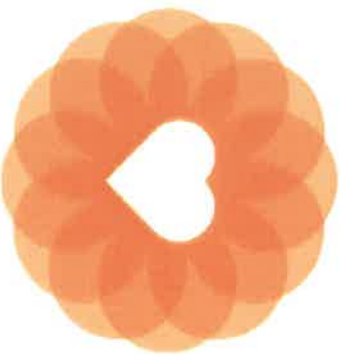


2016

PUBLIC HEALTH & SAFETY BOND

Quarterly Update



San Francisco
Health Network

SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH

Full Health Commission
June 19, 2018

Topics & Presenters

Bond Overview – Mark Primeau

Budget/Bond Sales – Mark Primeau

Accomplishments since September Health Commission Report – Terry Saltz

Upcoming Milestones and Construction Schedule Summary – Joe Chin

Coordination w/ UCSF Research Center Project – Mark Primeau/Michael Bade

First Bond Sale Budget and Allocation

| Public Health and Safety Components/Projects | Bond Authorization | Bond Budget | Current Appropriation * | 1st Bond Sale |
|---|----------------------|----------------------|-------------------------|----------------------|
| 1 ZSFG Building 5 Seismic Upgrade and Outpatient Improvements Program | \$222,000,000 | \$218,723,000 | \$10,314,852 | \$112,055,942 |
| 2 Southeast Health Center Renovation (Phase 1) and New Addition (Phase 2) Program | \$30,000,000 | \$29,700,000 | \$2,728,524 | \$18,239,644 |
| 3 Community Health Centers Improvement Program (Various Locations) | \$20,000,000 | \$19,800,000 | \$3,575,000 | \$16,190,000 |
| Oversight, Accountability, and Cost of Issuance | \$0 | \$3,822,000 | \$0 | \$2,402,460 |
| Reserve for Market Uncertainty | \$0 | \$0 | \$0 | \$1,940,000 |
| Total | \$272,000,000 | \$272,000,000 | \$16,618,376 | \$150,830,000 |

* \$16.6M pre-bond funding appropriation from General Funds will be reimbursed out of the First Bond Sale

Overview

OVERVIEW OF PHS SCOPE AND BUDGET DPH ONLY - \$272M

| Projects | DPH Bond Authorization | Bond Budget ¹ |
|---------------------------------------|------------------------|--------------------------|
| ZSFG BUILDING 5 | \$222M | \$218.7M |
| COMMUNITY HEALTH CENTERS ² | \$50M | \$49.5M |
| OVERSIGHT AND COST OF ISSUANCE | - | \$3.8M |
| Total: | \$272 M | \$272 M |

1. Represents the true budget s available for design and construction
2. Of the \$50M, \$30M is allocated to Southeast HC and \$20 M to Castro Mission HC & Maxine Hall HC, with minor improvements and/or studies at other clinics

Bond Sales

| | 1st Bond Sale Jan 2017 | 2nd Bond Sale Jun 2019 ² | Total |
|------------------------------------|---------------------------|--|------------------------|
| Sale Amount (Not to Exceed) | \$176.0 M | \$174.0 M | \$350.0 M |
| % Rate | 2.99% | TBD | % |
| Budget | \$146.5M | \$125.5M | \$272.0 M ³ |
| Expended/Encumbered | \$40.62M ¹ | TBD | \$28.95 |
| % Expended/Encumbered | 23.1% | TBD | 10.6% |

1. \$7.1 Million pre bond funding from the total of \$10.5 Million appropriated by DPH was reimbursed Expenditures/encumbrances current as of 4/30/2018
2. Timing for the 2nd Sale may change depending upon bond market conditions
3. The Budget numbers indicated are only showing the DPH portion of the bond, totaling to \$272 M

Project Budget: ZSFG, Building 5

Total Budget: \$222 Million

| | Budget | Expended/ Encumbered as of 4/30/2018 ³ | % Expended/ Encumbered | Forecast |
|--|----------------------|---|---------------------------|----------------------|
| Purchase, Construction & Mobilization | \$165,362,000 | \$25,669,475 | 15.5% | \$165,362,000 |
| Project Control | \$47,880,000 | \$7,432,509 | 15.5% | \$47,880,000 |
| Other Program Costs² | \$4,500,000 | \$0 | 0% | \$4,500,000 |
| Finance Costs¹ | \$4,258,000 | \$701,701 | 16.5% | \$4,258,000 |
| Total | \$222,000,000 | \$33,803,685 | 10.5% | \$222,000,000 |

