



San Francisco Health Network



SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH

Public Health & Safety Bond Program 2016 Status Report June 2024



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)

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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 (CGOBOC) 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.

On May 13, 2024, Public Works received approval from the Capital Planning Committee to appropriate \$14,040,440 of the bond interest earnings to the 2016 PHS Bond Program Budget. The bond interest earnings will be allocated between the three Client Departments (Department of Public Health, SF Fire Department, and the Department of Homelessness and Supportive Housing) and will be used to fund new or ongoing capital projects. Of the \$14,040,440, \$2,878,165 will be placed on the Controller's Reserves pending the resolution of potential rebate and arbitrage liabilities.

The following is an executive summary status of each of the six components (updates in this report include project status approximately through April 2024):

[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: 5 projects have been completed/closeout; 7 projects are in construction; and 2 projects in bidding.

There are currently seven 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, (6) Clinical Laboratory Track Replacement, and (7) Psychiatric Emergency Services (PES) Expansion. The Fire Alarm Infrastructure Project (Phase 1) is the only project currently in design with a target date to re-submit to HCAI by the end of 3Q, 2024. The Family Health Center (Phase 1 – Demolition) and PES-Radiology Renovation are currently in the bidding phase.

[Community Health Center – Southeast Health Center](#)

CLW Builders (Contractor) has completed all post-occupancy change order scopes with a target final project completion by 3Q, 2024.

Community Health Center – Various Locations

Castro Mission Health Center: The Team has completed all post-occupancy change order scopes with a target Final Completion by 3Q, 2024.

Ambulance Deployment Facility (ADF)

Public Works issued the Certificate of Final Completion on February 3, 2023. Project has been completed and financially closed out.

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: Public Works will be pivoting to a Design-Bid-Build Delivery Method (DBB, also known as low bid) in lieu of the job-order contracting delivery method because the preliminary pricing for the final project scopes exceed the \$1 million task order threshold.

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

FS 37 & 44 Generator Replacement Project

FS 37 started onsite construction activities in April 2024. Contractor is waiting for vendor to provide confirmation of emergency generator shipping date.

FS 18 Generator Replacement Project

Public Works is finalizing pricing for FS 18 through the job-order contracting delivery method.

Homeless Service Sites

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

1001 Polk Street HVAC Upgrades: Contractor is continuing with construction activities. Interior hazardous material abatement is completed with HVAC interior installation 85% complete.

525 5th Street: Public Works is proceeding with the contract award to CLW Builders and anticipates construction Notice-to-Proceed (NTP) to be issued by August 2024.

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 details and status of each component will be 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)

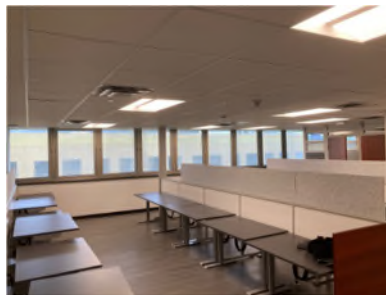
- Scope includes renovating a portion of the former emergency department (1st Floor) to allow for the Urgent Care Clinic to be relocated from Building 80 to Building 5, 1st Floor.
- Substantial Completion was achieved in April 2018. Office of Statewide Health Planning and Development (OSHPD)/HCAI issued 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: KLV 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. In May 2024, the City and the Contractor have reached a tentative settlement to resolve all outstanding change orders/delay claims related to this project. Final approval of the cost settlement will require Public Works Commission, Board of Supervisor, and Mayor approvals.

Construction Progress Photos for Phases 1 and 2:



(Status: Phase 3 – Construction; NTP – October 24, 2022; Contractor: K LW 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.
- DPH has leveraged additional philanthropic private funding from the SFGH Foundation that is funding all project expenditures during the construction phase.
- **Project Status**
 - Urology Clinic Area: Contractor is continuing with partition wall sheetrock and HVAC installation.
 - Waste Holding Area: Contractor is continuing with sheetrock installation for partition walls, electrical, and HVAC installation.
 - Ward 3A Accessible Restroom: Contractor is starting with wall framing.
 - Ward 3C Accessible Restroom: Contractor is starting on the temporary construction barriers.

