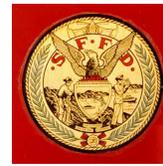




San Francisco Health Network



SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH

Public Health & Safety Bond Program 2016 Quarterly Status Report February 2022



ZSFG Building 5



Maxine Hall Health Center



440 Turk Street



Castro Mission Health Center



Fire Station Hose Tower



Ambulance Deployment Facility



Southeast Health Center

Prepared on behalf of:

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

Submitted by: Joe Chin, PE Public Works Program Manager

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EXECUTIVE SUMMARY

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. All components are being managed by SF Public Works.

Office of Public Finance 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.

The following is an executive summary status of each of the six components:

[Zuckerberg San Francisco General \(ZSFG\) Building 5](#)

The Team continues to make progress in the development of the nineteen (19) core portfolio projects that are part of this component. Overall, 19 projects are in various phases of the project life cycle, spanning from construction completion, construction, plan review, design, hold, or programming/planning: 2 projects have been completed; 6 projects are in construction; 2 projects in design; 4 projects on hold, and 4 projects in early programming/planning phase.

6H Surge Space is targeting to achieve Substantial Completion by the end of March 2021. Rehabilitation Department moved into the new space on January 24 with the CDPH approval and issuance of the operating license. Seismic Upgrade is continuing excavation and shoring work within the Pharmacy area for the new seismic joint foundation. Dialysis Relocation and Public Health Laboratory Relocation Projects are ramping up with the main construction scopes with the completion of the Rehabilitation Department Project. Psychiatric Emergency Services Early Demolition project is proceeding with demolition of the vacated PES space. IT Infrastructure is the latest project to be issued construction notice to proceed. Family Health Center and Psychiatric Emergency Services (PES) are currently in HCAI (formerly OSHPD) plan review.

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

CLW Builders (Contractor) continues to make significant construction progress with a projected building Substantial Completion by March 2022. As of February 2021, 80% of work is complete. Interior work including painting, wall covering, lighting, acoustical tiles, millwork, doors, stairs are almost complete on both floors; roofing system and rooftop mechanical equipment units are all in-place including PV system. Interior mechanical, electrical/fire alarm, plumbing, fire sprinkler (MEPS) activities are ongoing. Sitework in the rear yard is ongoing. Exterior building façade panels, glazing, and curtain wall are in place. Permanent electrical power is on as of November 2021.

Community Health Center – Various Locations

Maxine Hall Health Center: Project is currently in close-out phase.

Castro Mission Health Center: Construction is approximately 90% complete. On the 1st floor, Contractor continues with painting, installing millwork, wall covering, restrooms, signage, and speakers. On the 2nd floor, Contractor completed installation of flooring, signage, millwork, wall covering, overhead ceiling light and doors. Underground utility work has been completed. Building systems including HVAC are completed pending hook-ups and permanent power by March 2022. Substantial Completion for this project is projected for early 2Q, 2022.

Ambulance Deployment Facility (ADF)

Punchlist is ongoing with final project closeout targeting for March 2022. This project was also notified in September 2021 of achieving LEED Platinum certification.

Neighborhood Fire Stations (NFS)

Seismic Hose Tower Removals at Fire Stations 6, 11, 12, 21, and 38: Project is complete with the final certificate of completion issued for May 26, 2021.

Seismic Hose Tower Removal at Fire Station 15: FS 15 received DBI plan approval on December 17, 2019. Bid Advertisement is planned for fall 2022, with a target construction start date by spring 2023.

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

The FS 37 & 44 Generator Replacement Bid Package was submitted to contract prep for bid advertisement at the end of January 2022, with an Invitation to Bid anticipated in Mid-February. Following the bid results for FS 15 Seismic Hose Tower Removal, FS 18 will be the very last project to bid under PHS 2016, depending upon the remaining available funds in PHS 2016.

Homeless Service Sites

City-Owned Shelters (1001 Polk St, 260 Golden Gate Ave, & 525 5th St):

Schematic Design for 1001 Polk Street HVAC Upgrades was completed on January 10, 2022, and Design Development is underway with a target completion of April 2022. Construction Documents for 525 5th Street is targeting to be completed by May 2022.

1064-68 Mission St: Construction substantial completion is projected to be May 2022. Construction activities include finishing up the exterior façade and continuing with the interior build-out.

REGULATORY APPROVALS

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

Table D – CEQA Status

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

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

PROGRAM SUMMARY AND STATUS

Zuckerberg San Francisco General (ZSFG), Building 5 (ZSFG Building 5) (\$205.2M)



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 in 2008 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 (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 hospital building (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 existing building; relocation of the Public Health Laboratory from 101 Grove St.; relocation of Dialysis Center from Building 100; Urgent Care Outpatient Clinic from Building 80; relocation of Rehabilitation Department from Building 5, Ground Level to Building 5, 3rd Floor; expansion of Psychiatric Emergency Services Department; Building 80/90 Specialty Services relocation; and Family Health Center renovation.

Project Status:

Nineteen (19) core projects have been identified and will be delivered as part of the ZSFG Building 5 component. Below is a summary of the active core projects in different phases of project development:

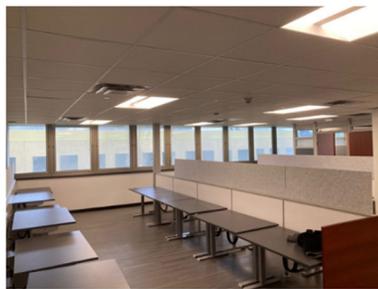
On October 4, 2021 and after more than 40 years, the Office of Statewide Health Planning and Development (OSHPD) has started a new chapter by changing its name from OSHPD to the Department of Health Care Access and Information (HCAI). OSHPD has now evolved into a state department, which includes expanding 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 close-out phase.