1. Finance Costs include Underwriter's discount, cost of issuance, GO oversight committee fee, Controller's audit fees, totaling \$1,868,703. Because the total Finance costs for the 1st sale include all 3 agencies, DPH has segregated out it's portion of the finance costs.
2. Other Program costs include Project Contingency
3. Project budget values are as of June 30, 2017 and expenditures beyond June 30, 2017 are estimates pending actuals from the new financial system. New project budget information will be available later this fiscal year after transition to the new City financial system and capture of accurate project financial data.

Project Budget: Community Health Centers

Total Budget: \$50 Million

| | Budget | Expended/ Encumbered as of 4/30/2018 ³ | % Expended/ Encumbered | Forecast |
|--|---------------------|---|---------------------------|---------------------|
| Purchase, Construction & Mobilization | \$36,360,202 | \$4,900,962 | 13.5% | \$36,360,202 |
| Project Control | \$12,639,798 | \$1,703,708 | 13.5% | \$12,639,798 |
| Other Program Costs | \$500,000 | \$0 | 0% | \$500,000 |
| Finance Costs¹ | \$500,000 | \$215,574 | 43.1% | \$500,000 |
| Total | \$50,000,000 | \$6,820,244 | 11.4% | \$50,000,000 |

1. Finance Costs include Underwriter's discount, cost of issuance, GO oversight committee fee, Controller's audit fees, totaling \$1,868,703. Because the total Finance costs for the 1st sale include all 3 agencies, DPH has segregated out it's portion of finance.
2. Other Program Cost include Project Contingency
3. Project budget values are as of June 30, 2017 and expenditures beyond June 30, 2017 are estimates pending actuals from the new financial system. New project budget information will be available later this fiscal year after transition to the new City financial system and capture of accurate project financial data.

ZSFG Building 5 Accomplishments



Ambulatory Care Accomplishments

Maxine Hall HC:
100% Drawings completed and submitted to DBI to initiate plan review

Southeast HC Addition:
Completed 100% schematic design drawings

Chinatown Public HC:
Completed Phase 2 seismic assessment

City Clinic, Silver Ave, and Ocean Park HCs:
Consultant on-boarded to start Phase 1 seismic assessments

Mar
2018

Apr
2018

May
2018

Jun
2018

July
2018

Maxine Hall HC:
Civic Design Review Committee approved facade revisions due to historical comments.



Castro Mission HC:
Planning Dept. approved Category Exemption (CatEx) based on historical preservation review

ZSFG, EXISTING MAIN HOSPITAL, BLDG. 5

UPCOMING MILESTONES/ACTIVITIES

Projects in Construction:

- **6H Surge Space** – Continuing with demo and hazardous material abatement. Target completion date – Nov. 6, 2018



- **Rehabilitation Department Relocation** – Working through pre-construction submittals. NTP issued – June 18.

Projects in Bidding:

- **Seismic Retrofit (Phase 1)** – Finalize scope package that includes enabling work, retrofit work, and logistics/phasing constraints by end of June and start construction by Q4, 2018.
- **Construction Manager/General Contractor (CM/GC) Contract**– Finalizing draft RFQ. Advertise by July 2018

Projects in Design:

- **3 Projects** - Dialysis Relocation; Public Health Laboratory; IT Infrastructure

Projects in Programming/Planning/Scoping:

- **6 Projects** – 4E Surge Space; Family Health Center; Psychiatric Emergency Services; 10

SOUTHEAST HEALTH CENTER



Existing Southeast Health Center

New Southeast Health Center Rendering

UPCOMING MILESTONES/ACTIVITIES

Design

- 100% Development Drawings (DD) – Complete by Q3, 2018
 - Continue to focus on align project scope with budget
- SF Arts Commission
 - Civic Design Review (Phase 2): Q3, 2018 (tentative)
 - Public Arts Program – Selection Panel to convene on June 18 to short-list artist pool.
- Bidding – Targeting to start Q1, 2019
- Construction – Targeting to start Q3, 2019