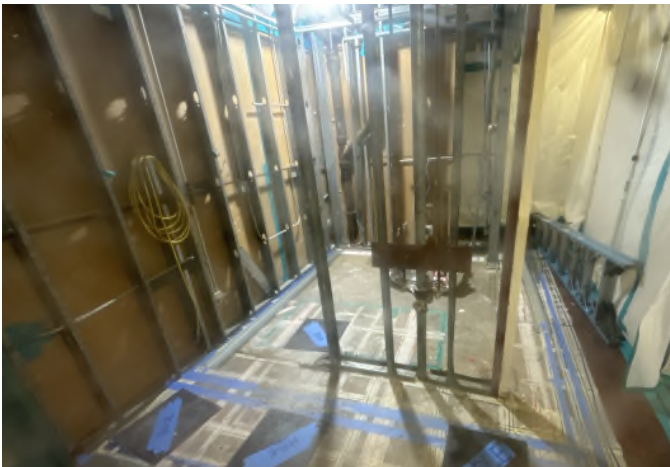
Construction Progress Photos, for Phases 3:



Sheetrock Installation and HVAC in Urology



Sheetrock Installation in Waste Holding



Wall Framing in Ward 3A Restrooms



Temp Construction Barrier Ward 3C Restroom

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 portfolio of 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 6 core projects under the ZSFG component.

Project Status (Overall Phase 2 - 48% complete):

- Sawcut (104 locations total) – 64 completed; 2 locations in-progress
- Reinforced Concrete column/beam (18 locations total) – 7 completed; 5 locations in-progress
- FRP + Windows (54 locations total) – 20 completed, 9 locations in-progress
- FRP Slab/Walls (13 locations total) – 7 completed, 0 locations in-progress
- Seismic Joint (17 locations total) – 5 completed, 7 locations in-progress
- Steel Plate Reinforcement (5 locations total) – 2 completed, 1 location in-progress

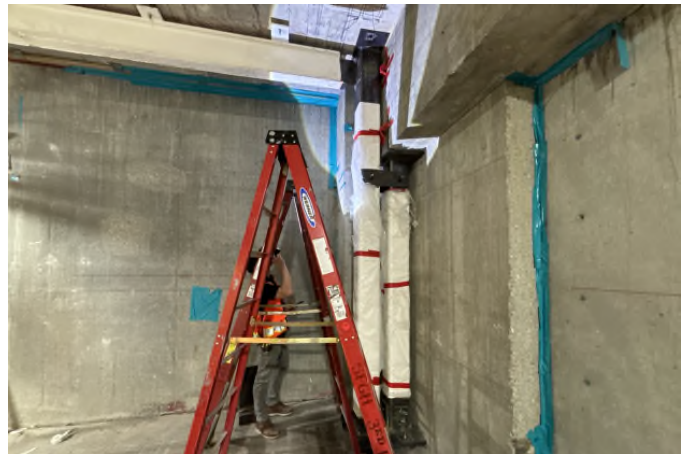
Upcoming Schedule Milestones:

- 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, L1 and L2 are complete. The L3-L7 work requires 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 relocated in December 2023 and is scheduled to move back in June 2024. The Ear-Nose-Throat (ENT) Clinic, is targeting relocation in 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 24 active construction areas throughout Building 5 and M-Wing and 105 completed areas of the 211 locations.

Construction Progress Photos:



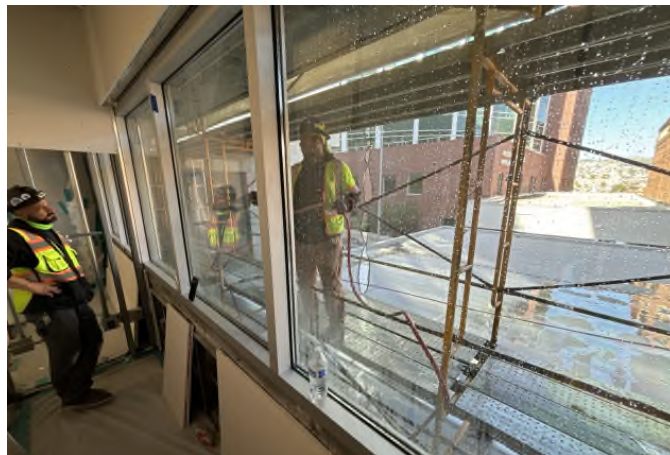
L3 Seismic Joint Structural Steel Beam Prep



L3 Seismic Joint Steel Columns and Beam Installation_



L3 Seismic Joint Flexible Connection_



L2 FRP Columns, Window Installation and Window Leakage Test

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
- This project is being delivered as part of the Construction Management/General Contractor (CM/GC) Contract awarded to Pankow Builders that includes 6 core projects under the ZSFG component.

- **Project Status (Overall - 45% complete)**

- **RECENTLY COMPLETED:**

- Completed concrete placement at the floor slab for all plumbing trenches along Gridline 6.

- **IN-PROGRESS:**

- Vendor is finalizing Elevator Shaft 4 structural steel shop drawings. Upon approval of the shop drawings, Contractor can proceed with the fabrication of the structural steel. This activity is critical as it is driving the project schedule.
 - Completed the hazardous material abatement within the bedshop area. General demolition is ongoing and is targeted to be complete by the end of early June 2024.
 - Contractor continues to investigate the damaged post-tension tendons to identify potential options in conjunction with the Structural Engineer to repair the damaged tendon(s).