**2. 6H Surge Space (Status: Construction; NTP - March 12, 2018; Contractor: KLV Construction)**

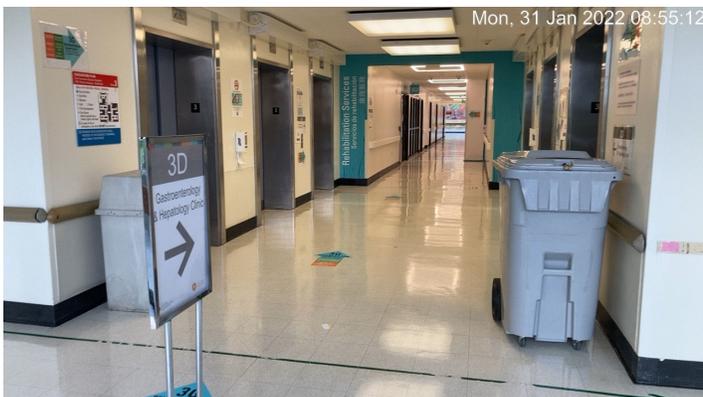
- Scope includes the demolition and build-out of Ward 6H to create office and staff support surge space that will be used for temporary hoteling workstations during the construction of various bond projects.
- The current projected Substantial Completion is 1st Quarter, 2022. Original Substantial Completion date was November 8, 2018. Main construction scopes have been completed since Summer 2021, except for additional code requirements identified by OSHPD (HCAI) late in the project (e.g. existing fire alarm system and mechanical airflow deficiencies). The mechanical deficiencies have been completed and signed off by OSHPD (HCAI). The only remaining scope is the added fire alarm system scopes, which is targeted to be completed by May 2022. Design Team are encountering existing as-built condition constraints which is making it extremely challenging to develop a code compliant and constructable solution. ZSFG Facilities have already completed the installation of modular equipment and other furniture for this space.

Construction Progress Photos:

**3. Rehabilitation Department Relocation
(Status: Construction; 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.
- Phase 1 scopes received conditional certificate of substantial completion on 11/2/2021 from OSHPD (HCAI). CDPH issued the license to operate, and the Rehabilitation Department moved into the new space and started seeing patients on 1/24/2022. The Phase 2 scopes have been completed and is currently waiting for HCAI inspection and approval.
- Follow-on Projects: Phase 3, which includes the Outpatient Urology, Restroom, and wasteholding/closet scopes, will be delivered as a separate Design-Bid-Build contract and bidding for this project started on 2/1/2022. Bids are currently due on 3/2/2022. The legacy fire alarm system deficiencies identified by HCAI above, will be delivered as a Job Order Contract.

Construction Progress Photos:



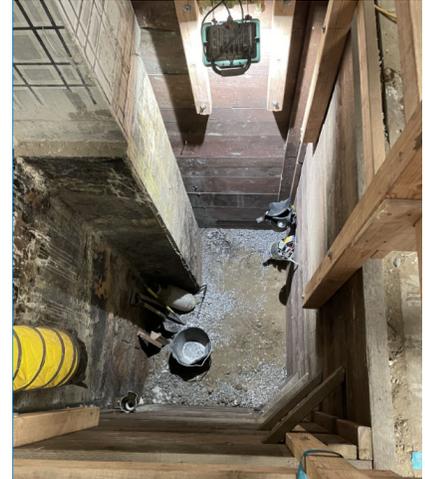
4. Voluntary Seismic Upgrade [Phase 1 Status-completed]; [Phase 2 Status-Construction; NTP-June 8, 2021; Contractor-Pankow Builders]

- 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 separation joint between Building 5 and the M-Wing; (2) saw cutting of spandrel beams at existing columns; (3) installing a fiber reinforced 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 bond component 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) Fiber-reinforcement polymer (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 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 a total of 8 core projects under the ZSFG component.
- **Phase 2 Project Status:**
 - Trade scope buyout commenced in January 2021 and is approximately 99% complete. Based on the actual bid prices received as compared to the CM/GC and City's engineer's estimate, this project is experiencing extraordinary construction cost increases in the range of **16% higher** than the CM/GC's cost estimate, much of which are due to direct and indirect cost drivers related to the COVID-19 pandemic factors. These cost drivers include: (1) unprecedented material cost escalation; (2) construction market shifting to residential construction; (3) Inherent challenges working within Building 5; (4) COVID-19 Health Order Cost Impacts; and (5) Challenging Bid Environment
 - Overall Completion Summary:
 - Sawcut – 15 of 103 locations completed
 - R/C column/beam – 0 of 18 locations completed
 - FRP + Windows – 0 of 53 locations completed
 - FRP Slab/Walls 0 of 13 locations completed
 - Seismic Joint – 0 of 9 locations completed
 - Steel Reinforcement – 0 of 5 locations completed.
- **Upcoming Schedule Milestones:**
 - Continuing with excavation and shoring installation at 1st Floor, Pharmacy Clinic to

