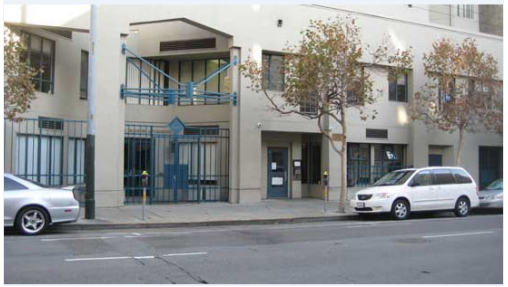
Public Health & Safety Bond Program 2016

Quarterly Status Report
Presented to the Citizens' General Obligation Bond Oversight Committee
as of November 2021



SAN FRANCISCO PUBLIC WORKS

San Francisco Health Network

SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH

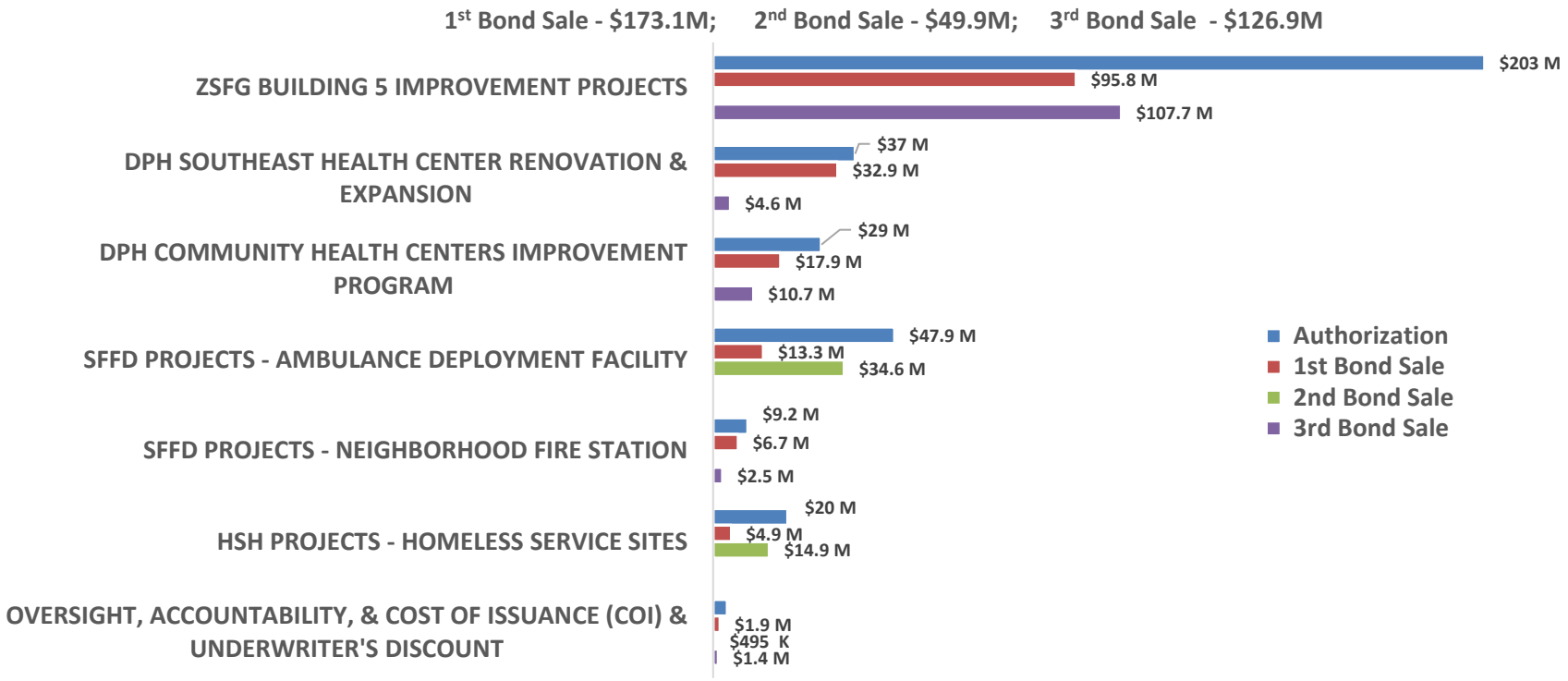
HSH

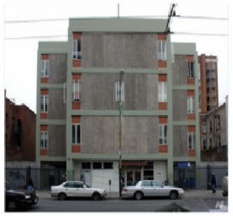
ONESF Building Our Future

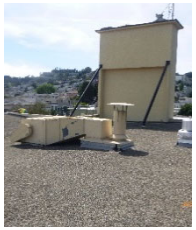
Public Health & Safety Bond Program 2016

Overview

Bond Authorization - $350M







PHS Bond Program 2016 | Executive Summary

I. Highlights and accomplishments

- ZSFG, Building 5 – 5 projects in construction. 3 projects in design. Rehab Project – achieved Substantial Completion (SC) on Nov 2.
- Community Health Centers – Maxine Hall achieved SC on Oct 7.
- Southeast HC – completed structural framing and exterior façade installation
- Ambulance Deployment Facility (ADF) – received Final Certificate of Completion in June 2021; LEED Platinum certification.
- NFS – completed hose tower removal at 5 locations.
- HSH/City-owned Shelters – received additional funding to allow for comprehensive scopes

II. Upcoming milestones

- ZSFG, Building 5 – 2 more projects to start construction (PES-ED and IT Infrastructure)
- Southeast Health Center Addition – permanent power by 1Q, 2022; building SC by 2Q, 2022
- Castro Mission HC – target SC by 2Q, 2022
- ADF – Final Construction Completion anticipated 4Q, 2021.
