expansion of Psychiatric Emergency Services Department; relocation of Building 80/90 Specialty Services to Building 5, 4th Floor; and relocation of Family Health Center from Buildings 80/90 to Building 5, 5th Floor.

Project Status:

Nineteen (19) core projects have been identified and tracked as part of the ZSFG Building 5 component portfolio projects. Below is a summary of the active core projects and the current phase of project development:

On October 4, 2021, and after more than 40 years, the Office of Statewide Health Planning and Development (OSHPD) started a new chapter by changing its name from OSHPD to the Department of Health Care Access and Information (HCAI). OSHPD has now evolved into a California State department, which includes expanding its program portfolio and providing equitable access to health care for all Californians.

1. Urgent Care Clinic (Status – Completed)

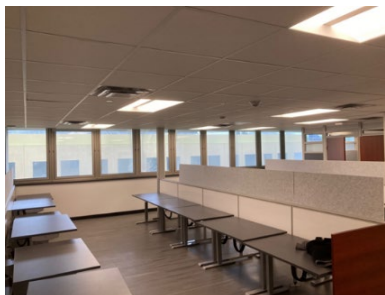
- Scope includes renovating a portion of the former emergency department (1st Floor) to allow for the Urgent Care Clinic to be relocated from Building 80 to Building 5, 1st Floor.
- Substantial Completion was achieved in April 2018. Office of Statewide Health Planning and Development (OSHPD)/HCAI issued Certificate of Occupancy on March 27, 2018.
- Project is currently in the financial close-out phase.



2. 6H Surge Space (Status - Completed; NTP – March 12, 2018; Contractor: K LW Construction)

- Scope includes the demolition and build-out of Ward 6H to create office and staff support surge space that will be used for temporary hoteling workstations during the construction of various bond projects.
- The project received HCAI construction final (Substantial Completion) on May 4, 2022. Public Works issued the Certificate of Final Completion on February 4, 2023.
- Project is currently in the financial closeout phase.

Construction Progress Photos:



3. Rehabilitation Department Relocation

(Status: Phases 1 and 2 – Construction Closeout; NTP – June 18, 2018; Contractor: Build Group)

- Scope includes the renovation of the space on the 3rd Floor to allow for the relocation of the rehabilitation department from the ground level to the 3rd Floor. The previous space vacated by the rehabilitation department on the basement level will be repurposed for the Public Health Laboratory Relocation Project.
- Phases 1 and 2 achieved construction substantial completion on January 13, 2022. The Rehabilitation Department moved into the new space on January 24, 2022. HCAI issued substantial completion for Phase 2 on May 18, 2022. Outstanding change order disputes and construction claims are preventing the closeout of this project. The City Attorney is currently working with Public Works to map out the next course of action.

Construction Progress Photos, for Phases 1 and 2:



(Status: Phase 3 – Construction; NTP – October 24, 2022; Contractor: KLW Construction)

- Phase 3 construction NTP was issued on October 24, 2022. The main scopes include the renovation of the demolished space for the new Outpatient Urology Clinic, Waste Holding and Ward 3A/3C Accessible Restrooms.
- Urology Clinic area: Contractor is continuing with partition wall framing and electrical and plumbing rough-in installation.
- Waste Holding: Contractor completed construction barriers and abatement. Contractor is continuing with partition wall framing and plumbing installation.

Construction Progress Photos, for Phases 3:**Framing in Urology****Plumbing Installation in Urology****4. Voluntary Seismic Upgrade [Phase 1 Status-completed]; [Phase 2 Status-Construction; NTP-June 8, 2021; Contractor-Pankow Builders]**

- Scope includes seismically strengthening the existing hospital to enhance building performance in the event of the next major earthquake. Specific seismic strengthening strategies include the following main categories of work: (1) local demolition and replacement of concrete slab, wall and columns with reinforced concrete and steel elements to widen the existing seismic expansion joint between Building 5 and the M-Wing; (2) saw cutting of spandrel beams at existing columns; (3) installing a fiber reinforced polymer (FRP) structural wrap to increase the strength of column, wall and floor elements; (4) demolishing existing concrete sunshades; (5) adding concrete to existing columns to add strength and constructing new columns and beam elements; and (6) installing structural steel plates and ties at the Roof Level.
- Logistically, this project is the most challenging of the Building 5 projects as the seismic scopes will be directly impacting 206 rooms within Building 5 while minimizing disruptions to existing clinical services. The Team has also estimated another 2-3 times additional rooms that will be indirectly impacted because of their adjacency to the seismic work.
- The Phase 1 scope consists of two categories of seismic scopes: (1) FRP wrapping of structural columns; saw cutting of spandrel beams; and removal of concrete sunshades along the south side and (2) selected interior columns strengthening scopes by way of adding concrete to increase the column size. Phase 1, approximately 10% of the project scope, was completed as of June 2020.
- Phase 2 (remainder of locations) is being delivered as part of one Construction Management/General Contractor (CM/GC) Contract awarded to Pankow Builders that includes delivering construction services for multiple projects under the ZSFG component.

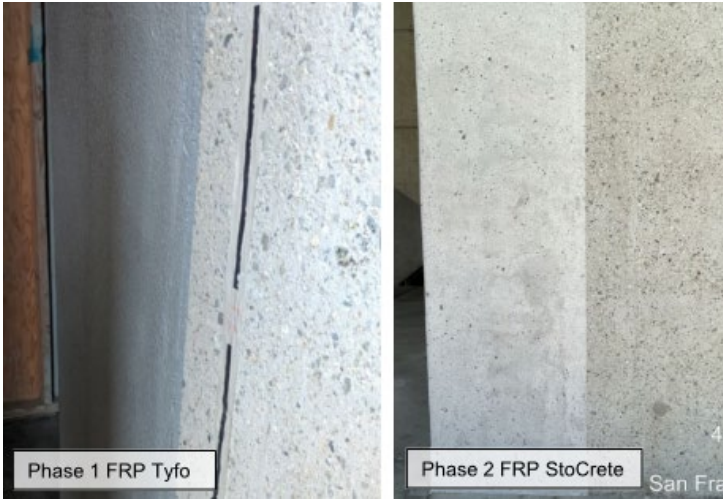
Phase 2 Project Status:

- Overall Specific Scope Phase 2 Completion Summary:
 - Sawcut (104 locations total) – 56 completed; 2 locations in-progress
 - Reinforced Concrete column/beam (18 locations total) – 4 completed; 4 locations in-progress
 - FRP + Windows (54 locations total) – 11 completed, 9 locations in-progress
 - FRP Slab/Walls (13 locations total) – 3 completed, 4 locations in-progress
 - Seismic Joint (17 locations total) – 3 completed, 7 locations in-progress
 - Steel Plate Reinforcement (5 locations total) – 3 locations in-progress

Upcoming Schedule Milestones:

- The new seismic expansion joint activities between Building 5 and the M-Wing dictate the overall project schedule and the critical path. The Ground Level and L1 complex detailing issues for the new structural elements, unforeseen conditions, and congested work areas in the connecting corridor between Building 5 and the M-Wing have impacted the project schedule. The work is progressing and L2 work is 90% complete. The L3-L7 work will require clinical wards in the M-Wing to be relocated sequentially by floor to swing clinic spaces in Building 5. The M-Wing L3 Orthopedic Clinic is scheduled to relocate/move in mid-December 2023 followed by L4 Ear-Nose-Throat (ENT) Clinic, which is targeting for July 2024.
- The Contractor has erected scaffolding in multiple locations to allow for the continuation of the spandrel sawcuts, FRP structural column wraps and window installation at the upper levels and ongoing roof work.
- The project has 27 active construction areas throughout Building 5 and M-Wing and 77 completed areas of the 211 locations.

Construction Progress Photos:



FRP Column Test Panel, Installation and StoCreativ Finish



FRP Horizontal Installation at Roof Level Slab



Metal Framing Installation for Infection Control Barrier at Ground Flr



New window and interior finishes at L2 FRP Columns



Exterior sawcutting at spandrel locations



New L2 Columns for Seismic Expansion Joint between Building 5 and M-Wing

5. Public Health Laboratory Relocation (Status: Construction; NTP-November 9, 2020; Contractor-Pankow Builders)

- Renovate the space on the ground floor to allow for the relocation of the Public Health Laboratory from 101 Grove Street to the ground floor of Building 5
- **Project Status**
- **RECENTLY COMPLETED:**
 - Field Measurements for the steel beams in shaft 4; Ground Floor Slab Sawcutting & Removal for the Plumbing Trench; Trayveyor #2 at 3rd Floor Infill; Framing of 6 of the existing elevator openings at Shaft #4 on the elevator side
- **IN-PROGRESS:**
 - Started office area layout per ACD0034 design revisions
 - Started fabrication of the rooftop HVAC equipment platform baseplates and posts; started fabrication of the steel beams/catwalk platform for Shaft 4 after approval of shop drawings
 - Setting up infection control containment at bedshop area with the approval of Contractor's Combined Work Plan (CCWP)
 - Continuing to excavate/off-haul soil and gravel for the plumbing trench; excavation will resume pending submittal and approval of the trench shoring
- **UPCOMING:**
 - Pankow to start scanning the Trayveyor #2 opening on the 2nd floor; work to infill the slab opening will begin after CCWP is approved
 - Tentative delivery for HVAC equipment platform baseplates and posts - early December 2023
 - Start abatement in the bedshop area
 - Installation of the plumbing trench shoring

Construction Progress Photos:



Plumbing Trenching



Soil/Concrete Off-haul Stockpiles at Plumbing Trench



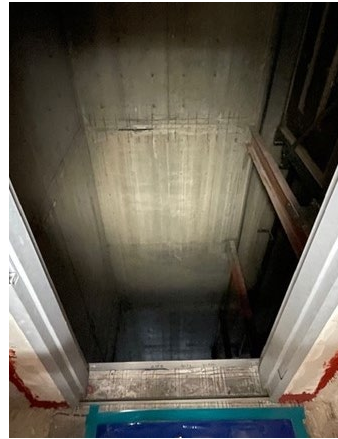
Administrative Office Layout



Negative Containment around Plumbing Trenching



Elevator Shaft #4 Infill Framing



Re-purposed Elevator Shaft #4 for
future ductwork/utilities

6. Dialysis Department Relocation (Status: Construction; NTP-November 9, 2020; Contractor-Pankow Builders)

- Renovate the space on the 3rd Floor to allow for the relocation of the Dialysis Department from Building 100 to the 3rd Floor of Building 5.