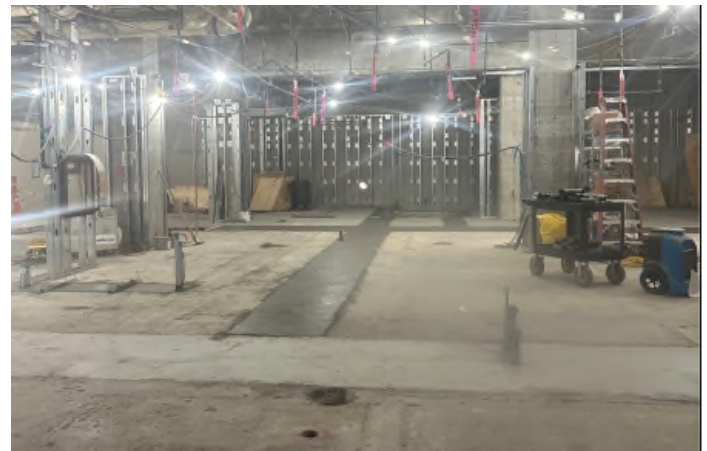
- **UPCOMING:**

- Contractor to complete the mold cleaning of the space within the infection control barrier. Upon the successfully cleaning of this space, infection control requirements can be relaxed, and metal stud framing can start.
 - Sawcut and excavation of the final plumbing trenches east of Gridline 6.

Construction Progress Photos:



Plumbing Trenching – Concrete Slab Reinforcing Steel Installation at Floor Slab (Before)



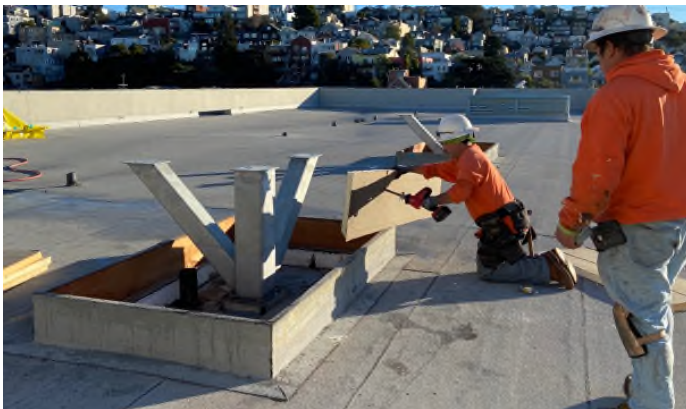
Plumbing Trenching – Completed Concrete Placement at Floor Slab (After)



Administrative Office Layout



Haz Mat Abatement Containment at Bedshop Area, Basement Level



HVAC Equipment Platform Baseplate at Roof Level



New Air handling Unit (AHU) Concrete Pad at Basement Level

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.
- This project is being delivered as part of the Construction Management/General Contractor (CM/GC) Contract awarded to Pankow Builders that includes 6 core projects under the ZSFG component.

- **Project Status (Overall 60% complete)**
 - **RECENTLY COMPLETED:**
 - Sheetrock installation at nurse stations
 - Pressure testing of new mechanical ductwork
 - Replaced two fire smoke dampers (FSD) at the main supply shaft into the Dialysis space
 - **IN-PROGRESS:**
 - Continuing with wall sheetrock installation at all areas
 - Ceiling work. Continuing with overhead mechanical, electrical, plumbing, and fire sprinkler (MEPS) installation.
 - Continuing with the reverse osmosis (Dialysis Equipment) wastewater and tubing installation from the wallbox to all treatment stations.
 - Replacing two FSDs at the main Shaft #1 and #2.
 - **UPCOMING:**
 - Completion of all sheetrock installation at main areas and start painting by end of July 2024.
 - Start installing plywood and electrical utility connections at treatment stations
 - Start installing electrical panels

Construction Progress Photos:



Nurse Station/Treatment Bay Panoramic View



Dialysis Equipment Piping/Tubing



Nurse Station / Treatment Bay



Nurse Station / Treatment Bay Sheetrock Installation



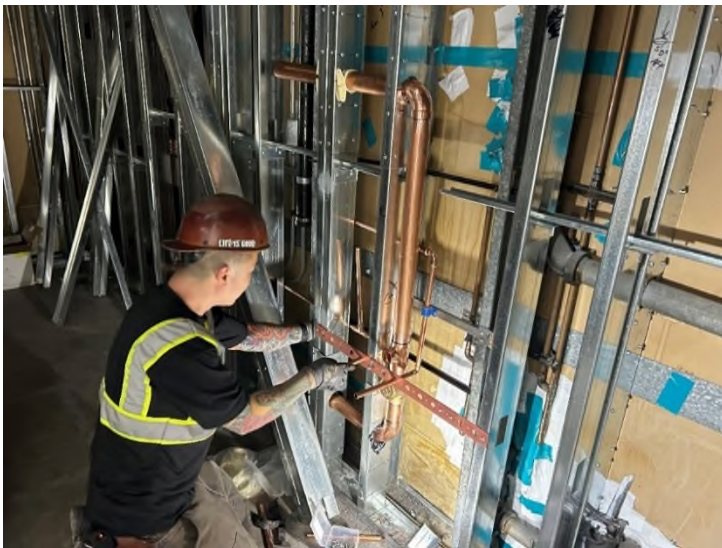
Nurse Station / Treatment Bay Sheetrock Installation