- NFS – Start generator project bidding
- HSH/City-owned Shelters – 1064-68 Mission to achieve SC by 2Q, 2022.

III. Bond sales and appropriation

- 1st Bond Sale was completed in March 2017 for $173.1M. Funding for all six components.
- 2nd Bond Sale was completed in June 2018 for $49.9M. Funding for two components (ADF & HSH)
- 3rd and final Bond Sale was completed in Nov 2020 for $126.9M. Funding for four components (DPH & SFFD)

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

- Extensive OSHPD/DBI plan review cycle
- Budget impacts due to added seismic retrofit scopes for health centers
- Cost/schedule impact to maintain clinical operations during construction
- Unforeseen conditions and existing code issues
- COVID-19 related cost and time impacts; on-going challenging bidding environment leading to higher construction costs

SAN FRANCISCO PUBLIC WORKS

ZUCKERBERG SAN FRANCISCO GENERAL BUILDING 5 ($205.2M)

Current Phase: Various
Completion Date: Various

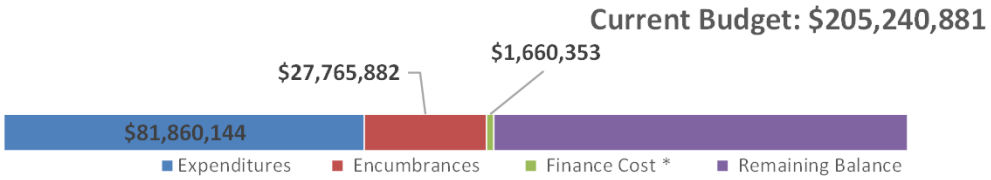
Recent Accomplishments

- Rehab – achieved Phase 1 Substantial Completion on 11/2; started CDPH state licensing process
- Seismic, Dialysis, Public Health Lab – Completed trade bid package buyout
- Seismic – started seismic joint construction in Pharmacy area; resumed sawcutting at Dental Clinic
- Psychiatric Emergency Services (PES) – 100% CDs completed on 10/22/21
- Family Health Center – submitted for OSHPD plan review on 6/30/21