- **Project Status**
 - **RECENTLY COMPLETED:**
 - West wall corridor construction
 - 2nd Floor South dining room (Phase 7) signed-off by HCAI allowing for re-occupancy by DPH Staff.

 - **IN PROGRESS:**
 - Contractor continuing with wall framing
 - Ceiling work. Continuing with mechanical, electrical, plumbing, and fire sprinkler (MEPS) overhead pipe support installation. Fire alarm conduit rough-in installation for the West Wall. Mechanical Ducts, duct straps layout and installation. Ongoing coordination and installation between electrician, plumbing, and mechanical subcontractors for MEPS ceiling anchorages
 - Contractor installing metal support for treatment base cabinets at various dialysis treatment rooms
 - Targeting HCAI sign off for milestone west office toilet room (Phase 5) and west offices (Phase 6) by Dec 2023
 - 2nd Floor North Dining (Phase 4) – continuing with ceiling scanning prior to installation of overhead piping.

 - **UPCOMING:**
 - 2nd Floor Served (Phase 1) switchover is targeted for 11/27/23

Construction Progress Photos:



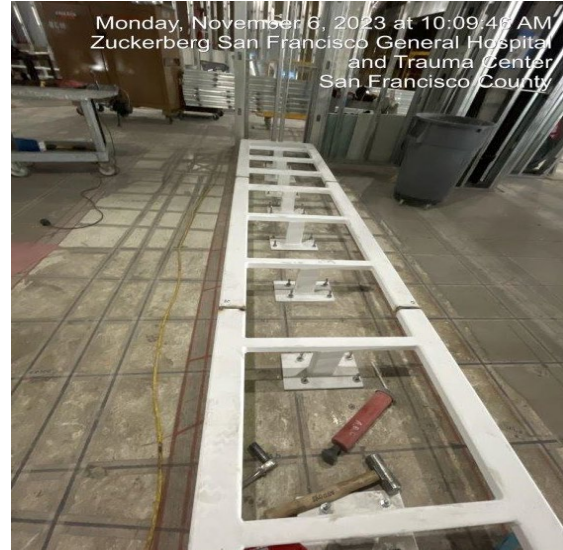
N/W Nurse Station/Treatment Bay Framing



N/E Nurse Station/Treatment Bay Framing



Treatment Equipment Metal Frame Support



Treatment Equipment Metal Frame Support



L2 North Dining – Ceiling Concrete Slab Scanning

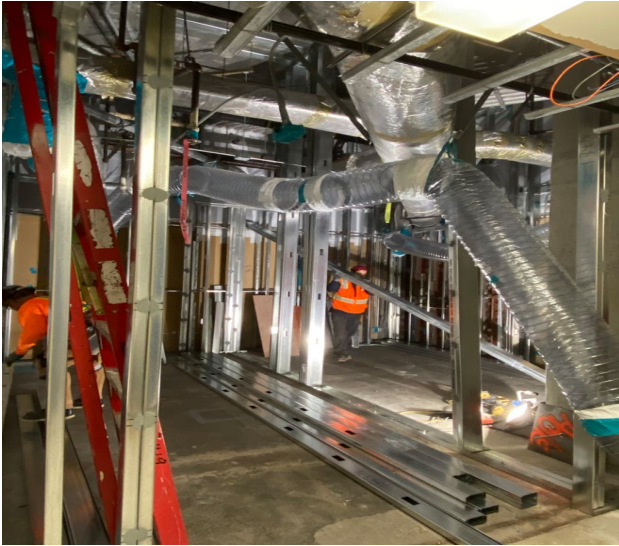


L2 South Dining – Cafeteria Space returned to DPH

7. IT Infrastructure (Status: Construction; NTP-January 5, 2022; Contractor-Pankow Builders)

- Construct new information technology (IT) main and intermediate distribution rooms and infrastructure risers and cabling throughout Building 5 to support current bond projects and allow for future expansion.
- This project is being delivered as part of the Construction Management/General Contractor (CM/GC) Contract awarded to Pankow Builders that includes a total of 8 core projects under the ZSFG component.
- Trade scope buyout refers to the bidding of construction scopes to trade contractors/subcontractors. Trade scope buyout commenced in August 2021. Majority of the bids that were received did not deviate substantially from the CM/GC's cost estimate except for the demolition/abatement and electrical bids. CM/GC received only one bid on the electrical bid package, which came in almost three times (\$8 million) higher than the CM/GC's cost estimate. The demolition/abatement bid also came in approx. \$900K higher than the CM/GC's cost estimate.
 - ACD 5 (value engineered scope) was re-bid on May 15, 2023 with bids to be received by end of June 2023. Electrical bids were still higher than what the project can afford at this time based on remaining funding
 - DPH directed Public Works to proceed with descoping and re-bidding on July 25, 2023
 - New ACD 24 – includes further electrical scope reduction drawings to be submitted to HCAI by the end of November 2023. Further scope reduction includes removal of low voltage and electrical infrastructure and buildout of BDF and specific IDF rooms. These deleted scopes will be captured in future project/phase once DPH identifies a new funding source
 - Tentative date to start re-bid #2 process for ACD 24 reduced scope – December 2023. Estimated receipt of revised bids is early April 2024
- **Project Status**
 - **RECENTLY COMPLETED:**
 - Ground Floor Shower at Rooms GL4 & GL8: Repair Existing Notched Studs. Proceeding with plumbing demolition at electrical sub-basement
 - **IN PROGRESS:**
 - Ground Floor Shower at Rooms GL4 & GL8: Framing new walls. Waiting for material delivery to resume. Continuing with plumbing layout and rough-in
 - Chilled Water Riser at eastside – Scan and layout for core penetrations
 - **UPCOMING:**
 - Install CHWL (chilled water line) pipe above ceiling for IDF Room 3H94 within the Dialysis construction space
 - Install CHWL pipe above ceiling for IDF Room 3F02 within the Rehabilitation Phase 3 construction space
 - Start ceiling concrete slab scanning and installing CHWL pipe above ground level corridors ceiling space

Construction Progress Photos:



Framing in the Shower Rooms on the Ground Floor



Framing in the Shower Rooms on the Ground Floor



Concrete Slab Scanning in Room 2D3

8. Roof Replacement (Status – Closeout)

- Replacement of various sections of the existing roof in Building 5. This project is being handled directly by ZSFG Facilities as a facilities project with as-needed support by Public Works.
- Roof replacement scopes have been completed as of September 2020. Project Team has submitted all closeout documents to HCAI as of April 2022.
- Project is current in financial closeout.

9. Electrical Core Phase 1 (Status – Early Design)

- Completed a detailed electrical study of the existing electrical infrastructure, switchgear, and other equipment to develop a list of electrical scope/upgrade recommendations that will be reviewed and prioritized by ZSFG Facilities. GHD Engineering issued final report in September 2019.
- ZSFG Facilities are pivoting to another alternative approach to replace the existing switchgear equipment and, if successful, will substantially reduce project costs. This option will not require design documents/permit as HCAI has concurred that this scope can be treated as an in-kind equipment replacement project.

10. Mechanical Core Phase 1 (Status – On-Hold)

- Perform a detailed mechanical study of the existing mechanical infrastructure (i.e. ductwork), air handling equipment and fans, and other equipment to develop a list of mechanical scope/upgrade recommendations that will be reviewed and prioritized by ZSFG Facilities. GHD Engineering issued final report in September 2019.
- Due to funding uncertainties and other more important project priorities, ZSFG Facilities is considering deferring this project to the future.

11. 4E Surge Space (Status – On-Hold)

- Scope includes the demolition and build-out of Ward 4E to create office and staff support surge space that will be used for temporary hoteling workstations during the construction of various bond projects. Scope is very similar to 6H Surge Space Project.
- The Project was approved by HCAI on December 23, 2019. ZSFG Facilities has requested the project to be placed on-hold during the COVID-19 pandemic as the current vacated space has been reprogrammed as additional patient waiting room space in order to maintain social distancing.
- Project has been postponed by Client due to funding uncertainties and higher priorities of other projects in the Program.