COMMUNITY HEALTH CENTERS



Castro Mission HC Rendering

UPCOMING MILESTONES/ACTIVITIES

Maxine Hall Health Center

- Plan review and permit approval by Q3, 2018. Target construction start - Q1, 2019
- Civic Design Review, Phase 3 – scheduled for June 25
- Continue to work with clinical staff and DPH leadership to pursue the option to relocate clinic during construction

Castro Mission Health Center

- Complete design by Q4, 2018. Target construction start – Q1, 2019
- Revisiting Civic Design Review (CDR), Phase 3 review with CDR committee members based on historical review comments.

Energy Efficiency Improvements at Castro Mission and Silver Avenue

- Bidding for hazardous material abatement scopes – By end of June 2018



Maxine Hall HC Rendering

PROGRAM SCHEDULE SUMMARY - ZSFG, BLDG. 5

| Activity Name | Duration (Cal. days) | Start | Finish | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | | |
|--|----------------------|-------------|-------------|------|------|------|------|------|------|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| All Initiatives | 1883 | 25-Mar-15 A | 30-Jun-22 | | | | | | | | |
| 2016 Public Health and Safety Bond Program | 1883 | 25-Mar-15 A | 30-Jun-22 | | | | | | | | |
| 2016 Public Health & Safety Bond Sch | 1883 | 25-Mar-15 A | 30-Jun-22 | | | | | | | | |
| ZSFG - Bldg. 5 Priority Projects | 1487 | 17-Oct-16 A | 30-Jun-22 | | | | | | | | |
| Construction | 1085 | 17-Oct-16 A | 10-Oct-19 | | | | | | | | |
| E.D. Remodel: Phase 1 Urgent Care | 503 | 05-Nov-16 A | 27-Mar-18 A | | | | | | | | |
| Construction | 503 | 05-Nov-16 A | 27-Mar-18 A | | | | | | | | |
| 5th Surge Space | 270 | 12-Mar-18 A | 06-Dec-18 | | | | | | | | |
| Construction | 270 | 12-Mar-18 A | 06-Dec-18 | | | | | | | | |
| Rehabilitation/ Department Relocation | 1085 | 17-Oct-16 A | 10-Oct-19 | | | | | | | | |
| Bidding/ Award | 606 | 17-Oct-16 A | 18-Jun-18 | | | | | | | | |
| Construction | 480 | 18-Jun-18 | 10-Oct-19 | | | | | | | | |
| Design | 1168 | 30-Jan-17 A | 25-Jun-21 | | | | | | | | |
| Seismic Retrofit | 661 | 02-Jul-18 | 22-Apr-20 | | | | | | | | |
| Bid & Award (CM/GC RFQ/RFP) | 128 | 02-Jul-18* | 06-Nov-18 | | | | | | | | |
| Construction Phase 2 | 533 | 07-Nov-18 | 22-Apr-20 | | | | | | | | |
| Public Health Lab | 1120 | 02-Jul-18 | 25-Jul-21 | | | | | | | | |
| Bidding/ Award (CM/GC RFQ/RFP) | 129 | 02-Jul-18* | 07-Nov-18 | | | | | | | | |
| Construction | 654 | 11-Oct-19 | 25-Jul-21 | | | | | | | | |
| Dialysis | 667 | 02-Jul-18 | 28-Apr-20 | | | | | | | | |
| Bidding/ Award (CM/GC RFQ/RFP) | 129 | 02-Jul-18* | 07-Nov-18 | | | | | | | | |

■ Current Activity ■ Previously Reported Activity ■ Previously Reported Measure
■ Current Measure ■ Previously Reported Measure