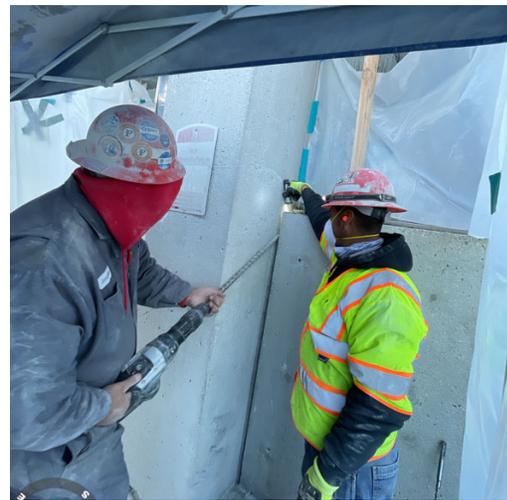
allow for the construction of the new foundation structural improvements and the seismic joint sawcut and reconstruction between Building 5 and M-Wing.

- Continuing with sawcut at the upper levels, pending erection of scaffolding.

Construction Progress Photos:



Excavation and shoring installation at Pharmacy Clinic



Exterior sawcutting at spandrel locations

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 one Construction Management/General Contractor

(CM/GC) Contract awarded to Pankow Builders that includes a total of 8 core projects under the ZSFG component.

- Trade scope buyout commenced in January 2021 and is approximately 99% complete. Based on the actual bid prices received as compared to the CM/GC and City’s engineer’s estimate, this project is experiencing extraordinary construction cost increases in the range of **27% higher** than the CM/GC’s cost estimate, much of which are due to direct and indirect cost drivers related to the COVID-19 pandemic factors. These cost drivers include: (1) unprecedented material cost escalation; (2) construction market shifting to residential construction; (3) Inherent challenges working within Building 5; (4) COVID-19 Health Order Cost Impacts; and (5) Challenging Bid Environment

- **Project Status:**
 - Early scopes are currently focused on keeping the building permit active, such as temporary construction barriers, trayveyor demolition, and roof MEP equipment miscellaneous structural steel procurement.
 - With the move-out of the Rehabilitation Department from the old location on the basement level, Contractor is ramping up to initiate hazardous materials and demolition activities.

- **Upcoming Schedule Milestones:**
 - Contractor is proceeding with field measurements to start structural steel shop drawings for the rooftop mechanical equipment.
 - Trayveyor #1 abatement has been completed with Trayveyor #2 abatement to be scheduled to start early Feb 2022. Continue with Trayveyor #1 demolition.

Construction Progress Photos:



Trayveyor #1 abatement

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 one Construction Management/General Contractor (CM/GC) Contract awarded to Pankow Builders that includes a total of 8 core projects under the ZSFG component.
- Trade scope buyout commenced in January 2021 and is approximately 99% complete. Based on the actual bid prices received as compared to the CM/GC and City’s engineer’s estimate, this project is experiencing extraordinary construction cost increases in the range of **37% higher** than the CM/GC’s cost estimate, much of which are due to direct and indirect cost drivers related to the COVID-19 pandemic factors. These cost drivers include: (1) unprecedented material cost escalation; (2) construction market shifting to residential construction; (3) Inherent challenges working within Building 5; (4) COVID-19 Health Order Cost Impacts; and (5) Challenging Bid Environment



New Dialysis Rendering

- **Project Status:**
 - Early scopes are currently focused on construction activities to keep the building permit active. Main construction start date is tied to the completion of the Rehabilitation Department Relocation Project because a portion of the Dialysis project demolition is included as part of the Rehabilitation Department project.
 - Early scopes recently completed and/or in-progress include temporary construction barriers, plumbing demolition in the kitchen server, floor floating, and framing of new walls.
- **Upcoming Schedule Milestones:**
 - Complete concrete slab scanning to map out all existing post-tensioned (PT) tendons and rebar. Complete field coordination of new wall partitions to avoid PT tendons and rebar.
 - Targeting to start main construction by end of 2021/early 2022, pending the completion of the Rehabilitation Department Phase 2 scopes.

Construction Progress Photos:



Concrete slab GPR scanning



New wall layout and coordination

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

- Construct new information technology (IT) main and intermediate distribution rooms and infrastructure risers and cabling throughout Building 5 to support current bond projects and allow for future expansion.
- This project is being delivered as part of one Construction Management/General Contractor (CM/GC) Contract awarded to Pankow Builders that includes a total of 8 core projects under the ZSFG component.
- Construction NTP was issued for January 5, 2022.
- Trade scope buyout commenced in August 2021 and is approximately 50% complete. Majority of the bids that were received did not deviate substantially from the CM/GC's cost estimate except for the demolition/abatement and electrical bids. CM/GC received only one bid on the electrical bid package, which came in almost three times (\$8 million) higher than the CM/GC's cost estimate. Public Works/DPH, Design Team, and CM/GC Contractor are currently working on strategies to reduce the cost of the electrical bid: (1) Identify alternative electrical pathways to simplify conduit runs and phasing scopes by avoiding corridors; (2) Identify scopes that can be value engineered to reduce construction cost; and (3) Identify scopes that are must-haves versus nice-to-haves. The demolition/abatement bid also came in approx. \$900K higher than the CM/GC's cost estimate.
- **Project Status:**
 - Continue with excavation, grading, and construction of new exterior mechanical structural slab/pad for chilled water equipment.
- **Upcoming Schedule Milestones:**
 - Complete value engineering and redesign to better alignment construction costs with budget
 - Complete exterior pad and start the chilled water piping installation.