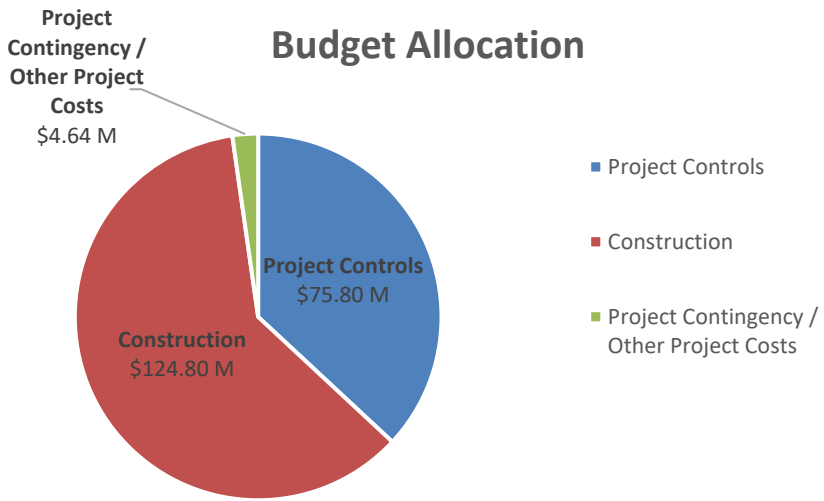
Upcoming Milestones

- 6H Surge Substantial Completion by 1st Q, 2022
- Rehab – complete CDPH licensing and move into new space
- Dialysis/PHL – start main construction scopes by 1Q, 2022
- Clin Laboratory – construction NTP in Dec 2021
- PES Early Demo – construction NTP in Nov 2021
- IT Infrastructure – Complete value engineering/de-scoping exercise to align budget with bids and complete bidding
- PES – submit to OSHPD to initiate plan review

Status of Budget



Budget Allocation



19 Core Projects

PHL – trayveyor demolition

Rehabilitation Department Relocation

SOUTHEAST HEALTH CENTER ($37.8M)

Current Phase: Construction
Completion Date: December 2022

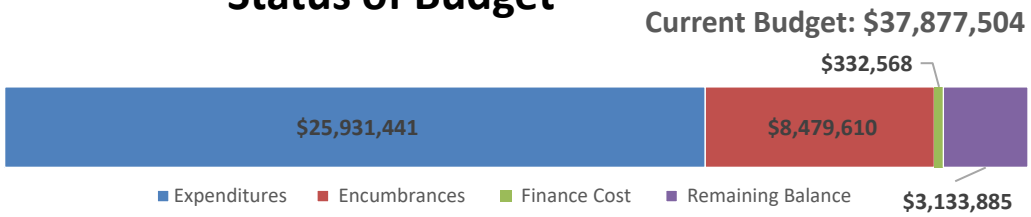
Recent Accomplishments

- Completed building structure and exterior façade, roofing, HVAC units, skylights on the roof. Storefront and curtain wall systems are in place; interior work including HVAC and fire alarm are on-going.

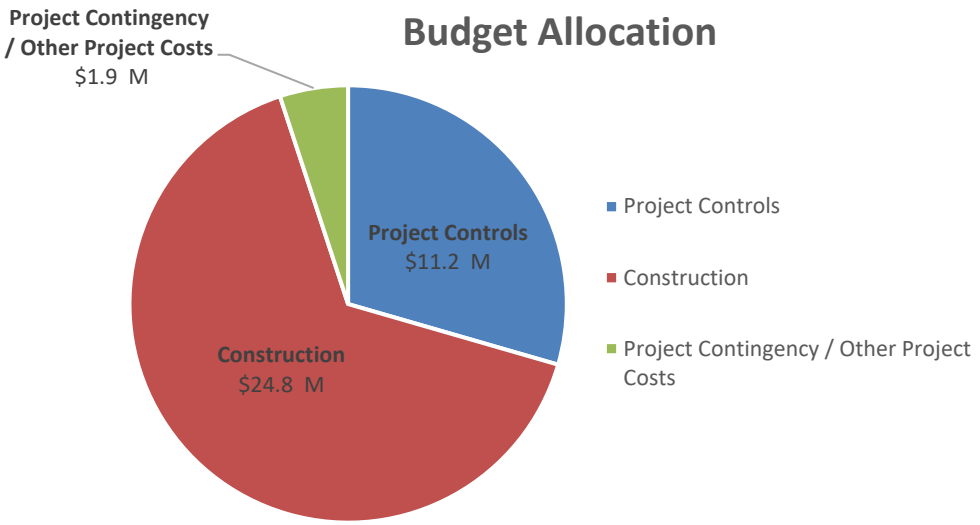
Upcoming Milestones

- Building exterior to be weather-tight by early 2022
- Permanent power on by December 2021
- Targeting building Substantial Completion by 2Q, 2022