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 scope has been substantially reduced due to insufficient funding from 2016 PHS. The minimum scope that is needed is to provide cooling capacity to support new or existing IT Rooms that were constructed by other projects.
- This project is being delivered as part of the Construction Management/General Contractor (CM/GC) Contract awarded to Pankow Builders that includes 6 core projects under the ZSFG component.
 - Pankow Builders continues to finalize the pricing exercise/negotiation of the remaining scopes (electrical, mechanical, plumbing, and fire suppression) with the trade contractors based on comments and feedback from Public Works and its 3rd Party Cost Estimating Consultant

- **Project Status (Overall - 19% Complete)**
- **COMPLETED:**
 - Completed the chilled water piping installation through the Rehabilitation Department Phase 3 space
- **IN-PROGRESS:**
 - Ground Floor Shower Rooms GL4 & GL8 – Continuing plumbing and electrical conduit installations.
- **UPCOMING:**
 - Ground Level Corridors – Commence with chilled water piping (CHWL) installation pending Design Team approval of the piping layout shop drawing. Because the ground level corridor is a heavily used area, the CHWL piping will need to be installed at nighttime or weekends.
 - East Interior CHWL Piping – Start piping installation pending approval of infection control work plan
 - Building Exterior CHWL – Constructability review of proposed pipe routing and coordination of point-of-connection with other projects

Construction Progress Photos:



Shower room plumbing installation



Shower room water closet installation



Door frame, metal stud, and electrical conduit installation at Shower Room GL-8

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 – Equipment Procurement)

- ZSFG Facilities are proceeding with the replacement of existing switchgear equipment and circuit breaker with new components. This approach does not require design documents/HCAI permit as HCAI has concurred that this scope can be treated as an in-kind maintenance equipment replacement project.

10. Mechanical Core Phase 1 (Status – Deferred)

- 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 – Closed)

- 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.
- DPH has re-purposed the usage of this space since the COVID-19 pandemic and has decided to not pursue the conversion of the Ward 4E space into a surge space. Project will be closed out.

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).
- The project received HCAI plan approval on July 28, 2022.
 - DPH has leveraged additional philanthropic private funding from the SFGH Foundation for this project, which allows for the commencement of the demolition portion of the project. The Phase 1 demolition of Wards 5C and 5EG is currently being bid out as a separate stand-alone design-bid-build project with bids due in early June 2024.



13. Psychiatric Emergency Services Expansion (Ward 1E) (Status: Early Demo – Complete); (Status: Main Renovation – Construction); (Status - 1X65 Radiology – Bidding, 1X61 Radiology – On Hold)

- 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 awarded to Pankow Builders that includes 6 core projects under the ZSFG component. The Radiology Renovation projects will be delivered as stand-alone projects that are independent of the CM/GC Contract.
- **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: Construction; Contractor - Pankow Builders)**
 - As part of the CM/GC pre-construction service efforts, the City and Pankow developed the bidding strategy and bid package procurement schedule based on lessons learned from past projects. Pankow directly negotiated early bid packages such as floor floating (provide a level floor prior to wall layout), floor scanning (identify locations of existing post-tensioned tendons and reinforcing steel), and wall layout (laying out new walls to identify conflicts with existing post-tensioned tendons and reinforcing steel prior to the mobilization of the main activities). The early work scopes started in February 2024, with the main areas completed by mid-May 2024.
 - Construction Notice to Proceed (NTP) for the PES Renovation project was issued to Pankow (CM/GC Contractor) on May 13, 2024. Pankow has completed the trade contractor bidding for 70% of the project scopes and is targeting to complete the trade bidding for the remaining scopes by end of July 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):**
 - The project received HCAI plan approval on August 22, 2023.
 - Public Works is currently soliciting pricing for the 1x65 Radiology Phase 1 (Restrooms