Construction Progress Photos:



8. Roof Replacement (Status – Construction Completed)

- 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 is currently working with OSHPD to complete the final inspection and acceptance of the completed work.

9. Electrical Core Phase 1 (Status – Design)

- Perform a detailed electrical study of the existing electrical infrastructure, switchgear, and other equipment to develop a list of electrical scope/upgrade recommendations that will be reviewed and prioritized by ZSFG Facilities. GHD Engineering issued final report in September 2019.
- ZSFG Facilities are reviewing and providing comments on the basis of design (BOD) conceptual documents. ZSFG Facilities are working on a list of priority electrical scopes that are being requested to be completed as part of this Phase 1 scope. Design Team to provide fee proposals and develop schedule to map out the design duration.

10. Mechanical Core Phase 1 (Status – Planning/Scoping)

- 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.
- ZSFG Facilities reviewing recommendations from report to decide on scope priorities. Due to funding uncertainties and other more important project priorities, ZSFG Facilities is

considering deferring this project to the future.

11. 4E Surge Space (Status – On-Hold)

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



12. Family Health Center Relocation (Wards 5C, 5D, 5E) (Status – Plan Review)

- Scope of work is to relocate the current Family Health Center that currently resides on separate floors in Buildings 80/90 to Building 5, 5th Floor. As part of the relocation, additional exam rooms will be provided to align with the ZSFG clinical standard provider to patient ratios. The approximate area of renovation is 25,000 gross square feet (GSF).
- Public Works Bureau of Architecture (BOA) completed the 100% construction documents and submitted to OSHPD (HCAI) on June 30, 2021 to initiate the plan review process. The OSHPD (HCAI) plan review process is anticipated to take 9-12 months.
- This project is included as part of the Construction Management/General Contractor (CM/GC) Contract that will be utilized to deliver the construction of 8 core projects under this component.
- CM/GC is continuing to provide pre-construction services during the design phase. Proceeding with pre-construction coordination with Pankow (CM/GC Contractor), including construction phasing and logistics planning, infection control work plan development, value engineering, constructability review, and cost estimating/validation.
 - 100% CD Cost Estimates including VE items (revised waiting room) were received on October 15, 2021.
- **Upcoming Schedule Milestones:**
 - Backcheck 1 drawings submitted to HCAI on December 30, 2021
 - Targeting to receive HCAI plan approval by 3rd Quarter, 2022.
 - Strategize with the CM/GC with a focus on early trade buyout for deferred approval bid packages.



13. Psychiatric Emergency Services Expansion (Ward 1E) (Status – Construction & Plan Review)

- Scope of work is to relocate and expand the existing PES Services 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 project includes demolition of the exterior wall and approximately 1,800 GSF of expansion. The total project area is approximately 10,000 GSF.

- Project has been separated into two separately permitted OSHPD projects: (1) Early Demolition Scope; and (2) Main Renovation Scope
- This project is included as part of the Construction Management/General Contractor (CM/GC) Contract that will be utilized to deliver the construction of 8 core projects under this component.
- Proceeding with pre-construction coordination with Pankow (CM/GC Contractor), including construction phasing and logistics planning, infection control work plan development, and cost estimating/validation. CM/GC started the bidding for the PES Early Demo scope in August 2021. Bids received on October 21, 2021.
- Early Demolition (PES-ED) – Targeting to issue Notice to Proceed for November 15, 2021. Estimated duration of demolition is 4 – 5 months.
- Main Renovation Scope: Public Works BOA completed the 100% construction documents on October 22, 2021. Cost estimates and constructability review to be completed in November 2021.
 - ZSFG has also leveraged \$11.4M from the 2020 Health and Recovery Bond Program to supplement this project. This additional funding allows this project to proceed with the scope as currently designed.
- **Project Status of PES-ED (NTP issued on November 15, 2021):**
 - Starting construction of temporary walls to allow for setting up of infection control barrier, which will allow abatement to start.
- **Upcoming Schedule Milestones:**
 - **Main Project:** 100% drawing package submitted to HCAI on December 21, 2021 to initiate the plan review process.

Construction Progress Photos:



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

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

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

- Scope of work includes the installation of a new Automation Track, equipment, and associated support spaces for the Clinical Laboratory on the second floor of Building 5 in Ward 2M. Comprised of two phases, Phase One includes the enabling work and temporary relocation of the Hematology department from the future Automation Track room to another location in the Clinical Laboratory. Phase Two includes the installation of the Automation Track, equipment and associated support spaces. The Hematology department will then relocate back to the Automation Track room. The approximate area of renovation is approx. 3,500 GSF.
- This project is the latest new core project that is being added to the original 19 core projects portfolio. This project is partially funded by the 2016 PHS funding. Funding for this project consists of Capital Planning General funding for the new automated track replacement scope with additional funding from the 2016 PHS Bond Program. PHS funding have been allocated for infrastructure-related scopes (e.g. electrical, information technology/low voltage, mechanical, plumbing, etc.).
- This project is included as part of the Construction Management/General Contractor (CM/GC) Contract that will be utilized to deliver the construction of 8 core projects under this component.
- Trade scope buyout commenced in June 2021 and is approximately 99% complete. Based on the actual bid prices received as compared to the CM/GC and City's engineer's estimate, this project is experiencing extraordinary construction cost increases in the range of **35% higher**

than the CM/GC's cost estimate, much of which are due to direct and indirect cost drivers related to the COVID-19 pandemic factors. These cost drivers include: (1) unprecedented material cost escalation; (2) construction market shifting to residential construction; (3) Inherent challenges working within Building 5; (4) COVID-19 Health Order Cost Impacts; and (5) Challenging Bid Environment