Status of Budget



Budget Allocation



New Southeast Health Center

New Building Rendering

COMMUNITY HEALTH CENTERS ($28.8M)

Current Phase: Construction
Completion Date: 2Q, 2022

Recent Accomplishments

Maxine Hall HC

- Substantial Completion achieved on 10/7
- Clinic resumed seeing patients in new building 10/20
- Ribbon-cutting ceremony on 11/10

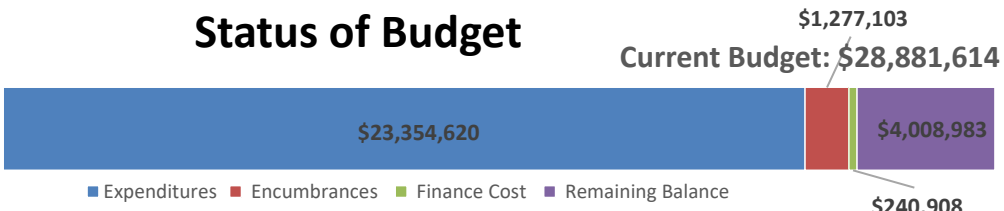
Castro Mission HC

- All structural work has been completed. Completed 75% of interior renovation work.

Upcoming Milestones

- Maxine Hall - Final Completion by early 1Q, 2022
- Castro Mission – Proceed with sitework and underground utilities. Target Substantial Completion by 2Q, 2022

Status of Budget



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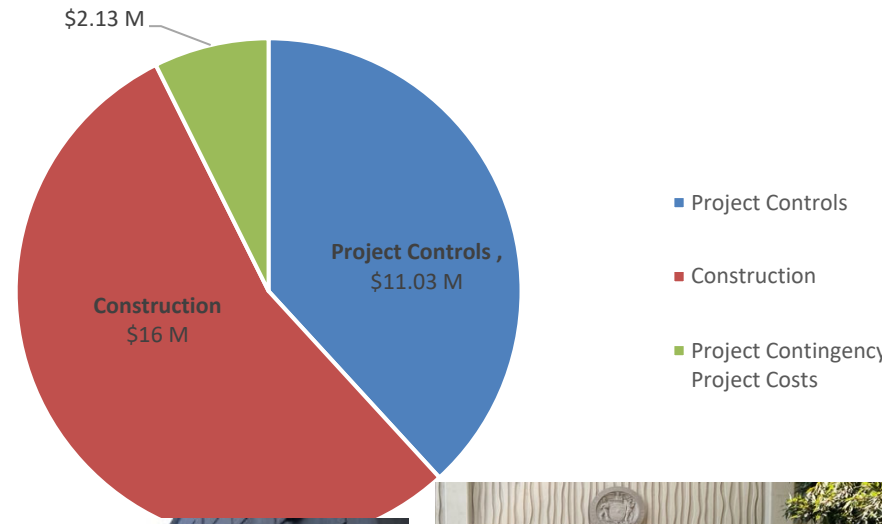


Castro Mission

Maxine Hall

AMBULANCE DEPLOYMENT FACILITY ($48.6M)

Current Phase: Construction
Completion Date: 4Q, 2021

Recent Accomplishments

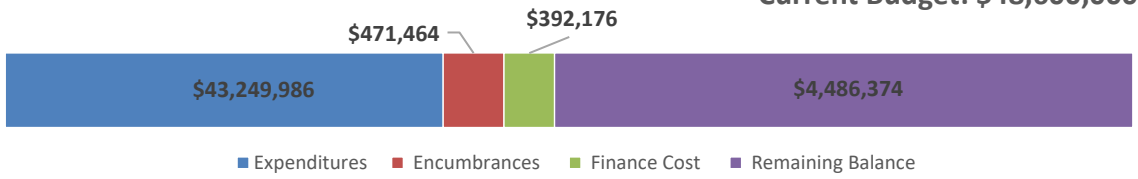
- Building – 99.9% completed, except minor punchlist
- Sitework – 100% completed