12. Family Health Center Relocation (Wards 5C, 5D, 5E) (Status: Bidding)

- Scope of work is to relocate the current Family Health Center that currently resides on separate floors in Buildings 80/90 to Building 5, 5th Floor. As part of the relocation, additional exam rooms will be provided to align with the ZSFG clinical standard provider to patient ratios. The approximate area of renovation is 25,000 gross square feet (GSF).
- Public Works Bureau of Architecture (BOA) completed the 100% construction documents and submitted to HCAI on June 30, 2021 to initiate the plan review process. The project received HCAI plan approval on July 28, 2022.
 - Due to funding availability concerns, this project was placed on-hold by ZSFG in July 2022.
 - DPH has secured additional funding from the SFGH Foundation for the partial demolition of the project. Current strategy is to bid out 5E in early 2024 the Phase 1 demolition of Wards 5C as a separate stand-alone design-bid-build project.

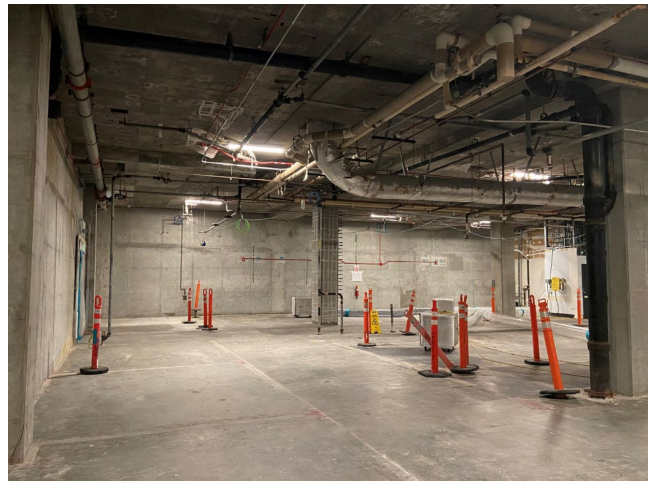
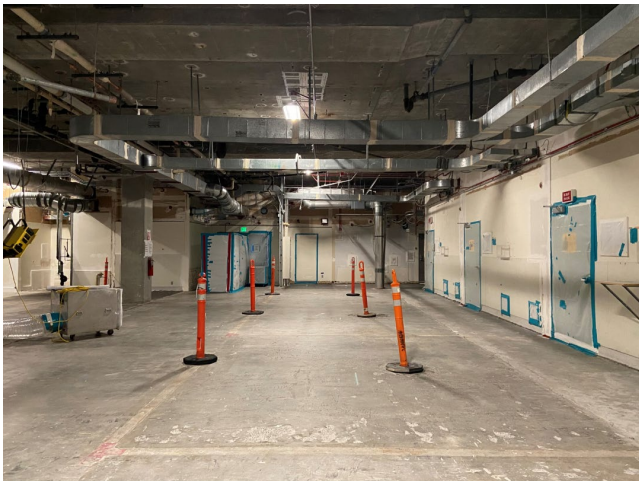
**13. Psychiatric Emergency Services Expansion (Ward 1E) (Status: Early Demo -Construction & Main Renovation - Plan Review)**

- Scope of work is to relocate and expand the existing Psychiatric Emergency Services (PES) from the current Ward 1B to the former emergency department area in Ward 1E. The new PES will remain on the 1st Floor of Building 5. The total project area is approximately 8,500 GSF.
- As part of the enabling scope this project will include a new Radiology X-ray/Exam room including an accessible restrooms renovation and equipment replacement for an existing Radiology X-ray/Exam room.
- Project has been separated into four separately permitted OSHPD projects: (1) PES Early Demolition, (2) PES Renovation, (3) Radiology 1X65 Renovation and (4) Radiology 1X61 Equipment Replacement Project.
- The PES Early Demolition and PES Renovation projects are included as part of the Construction Management/General Contractor (CM/GC) Contract that will be utilized to deliver the construction of 8 core projects under this component. The Team is currently considering delivering the Radiology projects as stand-alone projects that are independent of the CM/GC Contract.
- Pre-construction coordination for the PES Renovation project is on-going with Pankow (CM/GC Contractor), including construction phasing and logistics planning, infection control work plan development, and cost estimating/validation.
- **Project Status**
 - **Early Demolition Project (PES-ED) (Status: Construction Closeout; NTP-November 15, 2021; Contractor-Pankow Builders):**
 - The Early Demolition Project received HCAI substantial compliance and construction final on October 11, 2023. The project is working on the final close out documents.

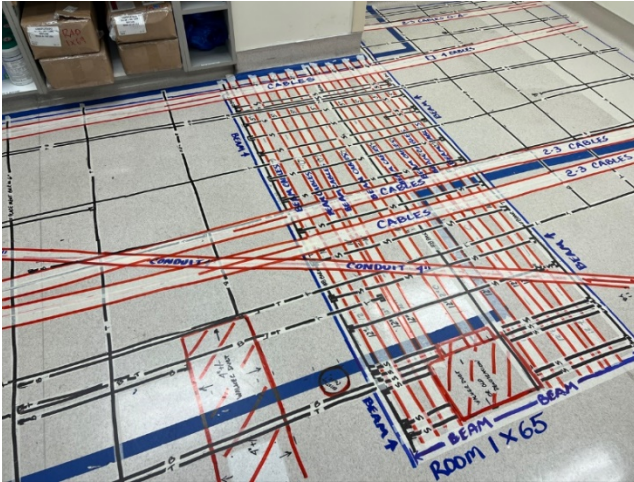


- **Main Renovation Project (PES) (Status: Bidding; Contractor - Pankow Builders)**
 - Public Works Bureau of Architecture (BOA) completed the 100% construction documents and submitted to HCAI on December 23, 2021 to initiate the plan review process. The project received HCAI plan approval on July 28, 2023.
 - As part of the CM/GC pre-construction service efforts, the City and Pankow are developing the bidding strategy and bid package procurement schedule. Based on lessons learned from other projects, early bid packages will include floor floating for repairs, scanning of existing floor to confirm the constructability of new wall layout to avoid conflicts with existing post-tensioned tendons and reinforcing steel. Pankow Builders plans to directly negotiate these early bid packages in November 2023 and start construction before the end of the year. The remaining subcontractor bid packages will be advertised in early 2024.
 - ZSFG has also leveraged \$11.4M from the 2020 Health and Recovery General Obligation Bond Program to supplement funding for this project. This additional funding allows this project to proceed with the scope as currently designed.
- **1X65 Radiology Project (Status: Bidding):**
 - BOA completed the design phase of the project and submitted for HCAI plan approval on December 29, 2022. The project received HCAI plan approval on August 22, 2023.
 - Public Works is preparing the bid documents and plans to advertise as a design-bid-build contractor in early 2024.
- **1X61 Radiology Project (Status: Design Complete, On-Hold):**
 - BOA completed the design phase of the project and submitted 100% CDs to DPH on September 8, 2023.
 - Due to funding availability concerns, the project has been placed on-hold by ZSFG.

PES-ED Construction Progress Photos:



PES Ward 1E Demolition Progress Photos



**Radiology Rooms 1X65 and 1X61
Rebar and Post Tension (PT) Floor Scanning and Layout**

14. Building 80/90 Specialty Services Relocation (Wards 4B & 4H) (Status – On-Hold)

- Scope of work includes the relocation of existing various specialty clinic services (i.e. Rheumatology, Dermatology, Neurology, Neurosurgery, Hematology, Oncology) that currently reside in Building 80/90 to the 4th Floor of Building 5. The approximate area of renovation, Ward 4B and portion of 4H, is 10,000 GSF. ZSFG Facilities and SFGH Foundation are currently working on a capital campaign to secure additional funding for the renovation of Ward 4D (8,000 GSF) as a future phase or project.
- Public Works BOA completed the 100% construction documents in April 2021.
- Due to funding availability concerns, this project has been placed on-hold by ZSFG until other alternative funding sources and commitment can be identified. One option that ZSFG is currently pursuing is to identify funding opportunities through a capital funding campaign to leverage additional funding for the projects. Pre-construction activities with the CM/GC have also been placed on-hold until further notice.



15. Clinical Laboratory Automated Track Replacement Project (Status: Construction; NTP-November 29, 2021; Contractor-Pankow Builders)

- Scope of work includes the installation of a new Automation Track, equipment, and associated support spaces for the Clinical Laboratory on the second floor of Building 5 in Ward 2M. Comprised of two phases, Phase One includes the enabling work and temporary relocation of the Hematology department from the future Automation Track room to another location in the Clinical Laboratory. Phase Two includes the installation of the Automation Track, equipment and associated support spaces. The Hematology department will then relocate back to the Automation Track room. The approximate area of renovation is approx. 3,500 GSF.

- This project is the latest new core project that is being added to the original 19 core projects portfolio. This project is partially funded by the 2016 PHS funding. Funding for this project consists of Capital Planning General funding for the new automated track replacement scope with additional funding from the 2016 PHS Bond Program. PHS funding has been used to support construction scopes.
- This project is included as part of the Construction Management/General Contractor (CM/GC) Contract that will be utilized to deliver the construction of 8 core projects under this component.

Project Status:

• **Recently Completed:**

- Medical Records Area – HCAI approved for re-occupancy on November 15, 2023.