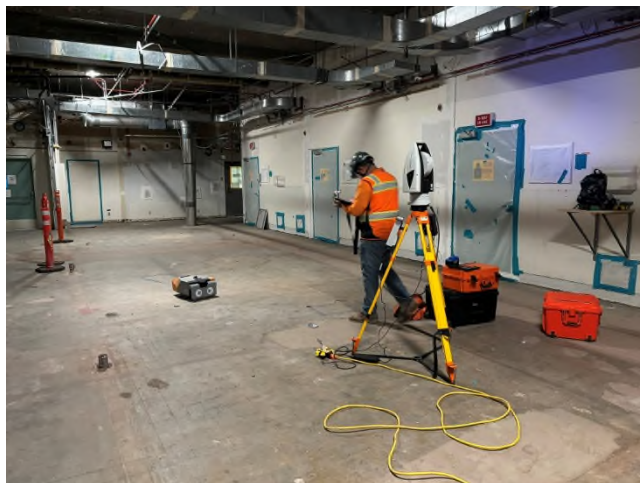
and Changing Room) through the Job Order Contracting (JOC) delivery method with City Building, Inc. (CBI). CBI is targeting to provide pricing by the end of June 2024.

- **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.

Construction Progress Photos:



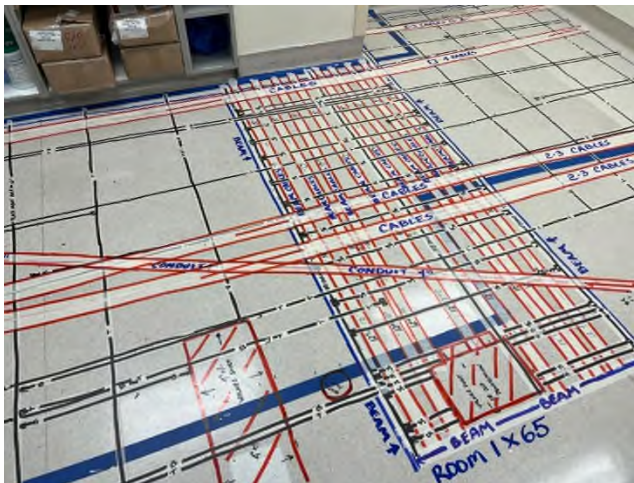
Completed Demolition



Wall Layout using “Dusty the Robot”



Floor Scanning – Locating Rebar and Post Tension (PT)



**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 – Design Restart)

- 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 insufficient funding, this project has been placed on-hold by ZSFG since 2021. Toward the end of 2023, DPH successfully leveraged additional philanthropic private funding from the



SFGH Foundation, which will allow Public Works to complete the design. Public Works is currently reviewing the scope and developing fee proposals to complete the design documents.

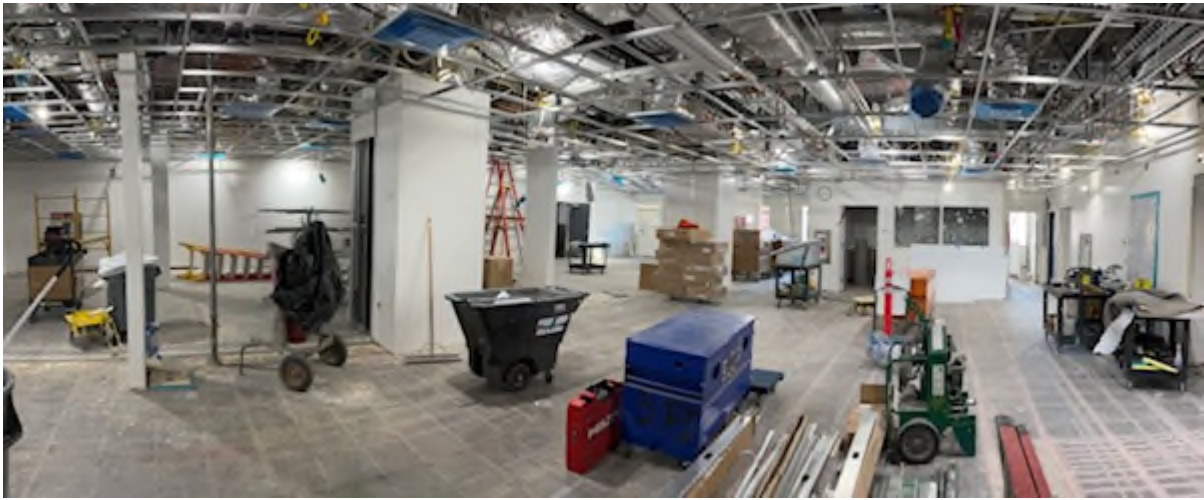
15. Clinical Laboratory Automated Track Replacement Project (Status: Construction; NTP- November 29, 2021; Contractor-Pankow Builders)

- 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 project that is being added to the 2016 PHS ZSFG Building 5 portfolio of projects. 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 awarded to Pankow Builders that includes 6 core projects under the ZSFG component.