Upcoming Milestones

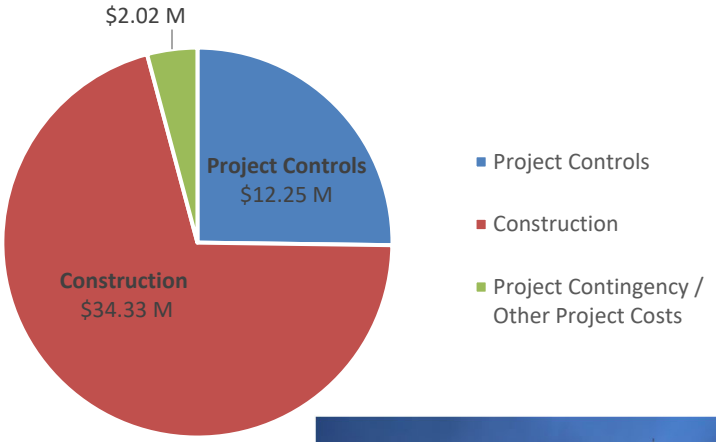
- Final completion by December 2021

Status of Budget

Current Budget: $48,600,000



Budget Allocation



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

New SFFD Station 49

SAN FRANCISCO PUBLIC WORKS

NEIGHBORHOOD FIRE STATIONS ($9.4M)

Current Phase: Design
Completion Date: Various

Recent accomplishments

Seismic Hose Tower Removal at FS 6, 11, 12, 21 & 38:

- Final completion was achieved on 3/26/21

Generators Replacement(s):

- FS 37 & 44 received DBI plan approval and permit in April 2021

Upcoming milestones

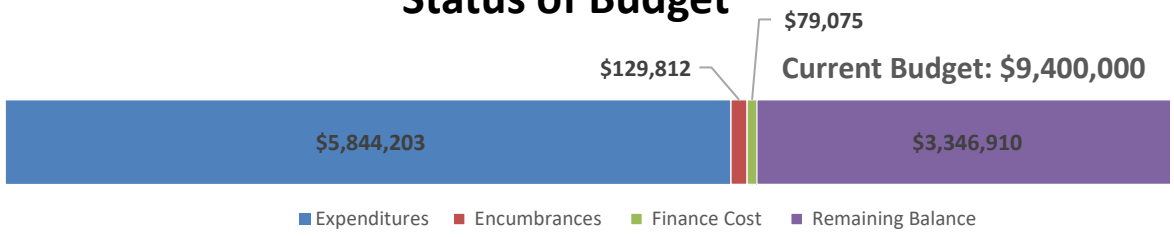
Seismic Hose Tower Removal at FS 15

- FS 15 – Bidding in mid-2022

Generator Replacement(s):