• **In-Progress:**

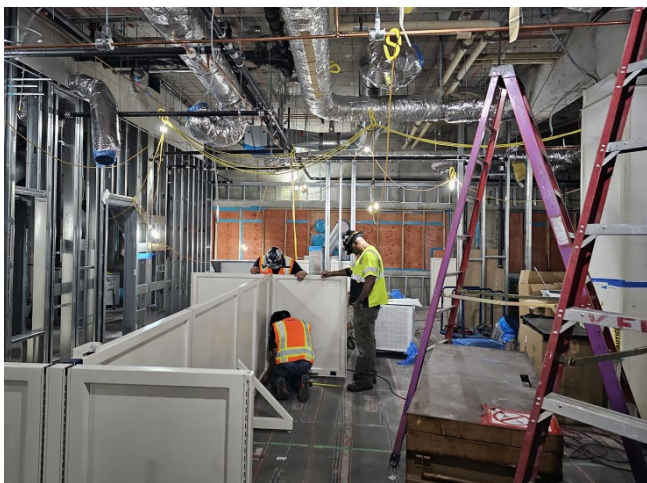
- Clinical Laboratory Main Area – 90% of plumbing rough-ins have been completed. 75% of mechanical ductwork has been completed. Majority of main fire sprinkler piping has been installed. MEPS rough-in/piping and de-ionized waterline installation is continuing.

○

• **Upcoming:**

- 1st Floor overhead plumbing (serving 2nd Floor) will start pending completion of coordination.
- Electrical equipment to be delivered and installed in Medical Records IDF room.

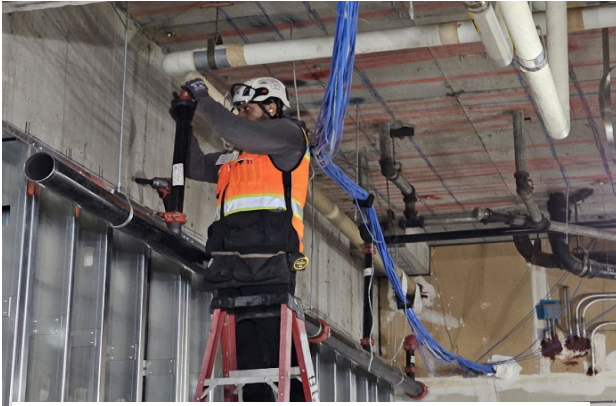
Construction Progress Photos:



Main Space – Laying out anchorages for furniture



Main Space – Haz Mat abatement at column furring



Main Space – Sprinkler Pipe Installation



Medical Records – Work Completed

16. Mental Health Rehabilitation (Wards 7B and 7E) (Status - On-Hold)

- DPH Leadership has informed Public Works that this project will be placed on-hold indefinitely due to ZSFG’s decision to locate the additional behavior health beds in the Behavior Health Center instead of Building 5.

17. Behavior Health Center (BHC) Hummingbird Expansion (Status – On-Hold)

- The Behavior Health Center is not located within Building 5 but in another building on the ZSFG Campus. Scope of work includes creating additional behavior health beds for the Hummingbird Program by creating a by-pass circulation to separate the hummingbird program from the rest of the facility. This is a project that will be permitted by the local authority having jurisdiction (SF Department of Building Inspection).
- Public Works BOA completed the construction documents and received Department of Building Inspection (DBI) approval in September 2019.
- DPH Leadership has informed Public Works that this project will be placed on-hold indefinitely due to their decision to keep the adult residence facility (ARF) at its current location and to identify a different location to expand the Hummingbird Program.

18. Wound and OASIS Services Relocation (Status – Possible Future Project)

- This is a new project/scope identified by DPH. Scope includes design and buildout of a clinical space in Building 5 for the Wound and OASIS specialized services/ programs.
- If this project and budget is approved by ZSFG Leadership, this project will be added to the 19 core projects.

19. Phlebotomy and Fine Needle Aspiration (FNA) Services Relocation (Status – Possible Future Project)

- This is a new project/scope identified by DPH. Scope includes design and buildout of a clinical space in Building 5 for the Phlebotomy and Fine Needle Aspiration (FNA) specialized services/ programs.
- Public Works will start the fit study/programming process once DPH identifies possible spaces

to house these two programs.

- If this project and budget is approved by ZSFG Leadership, this project will be added to the 19 core projects.

Deferred Project:

1. Tuberculosis Clinic

- Relocate tuberculosis clinic from Building 90 to Building 5, 4th Floor.
- DPH has reviewed priority projects and has elected to defer this project to a future bond program.

Community Health Centers (\$66.7 Million - Total)



Maxine Hall Health Center



Castro Mission Health Center

The Public Health and Safety Bond 2016 includes a total of \$66.7 million to improve neighborhood health centers across the City by creating space for the co-location and integration of primary care medical and mental health services, along with urgent care, substance abuse, dental, and social services. \$37.8 Million is dedicated to fund renovations and to build an addition to the Southeast Health Center which allows for integrated services and expanded capacity to serve more patients. Another \$28.8 million has been dedicated to improving other community health centers to expand programming to other high-demand neighborhood health centers that meet established criteria, incorporating an integrated wellness approach and including primary care, mental health, dental care, substance use disorder, and social services.

Further detail and status of each component/projects are discussed in the following sections.

Community Health Center - Southeast Health Center (\$37.7 Million)

Location: 2401 Keith Street, San Francisco, CA 94124
(District 10- Supervisor Walton)



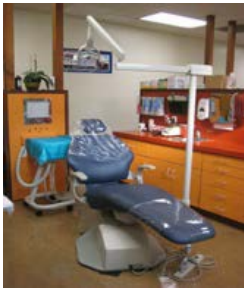
Existing SE Health Center

Project Background: The Southeast Health Center (SEHC) is located 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,

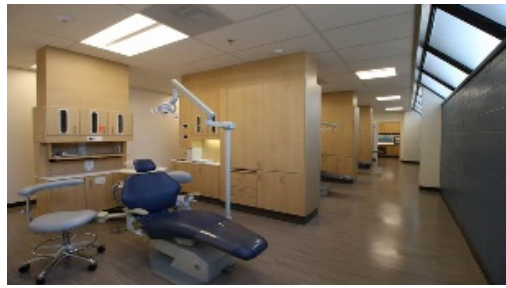
optometry, and podiatry care, which is in general need of repair. More significantly, it is an outdated facility that is unable to adequately meet the increasing need for more integrated and holistic models of patient care.

Project Status:

Phase 1 - Renovation (\$2.9 Million) (Status - Completed)



Dental Suite (Before)



Dental Suite (After)



Completed Lobby Area

The dental suite and the lobby area were renovated to provide for a more efficient and modernized use of space, allowing for expanded patient capacity and enhanced patient experience. Project was completed in July 2017, and the dental clinic resumed services in August 2017. No addition work is anticipated for Phase 1 at this time.

Phase 2 – Addition (\$34.7 million) (Status – Closeout; NTP-May 18, 2020; Contractor-CLW Builders)



New SE Health Center renderings

Following the renovation, the project's second phase includes the construction of a new 2-story, approximately 22,000 SF, addition built adjacent to the existing structure. The proposed addition will be constructed where a surface parking lot currently exists. This phase includes the removal of the existing portable building on City property and construction of a new surface parking lot.

The new addition will expand and fully integrate a family-oriented primary care model with comprehensive behavioral health services tailored to meet the needs of Bayview's high at-risk

populations. This model will ensure that every family served by the Southeast Health Community Center will have a shared care plan that outlines health and wellness broadly.

Project Status/Schedule:

- Building achieved Substantial Completion on August 19, 2022. DPH staff occupied the building on July 23, 2022, and the building was open to patients on July 29, 2022.
- Public Works received Public Work Commission approval on April 7, 2023 to increase the construction cost and duration contingency, which allows the execution of change orders to that will allow Contractor to complete the Client-requested post-occupancy change orders.
- Commissioning Agent is coordinating with Team to backcheck the resolution and testing of the commissioning items. 99% of the punchlist and project closeout items have been completed. All post-occupancy change order work has been completed. The project is tracking toward an overall project Final Completion by 1Q, 2024.
- **Upcoming Schedule Milestones:**
 - Submittal of LEED construction credits by 1Q, 2024
 - Certificate of Final Completion by 1Q, 2024

Construction Progress Photos:



Rear Parking Lot



S/W View of Building



2nd Floor – Waiting Area



2nd Floor – Clinic Team Space



1st Floor – Front Lobby



1st Floor – Multi-purpose Room

Community Health Center – Other Community Health Centers
(Various Locations) (\$29.1 Million)



Maxine Hall Health Center



Castro Mission Health Center

Project Background: Funding for the other community health centers will provide DPH with the ability to expand services and increase the access to the City’s high-demand neighborhood health centers, similar to current planning and design efforts proposed for the Southeast Health Center. In the recent past, DPH has made improvements to integrate primary care and mental health services at two of its ten health Centers. The first was at the Ocean Park Health Center in 2010 where mental health counseling rooms and support space were reconfigured. Improvements were also made at Sunset Mental Health in 2012, where examination rooms were added. Work for both projects included ADA improvements and building renewal work including new roofing and painting.

Project Description: There are specific criteria for the selection process to prioritize which health center(s) will receive improvements. High demand clinics with prior capital funding, such as Castro Mission Health Center and Maxine Hall Health Center were given highest priority as they were in early stages of programming and design can easily be configured to include integration work. The remaining clinics will be prioritized where the centers can best leverage and target at-risk individuals and families.