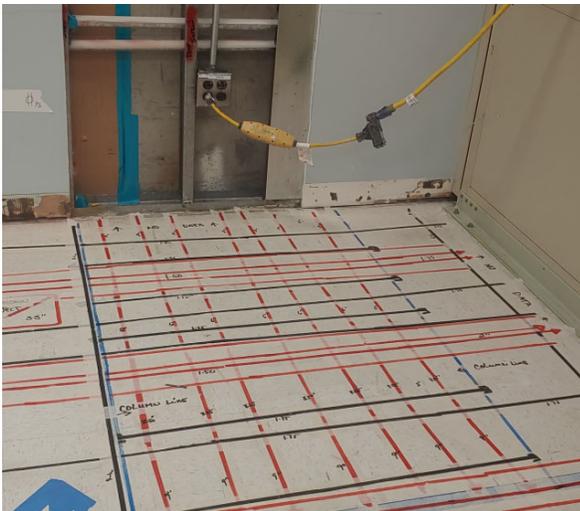
- **Project Status:**

- Construction NTP was issued for November 29, 2021
- Completed Phase 1 Hematology scopes: soft demo, including sinks and electrical outlets; men's restroom demo of toilet partition, toilet accessories, and flooring.

- **Upcoming Schedule Milestones:**

- Proceeding with electrical and plumbing rough-ins for hematology and men's restroom. Start men's restroom door relocation and construction of new wing wall

Construction Progress Photos:



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

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

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

- The Behavior Health Center is not located within Building 5 but in another building on the ZSFG Campus. Scope of work includes creating additional behavior health beds for the Hummingbird Program by creating a by-pass circulation to separate the hummingbird program from the rest of the facility. This is a project that will be permitted by the local authority having

jurisdiction (SF Department of Building Inspection).

- Public Works BOA completed the construction documents and received Department of Building Inspection (DBI) approval in September 2019.
- DPH Leadership has informed Public Works that this project will be placed on-hold indefinitely due to decision keep the adult residence facility (ARF) at its current location and to identify a different location to expand the Hummingbird Program.

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

- This is a new project/scope identified by DPH. Scope includes design and buildout of a clinical space in Building 5 for the Wound and OASIS specialized services/ programs.
- Public Works will start the fit study/programming process once DPH identifies possible spaces to house these two programs
- If this project and budget is approved by ZSFG Leadership, this project will be added to the 19 core projects.

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

- This is a new project/scope identified by DPH. Scope includes design and buildout of a clinical space in Building 5 for the Phlebotomy and Fine Needle Aspiration (FNA) specialized services/ programs.
- Public Works will start the fit study/programming process once DPH identifies possible spaces to house these two programs
- If this project and budget is approved by ZSFG Leadership, this project will be added to the 19 core projects.

Deferred Project:

1. Tuberculosis Clinic

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

Community Health Centers (\$66.7 Million - Total)



Maxine Hall Health Center



Castro Mission Health Center

The Public Health and Safety Bond 2016 includes a total of \$66.7 million to improve neighborhood health centers across the City by creating space for the co-location and integration of primary care medical and mental health services, along with urgent care, substance abuse, dental, and social services. \$37.8 Million is dedicated to make renovations and 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 (\$37.8 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 (\$34.9 million) (Status – Construction; 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 Center will have a shared care plan that outlines health and wellness broadly.

Project Status/Schedule:

- With approximately two months remaining prior to the target Substantial Completion date, Contractor is completing the installation of all remaining life safety systems (fire alarm, fires sprinkler), elevator installation. Interior scope installations are continuing with a focus on painting, acoustical ceiling tile installation, casework, and stairs. Exterior scope installations are focused on completing the cementitious panel, glazing, curtainwalls, and photovoltaic panels on roof. Building received permanent power in November 2021.
- The Substantial Completion date for Phase 1 is targeted by end of March 2022. The Substantial Completion for the entire project including Phase 2 (DPH move-in) and Phase 3 (Landscaping in front the building) is on December 28, 2022.
- **Upcoming Schedule Milestones:**
 - Rear parking lot completion by March 31, 2022
 - PV installation completion by March 2022

Construction Progress Photos:



Exterior Construction Photos



Interior Construction Photos



Aerial Drone Photos

Community Health Center – Other Community Health Centers (Various Locations) (\$28.8 Million)



Maxine Hall Health Center



Castro Mission Health Center

Project Background: Funding for the other community health centers will provide the Department of Public Health 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, the Department of Public Health 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 was 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.
- The DPH clinical services have been relocated to ZSFG Campus, Building 80, Ward 81 (former Urgent Care vacated space) as of July 3, 2019 and vacate the building during construction.
- 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.
- Construction is approximately 90% complete with 90% of time elapsed. On the 1st floor, Contractor continues installing AC tiles, painting, doors, overhead sprinklers and millwork. On the 2nd floor, most of the finishes are in place including overhead ceiling light, doors, wall covering, flooring, and restrooms. On the exterior, all new structural concrete shear walls and plaster are complete (pending anti-graffiti coating and paint) PG&E is scheduled to energize the new switchgear by mid-March 2022. Elevator related work and fire alarm and commissioning will not start until permanent power is on. Substantial Completion is currently targeted for March 25, 2022.