Project Status (Overall - 72% complete):

- **Recently Completed:**
 - All plumbing piping has been completed
 - IT Racks have been installed at the IDF Room
 - Synmed equipment for the pharmacy was delivered and anchored.
 - New flooring has been installed at office and breakroom
- **In-Progress:**
 - Clinical Laboratory Main Area
 - Over 90% of mechanical ductwork, dionized water, and fire sprinkler piping have been completed.
 - Acoustical ceiling grids have been installed
- **Upcoming:**
 - The clinical laboratory automated track equipment is scheduled to be delivered by the end of July 2024
 - Office furniture will be delivered starting in May/June 2024

Construction Progress Photos:



Main Space Panoramic View



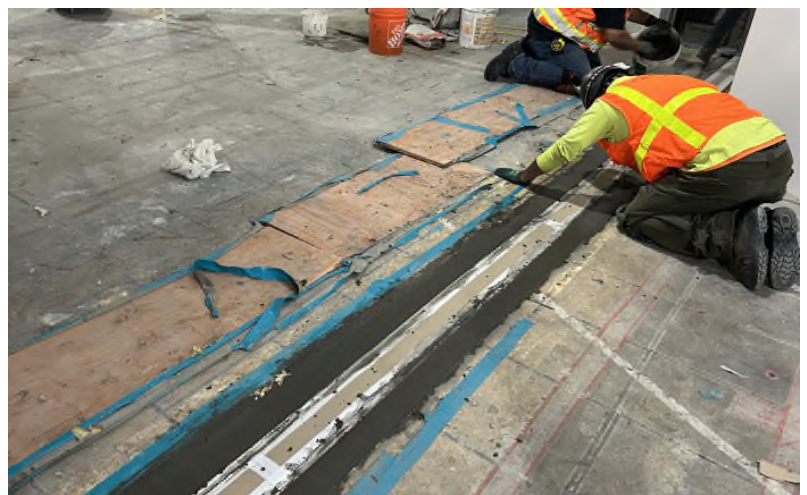
Future Track Equipment Area



Office Space Area



Synmed Pharmacy Equipment



Grouting seismic floor joint

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 3Q, 2024.
- **Upcoming Schedule Milestones:**
 - Submittal of LEED construction credits by 3Q, 2024
 - Certificate of Final Completion by 3Q, 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 has been pushed out until the end of 3Q, 2024 due to DPH-requested post-occupancy change order work.
 - All mechanical and building management system change order are now completed.
 - All window tune-up and concrete wall caulking/sealant and waterproof coating scopes are complete as of the end of May 2024.



Construction Progress Photos:



Completed Caulking Scopes





2nd Flr - Clinic Team Space



2nd Flr - Clinic Team Space



1st Flr – Reception Area



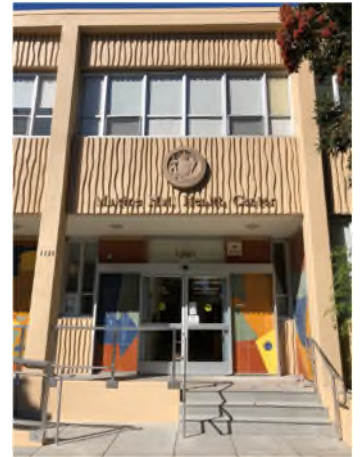
Typical Exam Room



Exterior Photos

**Maxine Hall Health Clinic (District 5 – Supervisor Preston)
(Status-Closeout; 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 and started seeing 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.
 - The Certificate of Final Completion was issued on December 21, 2023.



Construction Progress Photos:



Typical Exam Room



2nd Floor – Waiting Room



New Mechanical Ductwork and Equipment

1. Chinatown Public Health Clinic (Status - 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

2. Energy Efficiency Projects – Joint Program with Public Utilities Commission (PUC) (Status - 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 Avenue 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 allowed Public Works to issue a final time extension change order that extended the contract duration to the Final Completion date of February 3, 2023. Public Works issued the Certificate of Final Completion on 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.
- Public Works has successfully returned 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):** The Certificate of Final Completion was issued on May 26, 2021. Project is complete.
- **FS #15 Hose Tower Removal and Tower Replacement (Status – Bidding in mid-2024):** Preliminary pricing received through the Job Order Contracting (JOC) delivery method was above the \$1 million task order threshold. Given the cost of the project, Public Works will pivot to soliciting bid proposals for this project utilizing the design-bid-build (DBB) delivery method (low bid). Public Works will also be incorporating design changes requested by SFFD into the final bid documents. Public Works is anticipating the start of the formal bidding process 3Q/4Q, 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 (Status – Construction)

- The Notice to Proceed (NTP) for construction was issued on March 27, 2023. On-site construction began in April 2024
- Upcoming Milestone:
 - Generator ship date confirmation is pending confirmation.