Clinic work scope consists of: (1) Additional counseling rooms; (2) Additional examination rooms; and (3) Upgraded labs and nursing stations. The integrated design approach provides for ancillary primary care services, including podiatry, nutrition, optometry, pharmacy, to be incorporated into health centers services that can be provided and create additional behavioral counseling rooms. The improvements would increase patient care flow within the health centers and provide for better eligibility and privacy during intake. Other benefits to upgraded health centers would include social service assistance, including access to food and housing, legal aid, and financial planning services; partnerships with street medicine providers for immediate access to care; and wellness services including nutrition counseling, cooking classes, parenting and other caregiver support.

Project Status/Schedule:**1. Castro Mission Health Clinic (District 8 - Mandelman)
(Status-Construction; NTP-January 11, 2021; Contractor-Build Group)**

- Scope includes the interior renovation to improve clinical workflow and added seismic retrofit scope to improve seismic performance.
- This project is funded by multiple fund sources: Federal Emergency Management Agency (FEMA) Hazard Mitigation Program grant that is administered by the California Office of Emergency Services (CalOES) and General Funds from the Mayor's Budget Office in response to the Global Climate Change Initiative to add air conditioning (cooling) scope into this project. The original FEMA approval amount was \$1.6 million. In April 2022, the project received FEMA approval of an additional \$434,166 of funding. Public Works received confirmation from FEMA on July 3, 2023 that this grant has been closed with no de-obligation. The final approved FEMA funding was \$2,151,620.94.
- **Project Status/Schedule:**
 - Project achieved Substantial Completion on July 1, 2022. DPH staff moved into the building on August 20, 2022, and the building was open to the public on August 24, 2022. The Contractor secured the Certification of Final Completion and Occupancy from SF Department of Building Inspection on November 7, 2022.
 - The Project Final Completion will be pushed out until 1Q, 2024 due to additional DPH requested post-occupancy change order work.
 - The window tune-up mockup was completed at the end of September 2023. Contractor has been asked to provide cost proposal to "tune-up" all other existing windows.
 - The Design Team completed the 100% design documents for the sealant scope to address the water intrusion through the existing CMU wall/window/roofing on November 13, 2023. Contract has been asked to provide a cost proposal for scope.
 - Additional mechanical performance and leaking valves issues were identified by DPH Facilities. Contractor is currently working on these change order scopes.



Construction Progress Photos:



2nd Flr - Clinic Team Space



2nd Flr - Clinic Team Space



1st Flr – Reception Area



Typical Exam Room



Exterior Photos

Maxine Hall Health Clinic (District 5 – Supervisor Preston)

(Status-Construction; NTP-July 3, 2019; Contractor-Build Group)

- Scope includes the interior renovation to improve clinical workflow and added seismic retrofit scope to improve seismic performance.
- In parallel to the seismic retrofit and renovation project scopes funded by the PHS bond program, the Mayor’s Office of Disability has provided funding for the accessibility improvements scopes at Maxine Hall HC that will be delivered as part of the renovation project. Scope includes the installation of a new elevator and restroom and ramp improvements. Construction for this project will be occurring concurrently with the larger project in order to impact the health center services and staff only once.
- Project Status
 - Project achieved Substantial Completion on October 7, 2021. Clinic moved in on October 15, 2021. Clinic started to see patients on October 20, 2021.
 - Project Final Completion – the final settlement between Build Group and the City was approved by the Mayor and Board of Supervisor in October 2023 and the settlement was finally executed in early November 2023. With the official approval of the Settlement Agreement, Public Works will commence with the final payment and closeout of this project.



Construction Progress Photos:



Typical Exam Room



2nd Floor – Waiting Room



New Mechanical Ductwork and Equipment



2. Chinatown Public Health Clinic (Pre-Design Work Completed)

- Completed preliminary seismic assessment (Phase 1) resulting in the assignment of a seismic hazard rating (SHR) of 4 (partial or total collapse).
- The Phase 2 seismic assessment (field investigation and non-destructive testing) and building material hazardous survey was completed in June 2018.
- The final seismic assessment report was issued in December 2018 re-affirming that the building seismic hazard rating (SHR) remains a “SHR-4”.
- This project will be included in a future bond program.



Chinatown Public HC

3. Energy Efficiency Projects – Joint Program with Public Utilities Commission (PUC) (Completed)

- Jointly funded projects (50/50 split) at Silver Avenue Health Center, Maxine Hall Health Center, and Castro Mission Health Center to replace existing mechanical equipment and components and install new building management systems to improve overall energy efficiencies. Silver Avenue and Castro Mission HCs included new high efficiency boilers, water heaters, and new building management system. Maxine Hall HC included new building management system.
- PUC Job Order Contracting Contractor has completed all energy efficiency scopes at both clinics.

San Francisco Fire Department (\$57.7 Million Total)

SF Fire Department Ambulance Deployment Facility (new Fire Station 49) \$45.5 Million

Located next to Fire Station 9 and approximately a mile northwest of the existing facility, the site of the new Ambulance Deployment Facility (new Fire Station 49) is ideal for ambulances to deploy quickly. This Project at 2241 Jerrold Ave. provides a new facility which meets current seismic standards for an essential services building, improves emergency response, and efficiency for ambulance deployment functions. The facility includes parking for ambulance and fleet; storage for ambulance supplies and re-stocking; lockers/ shower area; kitchen and dining area; conference and training rooms; and other administrative functions. The project includes emergency generator, on-site fueling, infrastructure for solar panels, and bicycle parking.



Early rendering of the new Ambulance Deployment Facility



The past Ambulance Deployment Facility operated out of 1415 Evans Ave., in a facility that was insufficient for the Fire Department to best serve the public. Located in an overcrowded and outdated warehouse originally designed to be a temporary facility for the Fire Department's emergency services division, the former seismically deficient building only had space to restock one ambulance at a time, which could delay the turn-around time to return ambulances to service, thereby slowing response times. The former facility did not meet the emergency medical service needs of the Fire Department, given increases in demand for services and call volume. These factors limited the rate ambulances could be returned to duty which could affect response times.

Project Status/Schedule:

- SF Department of Building Inspection approved Final Certificate of Completion on June 24, 2021. SFFD Emergency Medical Services moved into the building on May 10, 2021.
- Public Works received Public Works Commission approval on April 7, 2023 to increase the

contract duration contingency which will allow Public Works to issue a final time extension change order that will extend the contract duration to the Final Completion date of February 3, 2023. Public Works issued the Certificate of Final Completion for February 3, 2023.

- The final Art Enrichment Fence panel scope was completed in February 2023.
- With approval from the SFFD and concurrence from Office of Public Finance and Capital Planning Committee, Public Works transferred \$2,800,00 of the remaining funds from the ADF project back to the NFS component. Back in December 2017, SFFD had authorized the transfer of \$5.1M from the NFS component to the ADF component in order to ensure that the ADF project had sufficient funding to be completed. At that time, the construction estimates received by Public Works showed that the original \$43.5M funding allocation to the ADF Project was not sufficient to deliver the project due to unanticipated poor soil conditions necessitating more robust structural foundation system, need for a more enhanced seismic performance, additional utility costs due to requirement for primary service through PUC, and raising the building site due to anticipated sea level rise. The revised funding allocation to the ADF component after the transfer of \$5.1M was increased to \$48.6M. As the ADF is proceeding with financial closeout, Public Works is working on returning any unspent funding from the initial \$5.1M transfer back to the NFS component to fund shovel-ready NFS projects, such as the Fire Station 15 Hose Tower demolition/rebuilt and the Fire Station 18 Emergency Generator Projects

Construction Progress Photos:



Front of New SFFD Station 49



View of backside of the new SFFD Station 49 and upper garage deck.



Warehouse on 1st Floor



Ambulance Restock Area

Neighborhood Fire Station (\$12.1 Million)



Project Background: Funding from the 2016 Public Health and Safety Bond will rehabilitate or upgrade fire stations to provide improved seismic safety and a healthy work environment for the firefighters. 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 funded an additional \$9.4 Million for Neighborhood Fire Station (NFS) projects. The additional funding capacity will be applied toward the most beneficial and cost-effective NFS capital projects.

Project Description:

1. Seismic Hose Tower Removals at Fire Stations 6, 11, 12, 15, 21, and 38:



Scope:

Seismic evaluations of the last (6) San Francisco NFS with remaining hose towers was completed by IDC structural in January 2017. All other hose towers were removed by previous bond programs to increase the seismic safety of the fire stations. The IDC structural seismic studies resulted in the identification of seismic deficiencies and the assignment of a Seismic Hazard Ratio (SHR) of “4”, corresponding to a partial or total collapse of the stations in the occurrence of a major seismic event. The removal of the (6) remaining hose towers will result in a reduced SHR of “3”, providing increased collapse prevention and increased life safety for the fire fighters and the adjacent neighborhood homes.

The hose towers were designed and constructed to provide a place to hang up hoses to drain and dry. Earlier leather or cotton hoses would deteriorate if not properly dried. Towers were equipped with pulleys, ropes and hanging hooks. The hose tower became a defining vertical feature of fire station design in the mid-century modern architectural style. Improvements to hose design in the 1950s with the introduction of new synthetic materials increased the strength and durability of

hoses, and new hose drying cabinets and racks replaced the need for the hose towers.