Computer rendering

Construction Progress Photos:



Interior finishes



Rooftop Equipment

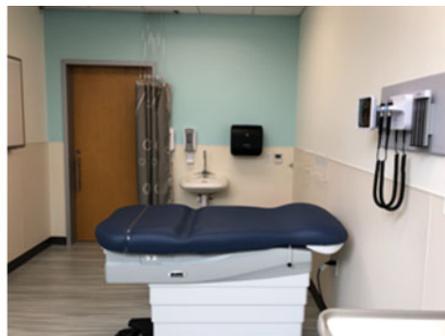
**2. Maxine Hall Health Clinic (District 5 – Supervisor Preston)
(Status-Construction; NTP-July 3, 2019; Contractor-Build Group)**

- Scope includes the interior renovation to improve clinical workflow and added seismic retrofit scope to improve seismic performance.
- In parallel to the seismic retrofit and renovation project scopes funded by the PHS bond program, the Mayor’s Office of Disability is funding an accessibility improvement project at Maxine Hall HC. 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.
- DPH clinical services at Maxine Hall Health Center were relocated to the Ella Hill Hutch Community Center site for the duration of the construction on November 4, 2019. A second set of trailers that will be used by the Westside Clinic during construction have been installed in front of the Maxine Hall HC.
- Project Status
 - All main construction activities and accessibility site improvements have been completed. Project achieved Substantial Completion on October 7, 2021. Clinic moved in on October 15, 2021. Clinic started to see patients on October 20, 2021. Ribbon cutting ceremony occurred on November 10, 2021.
 - DPH has asked DPW to address mechanical deficiencies discovered with Exhaust Fan -2 and parking ventilation. This will be done as a separate JOC project apart from contract with Build Group. Public Works is moving forward to have work done with JOC



Maxine Hall rendering

Construction Progress Photos:



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

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



Chinatown Public HC

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

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

San Francisco Fire Department (\$58 Million Total)

SF Fire Department Ambulance Deployment Facility (new Fire Station 49) (\$48.6 Million)

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



Constructed new Ambulance Deployment Facility
(New SFFD Station 49)



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 has 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 does 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:

- Substantial completion was achieved on May 4, 2021, and the 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 and have been 100% operating from the new SFFD Station 49.

- The contractor is targeting to complete all remaining punch list items, recent change orders to improve weatherization and final project closeout by March 2022.
- The project is on budget.

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



Open Office on 4th Floor

Neighborhood Fire Station (\$9.4 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 will be 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.

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 Neighborhood Fire Stations (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: On May 26, 2021, a Certificate of Completion was issued. Project is complete.
- FS #15 Hose Tower Removal and Tower Replacement: DBI issued a permit for the hose tower removal and rebuild in late December 2019. An Invitation to Bid is anticipated in fall of 2022 with construction anticipated to start in spring 2023.



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

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

Project Status/Schedule:

Fire Station 37 & 44 Generator Replacement Projects:

FS 37 & 44 Generator Replacement Bid Package was submitted to contract prep for bid advertisement at the end of January 2022, with an Invitation to Bid anticipated in February.

Fire Station 18 Generator Replacement Project:

In fall of 2022, following the bid results for FS 15 Seismic Hose Tower Removal, a life safety project of higher priority, FS 18 will be the very last project to bid under PHS 2016, should funding capacity be available.



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) (Completed)

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



Access Point lounge



Main Entrance



Employee work stations



Mosaic art work for the Access point

2. 1064-68 Mission Street: Episcopal Community Services of San Francisco (ECS) and Mercy Housing are co-developing San Francisco’s largest permanent supportive housing development for formerly homeless people. The two-building development, to be built near 7th and Mission, will provide permanent supportive housing for up to 256 households experiencing chronic homelessness, with 103 of these new units designated for formerly homeless seniors, age 62 or older. This project also includes the Department of Public Health’s Tom Waddell Urgent Care Clinic, including dental services and a specialized Street Medicine program, and the Department of Homelessness and Supportive Housing’s San Francisco Homeless Outreach Team (SF HOT). The project team has a target completion date of 2021.

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

- **Project Status/Schedule:**
 - Construction Start – March 2020.
 - Construction activities are finishing up the exterior façade and continuing with the interior build-out, including completion of interior finishes, doors and hardware, flooring, casework, and acoustical ceiling assemblies.
 - Substantial Completion is currently targeted for May 2022

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. (Next Door Shelter) (Status – Design Development Phase)**
 - HSH, Public Works, and Dilworth Elliot (Consultant) met in March 2020 to review the scope priority list provided by HSH. Due to COVID-19, the projects were temporarily placed on-hold until July 2020.
 - 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 and walls 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.
- Schematic Design was completed January 10, 2022, and Design Development is targeted for completion in spring 2022.
- **525 5th St. (MSC South Shelter) (Status - Design)**
 - Capital Planning Committee recently approved \$8.5 million additional funding under the Critical Repairs Program from General Funds to supplement the PHS 2016 funding allocation.
 - The scope of work for 525 5th Street Shelter includes remodeling and upgrades to all restrooms and showers, new storage in the Day Room, kitchen replacement.
 - Design Development drawings were completed on November 19, 2021 and Construction Documents are due in early April 2022.