Fire Station 18 Generator Replacement Project (Status – Bidding)

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. The job order contracting (JOC) bid proposal was received by Public Works in April 2024. SFFD requested pricing to upgrade the generator enclosure to aluminum due to its proximity to the high salinity environment at Ocean Beach.



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.

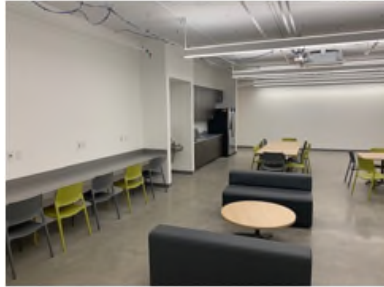
The City-owned shelter rehabilitations would include structural evaluation, facilities conditions assessments, and prioritization exercise to review and identify required scope across three properties which could include:

- 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 (Status - Completed): 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 involvement from Public Works.

- **Project Status:**
 - Space has been in-use since 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.
 - All interior hazardous material abatement has been completed. Temporary HVAC installation and interior HVAC components are 85% complete.

- **525 5th St. (MSC South Shelter) (Status – Contract Award)**

- 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.
 - Bidding started on April 10, 2024. Public Works is proceeding with the contract award to CLW Builders with a contract amount of \$5,028,100. Construction notice-to-proceed (NTP) is targeted for August 2024.

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*).

On May 13, 2024, Public Works received approval from the Capital Planning Committee to appropriate \$14,040,440 of the bond interest earnings to the 2016 PHS Bond Program Budget. The bond interest earnings will be allocated between the three client departments (Department of Public Health, SF Fire Department, and the Department of Homelessness and Supportive Housing) and will be used to fund new or ongoing capital projects. Of the \$14,040,440, \$2,878,165 will be placed on the Controller's Reserves pending the resolution of potential rebate and arbitrage liabilities. The \$14,040,440 has been submitted as part of Public Works' Annual Appropriation Ordinance (AAO) for review and approval. Upon approval of the AAO, \$11,162,275 will be available for appropriation to the projects, which will increase the overall bond budget to \$361,162,275. Refer to See Tables A.1 and A.2 for more information regarding the specific interest allocation by Client Department and Projects.

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.

Table A.1 – Bond Interest Allocation by Client Department
(Excerpts from the CPC Presentation, 5/13/2024)

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

Table A.2 – Bond Interest Allocation by Projects and Client Department
(Excerpts from the CPC Presentation, 5/13/2024)

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

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 April 25, 2024, the expenditures total is \$292,978,645, and the encumbrances are \$45,671,939, representing 95% of the appropriation and 97% 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/ Appropriation
			Appropriation	Expenditures	Encumbrance	Balance	
ZSFG Building 5 Component (DPH)	222,000,000	203,436,456	203,436,456	157,714,228	42,727,461	2,994,767	99%
Southeast Health Center Project (DPH)	30,000,000	37,285,698	37,285,698	36,549,985	51,730	683,982	98%
Community Health Centers Component (DPH)	20,000,000	28,749,573	28,749,573	28,511,021	53,804	184,749	99%
Ambulance Deployment Facility Project (SFFD)	43,500,000	45,080,049	45,080,049	44,837,567	0	242,482	99%
Neighborhood Fire Stations Component (SFFD)	14,500,000	11,988,009	11,988,009	6,481,304	1,659,683	3,847,022	68%
Homeless Service Sites Component (HSH)	20,000,000	19,700,000	19,700,000	15,919,771	1,179,261	2,600,968	87%
Oversight, Accountability, and Cost of Issuance (COI)	-	2,315,872	2,315,872	1,520,426	-	795,446	66%
Underwriter's Discount	-	1,444,344	1,444,344	1,444,344	-	-	100%
TOTAL	350,000,000	350,000,000	350,000,000	292,978,645	45,671,939	11,349,416	97%