Due to the iconographic and historical importance of the towers, SF City Planning requested that one of the towers be reconstructed. FS 15, deemed to be the most visible, located at the corner of Ocean Avenue and Phelan Avenue, was selected to be rebuilt with stucco over light steel framing, in the exact dimensions, stucco finish, and configuration as the original tower. Fire Station 15 is also located in a non-liquefaction zone, and has one of the larger tower footprints, allowing for the installation of formwork.

Fire Station 15 will bid separately due to the additional design time required and longer DBI review duration.

In addition to hose tower removal, the scope of work at FS 11, 12, and 21 included roof replacement and mechanical equipment replacement, as well as exterior envelope painting at FS 11.

Project Status/Schedule:

- **FS #6, 11, 12, 21, & 38 Hose Tower Removal and Roof Replacement (Status – Completed):** On May 26, 2021, a Certificate of Final Completion was issued. Project is complete.
- **FS #15 Hose Tower Removal and Tower Replacement (Status – Bidding in late 2023):** DBI issued a permit for the hose tower removal and rebuild in late December 2019. Public Works is currently working with a general contractor to deliver this project via the Job Order Contracting (JOC) delivery method. Contractor is targeting to complete pricing by December 2023 with an anticipated construction start in 1Q, 2024.



2. Additional Generator(s) (Locations – See Below)

In June 2017, the San Francisco Fire Department requested additional generators be added to the portfolio of projects. Project Management was provided with a priority list of Fire Stations from SFFD for generator replacements, and GHD, As Needed consulting electrical engineers, provided condition assessments of the existing generators to confirm that they were past their useful life.

Project Status/Schedule:

Fire Station 37 & 44 Generator Replacement Projects:

- FS 37 & 44 Generator Replacements Bid Package was bid on August 3, 2022. The Notice to Proceed (NTP) for construction was issued on March 27, 2023. FS 37 generator required a design revision due to a BAAQMD requirement change, and the new permit was issued by Department of Building Inspection (DBI) on September 20, 2023. Both generators have been ordered as of October 2023 with a tentative lead time of 64 weeks.
- Upcoming Milestone:
 - Contractor to provide generator delivery date confirmation.

Fire Station 18 Generator Replacement Project:

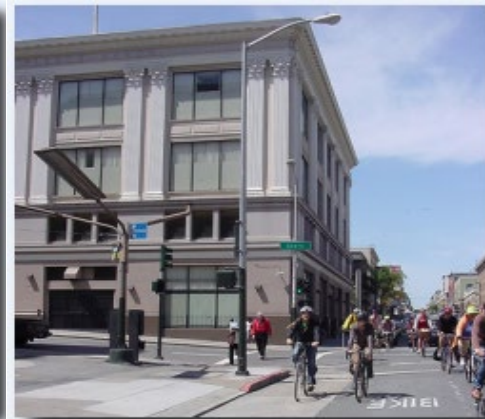
Following the bid results for FS 15 Seismic Hose Tower Removal, which was deemed by the SFFD to be of a higher priority life-safety priority, FS 18 will be the very last project to bid under PHS 2016. FS 18 is being prepared for contractor procurement/bidding as of October 2023.



Department of Homelessness and Supportive Housing (\$20 Million Total)



440 Turk Street

525 5th Street

1001 Polk Street

Homeless Service Sites Program and Administrative Offices (\$19.9 Million)

Project Background: The Department of Homelessness and Supportive Housing (HSH) was launched July 2016 to combine key homeless serving programs and contracts from various City Departments, such as Department of Public Health (DPH), the Human Services Agency (HSA), the Mayor's Office of Housing and Community Development (MOHCD), and the Department of Children Youth and Their Families (DCYF). The consolidated department's singular focus is on preventing and ending homelessness for people in San Francisco. The project focuses on the construction, acquisition and improvements of City-owned homeless shelters and services sites, as well as expansion sites. The renovation of 440 Turk Street will provide a centralized location to house HSH operations, improving efficiencies amongst the different programs and contracts in serving the population of people facing homelessness in San Francisco. Renovations to three existing homeless shelter sites will provide existing City-owned shelter facilities with repairs and improvements necessary for maintaining the City's current shelter network. The 1064-68 Mission project would provide up to 10,000 square feet of space to permanently relocate the San Francisco Homeless Outreach Team (SF HOT) from its existing space at 101 Grove Street due to seismic conditions. The Mission Street project is part of a larger commercial parcel to be owned by the City which would also include the Tom Waddell Urgent Care Clinic, Street Medicine and Dental Clinic. HSH is working on this effort in partnership with the Department of Public Health (DPH) and the Mayor's Office of Housing and Community Development (MOHCD).

Project Description: Renovation of 440 Turk Street will include centralized administrative offices for HSH and a client access point where people experiencing homelessness can get connected to the City's Homelessness Response System.

The two City-owned shelters at 1001 Polk and 525 5th Street are the largest shelters in the adult shelter system and between them represent 57 percent of the current capacity of the City's emergency shelter system. Adult shelters provide safety, shelter, and food to adults experiencing homelessness in San Francisco and facilitate connections to medical, mental health and substance abuse services, income maintenance, disability benefits, employment and housing programs. The family shelter at 260 Golden Gate Avenue offers up to six months of shelter while providing comprehensive support services that includes parenting skills groups, employment and housing workshops, housing search and placement assistance, and budget counseling. The shelter renovation project funding will provide needed health and safety system repairs and other improvements to keep the City's emergency shelters fully functional.

Funding will also be used to build out 1064-68 Mission to create a centralized deployment facility for SF HOT to improve the coordination and delivery of services to chronically homeless persons living on the street. SF HOT employs comprehensive wrap-around services to meet client needs. It promotes harm reduction and strength-based recovery philosophies through its daily functioning and utilizes acuity-based, data-driven, and outcome-oriented processes to meet goals. SFHOT also assesses medical and behavioral crises and refers clients to emergency care.

By funding the requested capital improvements, the City will be able to correct both existing and potential public health and safety deficiencies.

Project Scopes:

The 440 Turk project scope includes the purchase of the property and the design and construction services necessary for the successful delivery of the renovation of approximately 25,000 square feet of existing office space into administrative offices and a client access point for HSH.

The 1064-68 Mission project scope would include capital costs related to build-out up to 10,000 square feet of office/services space for SF HOT.

The City-owned shelter rehabilitations would include structural evaluation, facilities conditions assessments, and prioritization exercise to review and identify required scope across three properties which could include:

- Seismic upgrades
- Replacement of sanitation and plumbing systems
- Modernization of life safety systems (fire alarms, carbon monoxide detector, etc.)
- ADA and security related upgrades to increase staff, client health, and safety
- Kitchen repairs to improve cleanliness and increase volume of clients served
- HVAC work to improve environmental air quality
- Electrical systems and emergency power upgrades to meet Title 24
- Roof Repairs

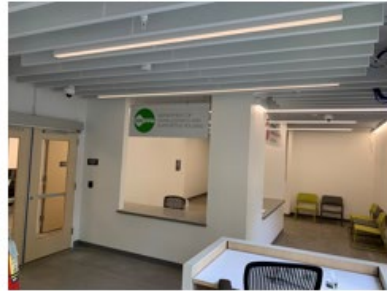
Project Status

1. 440 Turk Street (Administrative Office and Client Access Point) (Status - Completed)

Renovation has been completed with substantial completion date achieved on July 31, 2019 and Final Completion in September 2019.



Access Point lounge



Main Entrance



Employee work stations



Mosaic art work for the Access point

- 2. 1064-68 Mission Street:** Episcopal Community Services of San Francisco (ECS) and Mercy Housing are co-developing San Francisco’s largest permanent supportive housing development for formerly homeless people. The two-building development, to be built near 7th and Mission, will provide permanent supportive housing for up to 256 households experiencing chronic homelessness, with 103 of these new units designated for formerly homeless seniors, age 62 or older. This project also includes DPH’s Tom Waddell Urgent Care Clinic, including dental services and a specialized Street Medicine program, and the SF HOT.

This Project is being managed directly by the HSH Project Team with limited support from Public Works.

- **Project Status/Schedule:**

- Project received temporary certificate of occupancy (TCO) on August 26, 2022 and began operations on September 30, 2022. Project is in closeout.

Construction Progress Photos:



3. City-Owned Shelters (1001 Polk St/Next Door, 260 Golden Gate Ave/Hamilton Family Shelter, & 525 5th St/MSC South): The structural assessment of the portfolio was completed at the end of September 2018. The final Needs Assessment Report, which consolidated the architectural and structural assessments and the categorization of required/recommended systems repairs, improvements, repairs based on severity of the issues, was released at the end of October 2018. Presentations by both the Architectural team and Structural Engineers were made to HSH in November 2018.