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 (rows 4 and 5 in Table A). ADF is currently tracking a balance over \$2.5M which will help fund other PHS Bond SFFD projects.

With approval from Department of Public Health, Public Works revised budgets for the ZSFG, 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. (rows 1, 2, & 3 in Table A).

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	\$7,767,673	\$37,467,673
3	Department of Public Health (DPH) Other Community Centers Improvement Program	\$20,000,000	\$19,800,000	\$8,767,598	\$28,567,598
4	San Francisco Fire Department (SFFD) – Ambulance Deployment Facility	\$43,500,000	\$42,800,000	\$5,080,049	\$47,880,049
5	San Francisco Fire Department (SFFD) – Neighborhood Fire Stations	\$14,500,000	\$14,290,000	(\$5,101,991)	\$9,188,009
6	Department of Homelessness and Supportive Housing	\$20,000,000	\$19,700,000	\$0	\$19,700,000
	Oversight, Accountability, Cost of Issuance, and Underwriter's Discount	\$0	\$4,987,000	(\$1,226,785)	\$3,760,216
	Total	\$350,000,000	\$350,000,000	\$0	\$350,000,000

NOTE:

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

Funding

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

The first bond sale amount of \$172,366,928 was appropriated in February 2017. The second bond sale amount of \$49,697,232 was appropriated in June 2018, fully funding the Ambulance Deployment Facility Project and Homeless Service Site components. The third bond sale amount was \$126,491,496, fully funding the 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 authorize 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	\$37,467,673	\$32,868,048	\$0	\$4,599,626
3 Department of Public Health (DPH) Other Community Centers Improvement Program	\$20,000,000	\$19,800,000	\$28,567,598	\$17,857,306	\$0	\$10,710,291
4 San Francisco Fire Department (SFFD) – Ambulance Deployment Facility)	\$43,500,000	\$42,800,000	\$47,880,049	\$13,270,000	\$34,610,049	\$0
5 San Francisco Fire Department (SFFD) – Neighborhood Fire Stations	\$14,500,000	\$14,290,000	\$9,188,009	\$6,650,000	\$0	\$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 December 31, 2021, the expenditures total is \$210,341,041, and the encumbrances are \$66,063,666, representing 79% of the appropriation and 79% 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	% Expenditure & Encumbrance/ Program
			Appropriation	Expenditures	Encumbrance	Balance		
Zuckerberg San Francisco General (ZSFG) Building 5 Improvement Projects	222,000,000	203,436,456	203,436,456	89,418,668	60,766,544	93,810,429	74%	74%
Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	30,000,000	37,467,673	37,467,673	31,250,143	2,110,718	3,056,623	89%	89%
Department of Public Health (DPH) Other Community Centers Improvement Program	20,000,000	28,567,598	28,567,598	24,823,198	1,128,014	3,935,875	91%	91%
San Francisco Fire Department (SFFD) Projects - Ambulance Deployment Facility	43,500,000	47,880,049	47,880,049	43,436,803	673,015	4,158,598	92%	92%
San Francisco Fire Department (SFFD) Projects - Neighborhood Fire Stations	14,500,000	9,188,009	9,188,009	5,891,454	99,358	3,213,994	65%	65%
Department of Homelessness and Supportive Housing	20,000,000	19,700,000	19,700,000	12,655,095	1,286,018	6,156,813	71%	71%
Oversight, Accountability, and Cost of Issuance (COI)	-	2,315,872	2,315,872	1,421,335	-	894,537	61%	61%
Underwriter's Discount	-	1,444,344	1,444,344	1,444,344	-	-	100%	100%
TOTAL	350,000,000	350,000,000	350,000,000	210,341,041	66,063,666	115,226,869	79%	79%