- FS 37 & 44 – Bidding in Nov-Dec 2021

Status of Budget



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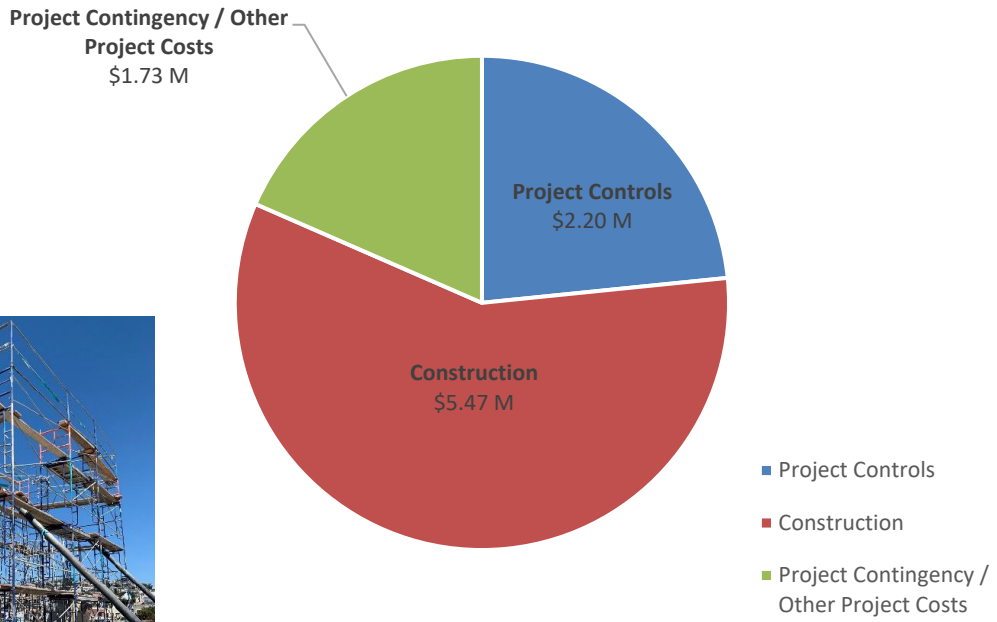


Hose Tower

HOMELESS SERVICE SITES ($20M)

Current Phase: Various
Completion Date: Various

Recent accomplishments

1001 Polk Next Door Shelter

- Received additional $2M funding from CPC for critical repairs

525 5th MSC Shelter

- Received additional $8.5M funding from CPC for critical repairs
- Design Team completed Schematic Design on 9/3/21

Upcoming milestones

1001 Polk Next Door Shelter

- Completion of Schematic Design in mid-1/22

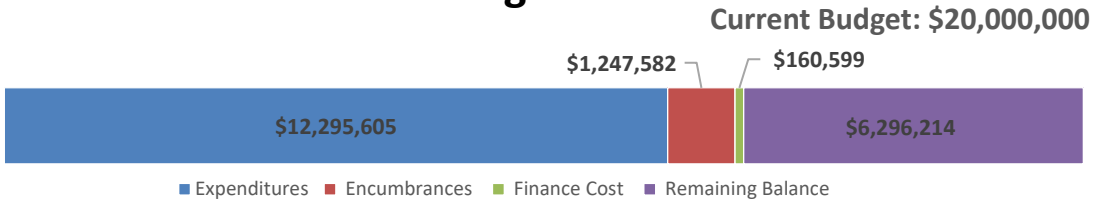
525 5th MSC Shelter

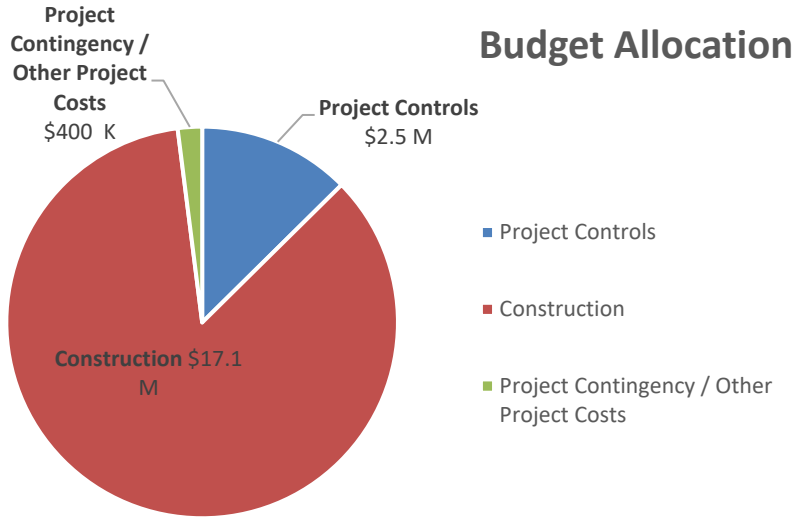
- Target completion of Design Development by 11/21