Based on the Needs Assessment Report, the following scopes of work have been prioritized by HSH:

- **Project Status and Schedule:**
 - **260 Golden Gate (Hamilton Family Shelter) (Status - Completed)**

The scope was modifications to the fire sprinkler heads at the stairway and elevator improvements. MIK completed construction on November 25, 2020.
 - **1001 Polk St - HVAC Upgrades & Structural Repair Project (Next Door Shelter) (Status – Construction)**
 - Capital Planning Committee recently approved \$2 million additional funding under the Critical Repairs Program from General Funds to supplement the PHS 2016 funding allocation.
 - The scope of work for the Polk Street Shelter includes HVAC upgrades, structural repairs at the basement vault ceiling at Polk, Geary and Cedar, and waterproofing repairs. The design team, through initial inspections by the waterproofing consultant and the structural engineer, developed a full scope of work in alignment with the client’s needs and the budget parameters.
 - Project Status:
 - Construction notice-to-proceed (NTP) was issued to City Building Inc. on October 25, 2023 with a Substantial Completion date of February 11, 2025. Site mobilization is anticipated for January 2024.
 - **525 5th St. (MSC South Shelter) (Status - Permitting)**
 - Capital Planning Committee (CPC) recently approved \$8.5 million additional funding under the Critical Repairs Program from General Funds to supplement the PHS 2016 funding allocation.
 - With the additional CPC funding, the current scope of work includes remodeling and upgrades to all restrooms and showers, new storage in the Day Room, and kitchen replacement.
 - Final construction documents were completed in December 2022. Project received DBI plan approval on November 3, 2023. Permit issuance is pending payment of DBI invoice.
 - Bidding is currently planned to start in December 2023.

BUDGET, FUNDING, & EXPENDITURES

Budget

The Public Health and Safety 2016 (PHS 2016) Bond Program 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 with a combined bond budget of \$350,000,000 (see Table A). All components are being managed by SF Public Works, except for specific individual projects within the HSH component that is being managed directly by HSH.

With approval from the SF Fire Department, Public Works revised budgets for the ADF and the NFS components. The ADF budget was increased by \$5,100,000 (from \$43,500,000 to \$48,600,000) because the forecasted project costs to deliver the ADF project are higher than the original budget. The drivers for the forecasted increase in cost include the following: poor soil conditions on the purchased land parcel, international construction market conditions and the local bidding environment. The NFS budget was reduced by \$5,100,000 (from \$14,500,000 to \$9,400,000) to maintain the same bond component budget of \$57,090,000 for the SF Fire Department (*Refer to rows 4 and 5 in Table A - Budget Revision (next page)*). ADF transferred a balance of \$2,800,000 back to the NFS component to fund various shovel-ready projects. Any additional remaining balance at final financial close out will also be transferred to the NFS component.

With approval from DPH, Public Works revised budgets for ZSFG Building 5, Community Health Center (CHC), and Southeast Health Center (SEHC) components. The ZSFG component budget was decreased by approximately \$15.3M (from \$222M to \$203.4M), which has been re-allocated to the CHC and SEHC components by \$8.8M and \$7.8M, respectively; the overall PHS budget of \$272,000,000 for the Department of Public Health remains unchanged. The CHC and SEHC component budget increases were driven by increased project costs to deliver the CHC and SEHC projects. The cost drivers for the increased costs include the following: (1) added scopes due to the need to seismically retrofit the Castro Mission Health Center and Maxine Hall Health Center due to poor seismic performance, (2) costs to create a temporary clinic to maintain clinical services during construction; and (3) unforeseen conditions during construction. (*Refer to rows 1, 2, 3 in Table A*).

In November 2023, Public Works also started the coordination efforts with the Office of Public Finance (OPF) to initiate the supplemental appropriation process that will release the accrued bond interest earnings for the 2016 PHS program to be used for the delivery of the projects. Public Works is waiting for confirmation from the Controller's Office and OPF on the actual accrued bond interest earnings to date, but it is estimated to be in the ballpark of \$14,000,000.

Table A - Budget Revisions *

	Public Health and Safety Components/Projects	Bond Authorization	Bond Budget	Budget Reallocation	Revised Bond Budget
1	Zuckerberg San Francisco General (ZSFG) Building 5 Improvement Projects	\$222,000,000	\$218,723,000	(\$15,286,544)	\$203,436,456
2	Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	\$30,000,000	\$29,700,000	\$7,585,698	\$37,285,698
3	Department of Public Health (DPH) Other Community Centers Improvement Program	\$20,000,000	\$19,800,000	\$8,949,573	\$28,749,573
4	San Francisco Fire Department (SFFD) – Ambulance Deployment Facility	\$43,500,000	\$42,800,000	\$2,280,049	\$47,880,049
5	San Francisco Fire Department (SFFD) – Neighborhood Fire Stations	\$14,500,000	\$14,290,000	(\$2,301,991)	\$11,988,009
6	Department of Homelessness and Supportive Housing	\$20,000,000	\$19,700,000	\$0	\$19,700,000
	Oversight, Accountability, Cost of Issuance, and Underwriter's Discount	\$0	\$4,987,000	(\$1,226,785)	\$3,760,216
	Total	\$350,000,000	\$350,000,000	\$0	\$350,000,000

NOTE:

- The total revised budget of \$350M is rounded and is an estimate.
- The budget associated with oversight, accountability, cost of issuance, and underwriter's discounts have been revised based on actual costs with the completion of the 3rd and final bond sale.

Funding

As of this report, the PHS 2016 Bond Program is fully funded after the successful execution of the three bonds sales. The Program has received all authorized proceeds totaling \$348,555,656 and Underwriter's discount is a total of \$1,444,344, totaling \$350,000,000.

The first bond sale amount of \$172,366,928 was appropriated in February 2017. The second bond sale amount of \$49,697,232 was appropriated in June 2018, fully funding the Ambulance Deployment Facility Project and Homeless Service Site components. The third bond sale amount was \$126,491,496, fully funding ZSFG Building 5, Community Health Centers, Southeast Health Centers, and Neighborhood Fire Station components. A total amount of \$1,444,344 Underwriter's Discount, totaling all bond proceeds to the authorized amount of \$350,000,000.

Any savings related to the cost of issuance, which will be determined prior to bond issuance, will be proportionately distributed to each component.

The following table, *Table B – General Obligation Bond Funding and Third Bond Sale Request*, shows the allocation of proceeds of each bond sale.

Table B – General Obligation Bond Funding and all Bond Sale Request

Public Health and Safety Components/Projects	Bond Authorization	Original Bond Budget	Revised Bond Budget	1st Bond Sale	2 nd Bond Sale	3 rd Bond Sale
1 Zuckerberg San Francisco General (ZSFG) Building 5 Improvement Projects	\$222,000,000	\$218,723,000	\$203,436,456	\$95,755,942	\$0	107,680,514
2 Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	\$30,000,000	\$29,700,000	\$37,285,698	\$32,958,874	\$0	\$4,326,824
3 Department of Public Health (DPH) Other Community Centers Improvement Program	\$20,000,000	\$19,800,000	\$28,749,573	\$17,766,480	\$0	\$10,983,093
4 San Francisco Fire Department (SFFD) – Ambulance Deployment Facility)	\$43,500,000	\$42,800,000	\$47,880,049	\$11,970,000	\$33,110,049	\$0
5 San Francisco Fire Department (SFFD) – Neighborhood Fire Stations	\$14,500,000	\$14,290,000	\$9,188,009	\$7,950,000	\$1,500,000	\$2,538,009
6 Department of Homelessness and Supportive Housing	\$20,000,000	\$19,700,000	\$19,700,000	\$4,850,000	\$14,850,000	\$0
* Oversight, Accountability, and Cost of Issuance	\$0	\$4,987,000	\$2,315,872	\$1,115,632	\$237,183	\$963,057
** Underwriter’s Discount	\$0	\$0	\$1,444,344	\$753,072	\$257,768	\$433,504
Total Principal Amount	\$350,000,000	\$350,000,000	\$350,000,000	\$173,120,000	\$49,955,000	\$126,925,000

Note: Based on the Final Official Statement – the principal amount of the 1st Bond Sale is \$173,120,000, the 2nd Bond Sale is \$49,955,000, and 3rd Bond Sale is \$126,925,000.

Expenditures

As of October 13, 2023, the expenditures total is \$273,756,158, and the encumbrances are \$60,456,403, representing 95% of the appropriation and 95% of the budget, respectively.

The following table summarized budget, appropriation, encumbrances, and expenditures by component:

Table C: Budget, Expenditure, and Encumbrance Summary by Component

Components/Projects	Program Budget	Revised Budget	GENERAL OBLIGATION BONDS				Expenditure & Encumbrance	Expenditure & Encumbrance
			Appropriation	Expenditures	Encumbrance	Balance		
Zuckerberg San Francisco General (ZSFG) Building 5 Improvement Projects	222,000,000	203,436,456	203,436,456	139,918,499	57,123,369	6,394,588	97%	97%
Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	30,000,000	37,285,698	37,285,698	36,323,900	158,606	803,191	98%	98%
Department of Public Health (DPH) Other Community Centers Improvement Program	20,000,000	28,749,573	28,749,573	28,036,946	292,929	419,698	99%	99%
San Francisco Fire Department (SFFD) Projects - Ambulance Deployment Facility	43,500,000	45,080,049	45,080,049	44,831,063	23,921	225,065	100%	100%
San Francisco Fire Department (SFFD) Projects - Neighborhood Fire Stations	14,500,000	11,988,009	11,988,009	6,312,280	1,615,265	4,060,464	66%	66%
Department of Homelessness and Supportive Housing	20,000,000	19,700,000	19,700,000	15,371,526	1,239,311	3,089,163	84%	84%
Oversight, Accountability, and Cost of Issuance (COI)	-	2,315,872	2,315,872	1,517,601	-	798,271	66%	66%
Underwriter's Discount	-	1,444,344	1,444,344	1,444,344	-	-	100%	100%
TOTAL	350,000,000	350,000,000	350,000,000	273,756,158	60,453,403	15,790,439	95%	95%