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 December 31, 2021

2016 PUBLIC HEALTH AND SAFETY (PHS) BOND PROGRAM BUDGET SUMMARY		as of December 31, 2021				
		Program Budget	Expenditures	Encumbrances	Balance	
		Projects #				
1. ZUCKERBERG SAN FRANCISCO GENERAL (ZSFG) BUILDING 5 IMPROVEMENT PROJECTS			205,240,882	91,079,021	60,766,544	53,395,317
1.1	Clinical Improvements	14	136,105,408	68,336,439	36,602,100	31,166,869
	Project Controls		55,216,572	45,701,840	3,509,026	6,005,706
	Construction		80,888,836	22,634,599	33,093,074	25,161,163
1.2	Seismic Improvements	1	35,687,819	14,692,524	19,518,430	1,476,865
	Project Controls		12,000,000	11,038,037	677,462	284,500
	Construction		23,687,819	3,654,486	18,840,968	1,192,365
1.3	IT Improvements	1	13,096,466	2,902,185.51	1,368,609.16	8,825,671
	Project Controls		4,331,466	2,576,235	536,021	1,219,210
	Construction		8,765,000	325,951	832,588	7,606,461
1.4	Infrastructure Improvements	4	15,708,300	3,487,520	3,277,405	8,943,375
	Project Controls		4,248,300	1,154,936	126,951	2,966,413
	Construction		11,460,000	2,332,584	3,150,455	5,976,961
1.5	Program Contingency		2,400,000	-	-	2,400,000
1.6	Finance Cost & Underwriter's Discount *		2,242,889	1,660,353	-	582,536
2. DEPARTMENT OF PUBLIC HEALTH (DPH) SOUTHEAST HEALTH CENTER RENOVATION & EXPAN			37,877,504	31,582,711	2,110,718	4,184,075
2.1	Southeast Health Center Renovation (Phase 1)	1	2,924,610	2,884,882	-	39,728
	Project Controls		2,114,417	2,070,586	-	43,831
	Construction		810,193	814,296	-	(4,103)
2.2	Southeast Health Center Expansion (Phase 2)	1	33,040,476	28,365,261	2,110,718	2,564,496
	Project Controls		9,053,109	8,713,197	401,323	(61,411)
	Construction		23,987,366	19,652,065	1,709,395	2,625,907
2.3	Program Contingency		1,502,588	-	-	1,502,588
2.4	Finance Cost & Underwriter's Discount *		409,831	332,568	-	77,263
3. DEPARTMENT OF PUBLIC HEALTH (DPH) OTHER COMMUNITY CENTERS IMPROVEMENT PROGR			28,881,614	25,064,106	1,128,014	2,689,494
3.1	Castro Mission Health Center	1	9,371,110	8,380,463	749,048	241,600
	Project Controls		4,515,003	3,410,505	262,332	842,166
	Construction		4,856,107	4,969,957	486,716	(600,566)
3.2	Maxine Hall Health Center	1	16,604,699	15,675,857	378,506	550,337
	Project Controls		6,005,093	5,874,729	95,904	34,460
	Construction		10,599,606	9,801,128	282,601	515,877
3.3	Seismic Improvements	4	405,041	393,656	0	11,386
	Project Controls		405,041	393,656	0	11,386
	Construction		-	-	-	-
3.4	Infrastructure Improvements	5	373,683	373,223	460	0
	Project Controls		105,528	105,068	460	0
	Construction		268,155	268,155	-	-
3.5	Program Contingency		1,813,064	-	-	1,813,064
3.6	Finance Cost & Underwriter's Discount *		314,017	240,908	-	73,109
4. SAN FRANCISCO FIRE DEPARTMENT (SFFD) PROJECTS - AMBULANCE DEPLOYMENT FACILITY			48,600,000	43,828,979	673,015	4,098,006
4.1	SFFD Ambulance Deployment Facility (ADF)	1	46,580,388	43,436,803	673,015	2,470,571
	Project Controls		12,253,388	10,825,559	498,507	929,322
	Construction		34,327,000	32,611,244	174,508	1,541,249
4.2	Program Contingency		1,299,661	-	-	1,299,661
4.3	Finance Cost & Underwriter's Discount *		719,951	392,176	-	327,775
5. SAN FRANCISCO FIRE DEPARTMENT (SFFD) PROJECTS - NEIGHBORHOOD FIRE STATIONS			9,400,000	5,970,530	99,358	3,330,112
5.1	SFFD Neighborhood Fire Stations (NFS) - Structural Strengthening	1	-	-	-	-
	Project Controls		-	-	-	-
	Construction		-	-	-	-
5.2	SFFD Neighborhood Fire Stations (NFS) - Hose Tower Removal	1	5,413,345	4,993,685	80,623	339,038
	Project Controls		1,546,787	1,527,970	80,623	(61,806)
	Construction		3,866,558	3,465,714	-	400,844
5.3	SFFD Neighborhood Fire Stations (NFS) - Emergency Generator	1	2,253,331	381,825.96	11,443	1,860,062
	Project Controls		651,645	381,826	11,443	258,376
	Construction		1,601,686	-	-	1,601,686
5.4	Program Contingency		1,632,834	515,944	7,292	1,109,598
5.5	Finance Cost & Underwriter's Discount *		100,490	79,075	-	21,415

6. DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING				20,000,000	12,815,694	1,286,018	5,898,288
6.1	440 Turk Street Homeless Service Site	1		7,075,000	7,075,000	-	0
	Project Controls			248,584	638,242	-	(389,657)
	Construction			6,826,416	6,436,758	-	389,657
6.2	525 5th Street Homeless Service Site (MSC South Shelter)	1		2,508,333	437,452	414,776	1,656,106
	Project Controls			752,500	437,452	414,776	(99,727)
	Construction			1,755,833	-	-	1,755,833
6.3	260 Golden Gate Homeless Service Site (Hamilton Family Shelter)	1		2,508,333	274,436.60	31,128.61	2,202,768
	Project Controls			758,149	215,626	31,129	511,395
	Construction			1,750,184	58,811	-	1,691,373
6.4	1001 Polk Street Homeless Service Site (Next Door Shelter)	1		2,508,333	354,507	274,582	1,879,245
	Project Controls			752,500	354,507	274,582	123,411
	Construction			1,755,833	-	-	1,755,833
6.5	1064-1068 Mission Street Homeless Service Site	1		5,000,000	4,434,468	565,532	0
	Project Controls			10,000	-	10,000	-
	Construction			4,990,000	4,434,468	555,532	0
6.6	Program Contingency			100,000	79,232	-	20,768
6.7	Finance Cost & Underwriter's Discount *			300,000	160,599	-	139,401
TOTALS				350,000,000	210,341,041	66,063,666	73,595,292

NOTE:

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

ATTACHMENT 2: CONTACT INFORMATION

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