1064-68 Mission

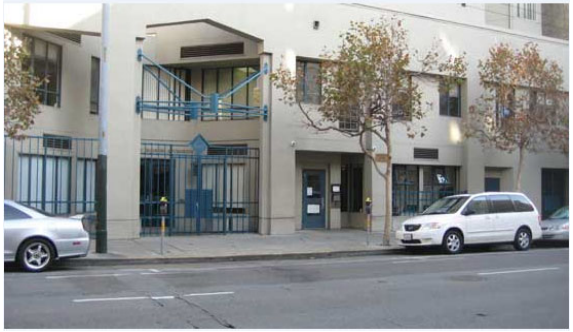
- Targeting Substantial Completion – 2Q, 2022

Status of Budget





525 5th Street



440 Turk Street

Attachment 1 | Status of Budget and Financial Plan

Components/Projects	Orginal Program Budget	Revised Program Budget	1st Bond Sale Budget	2nd Bond Sale Budget	3rd Bond Sale Budget	GENERAL OBLIGATION BONDS			
						Appropriation	Expenditures	Encumbrance	Balance
Zuckerberg San Francisco General (ZSFG) Building 5 Improvement Projects	222,000,000	203,436,456	95,755,942	-	107,680,514	203,436,456	81,860,144	27,765,882	93,810,429
Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	30,000,000	37,467,673	32,868,048	-	4,599,626	37,467,673	25,931,441	8,479,610	3,056,623
Department of Public Health (DPH) Other Community Centers Improvement Program	20,000,000	28,567,598	17,857,306	-	10,710,291	28,567,598	23,354,620	1,277,103	3,935,875
San Francisco Fire Department (SFFD) Projects - Ambulance Deployment Facility	43,500,000	47,880,049	13,270,000	34,610,049	-	47,880,049	43,249,986	471,464	4,158,598
San Francisco Fire Department (SFFD) Projects - Neighborhood Fire Stations	14,500,000	9,188,009	6,650,000	-	2,538,009	9,188,009	5,844,203	129,812	3,213,994
Department of Homelessness and Supportive Housing	20,000,000	19,700,000	4,850,000	14,850,000	-	19,700,000	12,295,605	1,247,582	6,156,813
*Oversight, Accountability, and Cost of Issuance (COI)	-	2,315,872	1,115,632	237,183	963,057	2,315,872	1,421,335	-	894,537
**Underwriter's Discount	-	1,444,344	753,072	257,768	433,504	1,444,344	1,444,344	-	-
TOTAL	350,000,000	350,000,000	173,120,000	49,955,000	126,925,000	350,000,000	195,401,679	39,371,453	115,226,869

SAN FRANCISCO PUBLIC WORKS

Attachment 2 | Overall Bond Summary

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

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

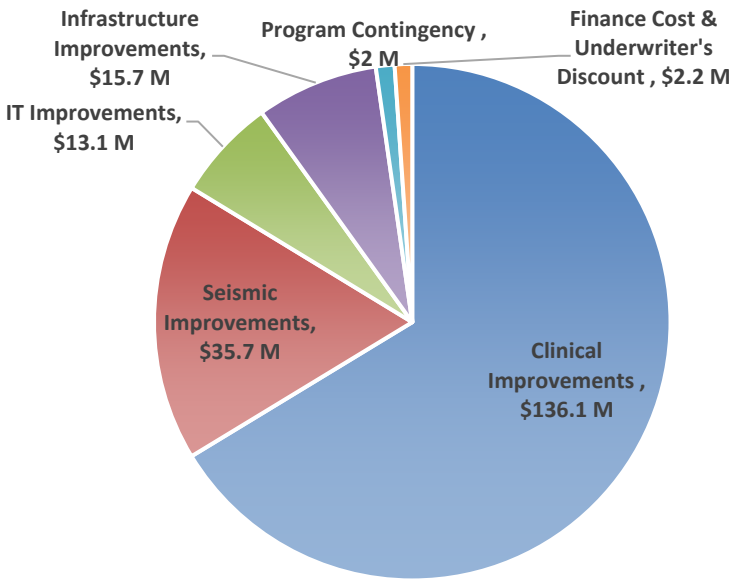
The following is a brief summary of each component:

ZUCKERBERG SAN FRANCISCO GENERAL, BUILDING 5

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

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

Original Authorization	$222 M
Revised Authorization	$205.2 M



Authorization Allocation

SOUTHEAST HEALTH CENTER

Original Authorization	$30 M
Revised Authorization	$37.8 M

Background:

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

Phase 1 – Dental Suite

Scope of Work:

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

ENTRY VIEW AT KEITH STREET FACING PARK

APPROACH FROM MARTIN LUTHER KING JR POOL & 3RD STREET RAIL

Phase 2 – Expansion (Rendering)

Original Authorization	$20 M
Revised Authorization	$28.8 M

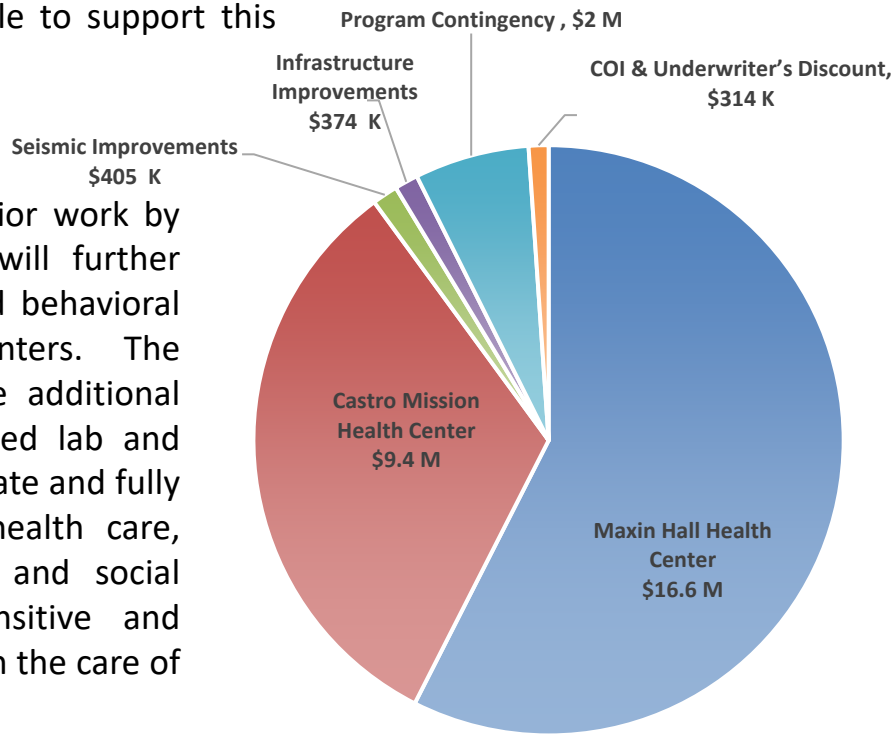
OTHER COMMUNITY HEALTH CENTERS

Summary:

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

Scope of Work:

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



Authorization Allocation

AMBULANCE DEPLOYMENT FACILITY (ADF)

Original Authorization	$43.5 M
Revised Authorization	$48.6 M

Background:

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

Scope of Work:

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

ADF Site

NEIGHBORHOOD FIRE STATIONS (NFS)

Original Authorization	$14.5 M
Revised Authorization	$9.4 M

Summary:

Funding from the 2016 Public Health and Safety Bond will rehabilitate or upgrade fire stations to provide improved seismic safety and emergency generators that will enable the firefighters to remain in operation with full power for 72 hours following a major seismic event. The selected stations have been determined according to their importance of delivering fire suppression and emergency medical services to the City and County of San Francisco. The proposed Public Health and Safety bond would fund an additional $9.4 Million for neighborhood fire stations. The additional funding capacity will be applied toward the most beneficial and cost-effective neighborhood Fire Station capital projects.

Hose Tower – Fire Station 11

Scope of Work:

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

SAN FRANCISCO PUBLIC WORKS

HOMELESS SERVICE SITES

Original Authorization	$20 M
Revised Authorization	$20 M

Summary:

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

525 5th Street

Scope of Work:

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

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

1001 Polk Street

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

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