NOTE:

- The \$350M total amount of all bond sale supplemental appropriation.
- Attachment 1 (below) - summarizes the budget summary for all projects within each PHS Bond

ATTACHMENT 1: ESTIMATED BUDGET SUMMARY

As of October 13, 2023

2016 PUBLIC HEALTH AND SAFETY (PHS) BOND PROGRAM BUDGET SUMMARY		as of October 13, 2023			
		Program Budget	Expenditures	Encumbrances	Balance
1. DEPARTMENT OF PUBLIC HEALTH (DPH) - ZUCKERBERG SAN FRANCISCO GENERAL (ZSFG) BUILDING 5		205,679,344	141,637,906	57,123,369	6,918,068
1.1	Clinical Improvements	135,437,484	100,679,664	32,556,150	2,201,671
	Project Controls	66,633,882	62,757,717	2,851,496	1,024,669
	Construction	68,803,602	37,921,947	29,704,654	1,177,002
1.2	Seismic Improvements	45,714,016	26,630,559	16,307,764	2,775,693
	Project Controls	17,939,324	15,788,249	701,129	1,449,946
	Construction	27,774,692	10,842,310	15,606,635	1,325,747
1.3	IT Improvements	14,331,505	7,666,357.99	5,353,666.67	1,311,480
	Project Controls	6,036,746	4,642,100	437,251	957,395
	Construction	8,294,759	3,024,258	4,916,416	354,085
1.4	Infrastructure Improvements	7,953,450	4,941,919	2,905,789	105,743
	Project Controls	1,738,450	1,587,080	53,009	98,361
	Construction	6,215,000	3,354,838	2,852,780	7,382
1.5	Program Contingency	0	-	-	-
1.6	Finance Cost & Underwriter's Discount *	2,242,889	1,719,407	-	523,481
2. DEPARTMENT OF PUBLIC HEALTH (DPH) - SOUTHEAST HEALTH CENTER RENOVATION & EXPANSION		37,693,485	36,666,709	158,606	868,169
2.1	Southeast Health Center Renovation (Phase 1)	2,924,610	2,884,882	-	39,728
	Project Controls	2,110,314	2,070,586	-	39,728
	Construction	814,296	814,296	-	-
2.2	Southeast Health Center Expansion (Phase 2)	33,558,787	33,439,018	158,606	(38,838)
	Project Controls	11,215,776	11,183,850	70,763	(38,838)
	Construction	22,343,011	22,255,168	87,843	0
2.3	Program Contingency	802,301	-	-	802,301
2.4	Finance Cost & Underwriter's Discount *	407,787	342,809	-	64,978
3. DEPARTMENT OF PUBLIC HEALTH (DPH) - OTHER COMMUNITY CENTERS		29,065,634	28,287,537	292,929	485,167
3.1	Castro Mission Health Center	10,341,866	10,045,127	165,237	131,502
	Project Controls	4,528,732	4,443,365	92,018	(6,651)
	Construction	5,813,134	5,601,762	73,219	138,153
3.2	Maxine Hall Health Center	17,444,965	17,224,940	127,233	92,792
	Project Controls	6,415,478	6,297,068	25,618	92,792
	Construction	11,029,486	10,927,872	101,615	(0)
3.3	Seismic Improvements	393,656	393,656	0	(0)
	Project Controls	393,656	393,656	0	(0)
	Construction	-	-	-	-
3.4	Infrastructure Improvements	373,683	373,223	460	0
	Project Controls	105,528	105,068	460	0
	Construction	268,155	268,155	-	-
3.5	Program Contingency	195,404	-	-	195,404
3.6	Finance Cost & Underwriter's Discount *	316,061	250,592	-	65,469

2016 PUBLIC HEALTH AND SAFETY (PHS) BOND PROGRAM BUDGET SUMMARY		as of October 13, 2023			
		Program Budget	Expenditures	Encumbrances	Balance
4. SAN FRANCISCO FIRE DEPARTMENT (SFFD) - AMBULANCE DEPLOYMENT FACILITY		45,542,002	45,209,329	23,921	308,752
4.1	SFFD Ambulance Deployment Facility (ADF)	45,080,049	44,831,063	23,921	225,065
	Project Controls	11,741,221	11,492,234	23,921	225,065
	Construction	33,338,829	33,338,829	-	-
4.2	Program Contingency	-	-	-	-
4.3	Finance Cost & Underwriter's Discount *	461,953	378,266	-	83,687
5. SAN FRANCISCO FIRE DEPARTMENT (SFFD) - NEIGHBORHOOD FIRE STATIONS		12,118,007	6,418,373	1,615,265	4,084,369
5.1	SFFD Neighborhood Fire Stations (NFS) - Structural Strengthening	-	-	-	-
	Project Controls	-	-	-	-
	Construction	-	-	-	-
5.2	SFFD Neighborhood Fire Stations (NFS) - Hose Tower Removal	5,042,447	5,023,525	-	18,922
	Project Controls	1,576,732	1,557,810	-	18,922
	Construction	3,465,714	3,465,714	-	(0)
5.3	SFFD Neighborhood Fire Stations (NFS) - Emergency Generator	2,889,982	579,411.00	1,615,265	695,306
	Project Controls	1,269,658	533,372	40,980	695,306
	Construction	1,620,324	46,039	1,574,285	-
5.4	Project Controls, Studies, Assessments (ii)	790,198	709,344	-	80,854
5.5	Program Contingency	3,265,383			3,265,383
5.6	Finance Cost & Underwriter's Discount *	129,998	106,093	-	23,905
6. DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING (HSH) - HOMELESS SERVICE SITES		19,901,528	15,536,303	1,239,311	3,125,913
6.1	440 Turk Street Homeless Service Site	7,075,000	7,075,000	-	0
	Project Controls	638,242	638,242	-	0
	Construction	6,436,758	6,436,758	-	0
6.2	525 5th Street Homeless Service Site (MSC South Shelter)	4,222,275	1,663,047	397,136	2,162,091
	Project Controls	3,414,590	1,663,047	397,136	1,354,406
	Construction	807,685	-	-	807,685
6.3	260 Golden Gate Homeless Service Site (Hamilton Family Shelter)	294,891	294,725.62	-	165
	Project Controls	236,080	235,915	-	165
	Construction	58,811	58,811	-	0
6.4	1001 Polk Street Homeless Service Site (Next Door Shelter)	3,007,833	1,259,521	842,175	906,137
	Project Controls	2,360,616	1,259,521	194,958	906,137
	Construction	647,217	-	647,217	-
6.5	1064-1068 Mission Street Homeless Service Site	5,000,000	5,000,000	-	0
	Project Controls	10,000	10,000	-	-
	Construction	4,990,000	4,990,000	-	0
6.6	Program Contingency	100,000	79,232	-	20,768
6.7	Finance Cost & Underwriter's Discount *	201,529	164,778	-	36,751
TOTALS		350,000,000	273,756,158	60,453,403	15,790,438

NOTE:

- Attachment reflects proration of the Oversight, Accountability, and Cost of Issuance (COI) and Underwriter's Discount
- For Southeast Health Center and Castro Mission Health Center, DPH has successfully leveraged other non-bond fund commitments/sources that fully funds the projects (OCII, Mental Health, PUC, CalOES, etc.) that are currently not showing in the expenditures above.

ATTACHMENT 2: CONTACT INFORMATION

Contact	Title	Component	Telephone No.	Other No.	Email
Joe Chin	Program Manager	PHS 2016 & 2008 SFGH Rebuild (program-wide)	(628) 271-2839	(628) 206-7177	joe.chin@sfdpw.org
Lindsay Hu	Project Manager	PHS 2016 ZSFG Building 5	(628) 271-2827	(628) 206-6615	lindsay.hu@sfdpw.org
Magdalena Ryor	Project Manager	PHS 2016 ZSFG Building 5	(628) 271-2758	(415) 602-0930	magdalena.ryor@sfdpw.org
Charles King	Project Manager	PHS 2016 DPH Community Health Centers (MHHC)	(528) 271-2840		charles.king@sfdpw.org
Youcef Bouhamama	Project Manager	PHS 2016 DPH Community Health Centers	(628) 271-2837		youcef.bouhamama@sfdpw.org
Kathleen O'Day	Project Manager	PHS 2016 Ambulance Deployment Facility	(628) 271-2776		kathleen.oday@sfdpw.org
Michael Rossetto	Project Manager	PHS 2016 Neighborhood Fire Station	(628) 271-2773		michael.rossetto@sfdpw.org
Sherry Katz	Project Manager	PHS 2016 Homeless Service Sites	(628) 271-2759		sherry.katz@sfdpw.org
Jumoke Akin-Taylor	Project Manager	PHS 2016 Homeless Service Sites (440 Turk)	(628) 271-2823		jumoke.akin-taylor@sfdpw.org
Oscar Li	Administrative Analyst	PHS 2016 (program-wide)	(628) 271-2798		oscar.li@sfdpw.org
Kelly Griffin	Principal Administrative Analyst	PHS 2016 Neighborhood Fire Station	(628) 271-2800		kelly.griffin@sfdpw.org
Michelle Dea	Project Controls Manager	PHS 2016 (program-wide)	(628) 271-2821		michelle.dea@sfdpw.org