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 April 25, 2024

2016 PUBLIC HEALTH AND SAFETY (PHS) BOND PROGRAM BUDGET SUMMARY		as of April 25, 2024			
		Program Budget	Expenditures	Encumbrances	Balance
1. DEPARTMENT OF PUBLIC HEALTH (DPH) - ZUCKERBERG SAN FRANCISCO GENERAL (ZSFG) BUILDING 5		205,679,344	159,435,406	42,727,461	3,516,476
1.1	Clinical Improvements	136,637,484	111,029,968	24,077,435	1,530,082
	Project Controls	69,604,689	66,789,763	2,416,750	398,176
	Construction	67,032,795	44,240,205	21,660,685	1,131,906
1.2	Seismic Improvements	44,714,016	31,542,999	12,871,287	299,730
	Project Controls	17,939,324	17,066,164	784,560	88,600
	Construction	26,774,692	14,476,835	12,086,726	211,130
1.3	IT Improvements	14,131,505	9,388,691.08	4,155,487.29	587,327
	Project Controls	6,036,746	5,149,202	538,384	349,160
	Construction	8,094,759	4,239,489	3,617,104	238,167
1.4	Infrastructure Improvements	7,953,450	5,752,570	1,623,252	577,628
	Project Controls	1,738,450	1,679,142	32,169	27,139
	Construction	6,215,000	4,073,428	1,591,083	550,489
1.5	Program Contingency	0	-	-	-
1.6	Finance Cost & Underwriter's Discount *	2,242,889	1,721,179	-	521,710
2. DEPARTMENT OF PUBLIC HEALTH (DPH) - SOUTHEAST HEALTH CENTER RENOVATION & EXPANSION		37,693,485	36,893,078	51,730	748,677
2.1	Southeast Health Center Renovation (Phase 1)	2,884,882	2,884,882	-	0
	Project Controls	2,070,586	2,070,586	-	0
	Construction	814,296	814,296	-	(0)
2.2	Southeast Health Center Expansion (Phase 2)	33,723,787	33,665,103	51,730	6,954
	Project Controls	11,295,776	11,237,952	51,730	6,094
	Construction	22,428,011	22,427,151	-	860
2.3	Program Contingency	677,029	-	-	677,029
2.4	Finance Cost & Underwriter's Discount *	407,787	343,092	-	64,695
3. DEPARTMENT OF PUBLIC HEALTH (DPH) - OTHER COMMUNITY CENTERS		29,065,634	28,761,851	53,804	249,978
3.1	Castro Mission Health Center	10,401,866	10,257,305	53,344	91,217
	Project Controls	4,588,732	4,524,240	51,382	13,110
	Construction	5,813,134	5,733,065	1,962	78,107
3.2	Maxine Hall Health Center	17,574,964	17,486,837	0	88,127
	Project Controls	6,415,478	6,331,230	0	84,248
	Construction	11,159,486	11,155,607	-	3,879
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	-	0
3.5	Program Contingency	5,404	-	-	5,404
3.6	Finance Cost & Underwriter's Discount *	316,061	250,831	-	65,230

2016 PUBLIC HEALTH AND SAFETY (PHS) BOND PROGRAM BUDGET SUMMARY		as of April 25, 2024			
		Program Budget	Expenditures	Encumbrances	Balance
4. SAN FRANCISCO FIRE DEPARTMENT (SFFD) - AMBULANCE DEPLOYMENT FACILITY		45,542,002	45,216,137	-	325,864
4.1	SFFD Ambulance Deployment Facility (ADF)	45,080,049	44,837,567	-	242,482
	Project Controls	11,741,220	11,498,738	-	242,482
	Construction	33,338,829	33,338,829	-	-
4.2	Program Contingency	-	-	-	-
4.3	Finance Cost & Underwriter's Discount *	461,953	378,571	-	83,382
5. SAN FRANCISCO FIRE DEPARTMENT (SFFD) - NEIGHBORHOOD FIRE STATIONS		12,118,007	6,587,490	1,659,683	3,870,834
5.1	SFFD Neighborhood Fire Stations (NFS) - Structural Strengthening	-	-	-	-
	Project Controls	-	-	-	-
	Construction	-	-	-	-
5.2	SFFD Neighborhood Fire Stations (NFS) - Hose Tower Removal	5,120,079	5,033,405	34,325	52,349
	Project Controls	1,654,364	1,567,691	34,325	52,349
	Construction	3,465,714	3,465,714	-	(0)
5.3	SFFD Neighborhood Fire Stations (NFS) - Emergency Generator	2,789,666	674,915.39	1,625,358	489,392
	Project Controls	1,101,623	573,876	38,355	489,392
	Construction	1,688,043	101,039	1,587,004	-
5.4	Project Controls, Studies, Assessments (ii)	822,483	772,983	-	49,500
5.5	Program Contingency	3,255,781	-	-	3,255,781
5.6	Finance Cost & Underwriter's Discount *	129,998	106,186	-	23,812
6. DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING (HSH) - HOMELESS SERVICE SITES		19,901,529	16,084,682	1,179,261	2,637,586
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	2,036,202	312,800	1,873,274
	Project Controls	3,414,590	2,036,202	312,800	1,065,588
	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	1,513,844	866,461	627,528
	Project Controls	2,334,073	1,513,844	192,701	627,528
	Construction	673,760	-	673,760	-
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	100,001	(0)	-	100,001
6.7	Finance Cost & Underwriter's Discount *	201,529	164,911	-	36,618
TOTALS		350,000,000	292,978,645	45,671,939	11,349,416

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, FEMA/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
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Charles King	Project Manager	PHS 2016 DPH Community Health Centers (MHHC)	(628) 271-2840		charles.king@sfdpw.org
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