*Estimated Dates as May 2018

PROGRAM SCHEDULE SUMMARY - ZSFG, BLDG. 5 (cont'd)

| Activity Name | Duration (Cal. days) | Start | Finish | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | | | | | | | | | | |
|--|----------------------|-------------|-----------|------|------|------|------|------|------|----|----|----|----|----|----|----|----|----|----|
| | | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| Construction | 538 | 08-Nov-18 | 28-Apr-20 | | | | | | | | | | | | | | | | |
| IT Infrastructure | 882 | 30-Jan-17 A | 01-Jul-19 | | | | | | | | | | | | | | | | |
| Design | 548 | 30-Jan-17 A | 01-Aug-18 | | | | | | | | | | | | | | | | |
| Bidding/ Award | 24 | 01-Aug-18 | 24-Aug-18 | | | | | | | | | | | | | | | | |
| Construction | 311 | 24-Aug-18 | 01-Jul-19 | | | | | | | | | | | | | | | | |
| Programming and Planning | 520 | 01-Jun-17 A | 01-Jun-19 | | | | | | | | | | | | | | | | |
| E.O. Remodel: Phase 2 Wound, OASIS, Phlebotomy FNA | 578 | 01-Jun-17 A | 01-Jan-19 | | | | | | | | | | | | | | | | |
| Programming / Design | 578 | 01-Jun-17 A | 01-Jan-19 | | | | | | | | | | | | | | | | |
| Psychiatric Emergency Services (PES) Expansion | 143 | 01-Mar-18 A | 17-Sep-18 | | | | | | | | | | | | | | | | |
| Programming and Planning | 143 | 01-Mar-18 A | 17-Sep-18 | | | | | | | | | | | | | | | | |
| Mental Health Rehabilitation Center | 109 | 01-Jun-18 | 17-Sep-18 | | | | | | | | | | | | | | | | |
| Programming and Planning | 109 | 01-Jun-18 | 17-Sep-18 | | | | | | | | | | | | | | | | |
| Family Health Center Relocation | 457 | 01-Mar-18 A | 01-Jun-19 | | | | | | | | | | | | | | | | |
| Programming / Design | 457 | 01-Mar-18 A | 01-Jun-19 | | | | | | | | | | | | | | | | |
| UCSF Research Building | 1171 | 04-Jan-18 A | 30-Jun-22 | | | | | | | | | | | | | | | | |
| Procure Design and Construction Team | 179 | 04-Jan-18 A | 11-Sep-18 | | | | | | | | | | | | | | | | |
| Schematic Design | 66 | 12-Sep-18 | 12-Dec-18 | | | | | | | | | | | | | | | | |
| Prepare Completed Documents for Approval | 142 | 13-Dec-18 | 28-Jun-19 | | | | | | | | | | | | | | | | |
| Road Improvements Construction | 262 | 01-Jul-19 | 30-Jun-20 | | | | | | | | | | | | | | | | |
| New Building Building Construction | 456 | 01-Jul-20 | 30-Mar-22 | | | | | | | | | | | | | | | | |
| Move-In | 66 | 31-Mar-22 | 30-Jun-22 | | | | | | | | | | | | | | | | |

Current/Active Current/Inactive Previously Reported/Active Previously Reported/Inactive Previously Reported Milestone Current Milestone Previously Reported Milestone

*Estimated Dates as May 2018

PROGRAM SCHEDULE SUMMARY - AMBULATORY CARE

| Activity Name | Duration (Cal. days) | Start | Finish | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|----------------------|--------------------|------------------|------|------|------|------|------|------|
| Ambulatory Care Projects | 1590 | 25-Mar-15 A | 17-May-21 | | | | | | |
| Maxine Hall Health Center (MOU: 1/6/17) | 657 | 03-Jul-18 | 19-Apr-20 | | | | | | |
| Bidding/ Award | 182 | 03-Jul-18* | 31-Dec-18 | | | | | | |
| Construction | 475 | 01-Jan-19 | 19-Apr-20 | | | | | | |
| Castro Mission Health Center (MOU: 1/6/17) | 1789 | 25-Mar-15 A | 03-Mar-20 | | | | | | |
| Programming / Design | 1361 | 25-Mar-15 A | 31-Dec-18 | | | | | | |
| Bidding/ Award | 101 | 27-Nov-18 | 07-Mar-19 | | | | | | |
| Construction | 362 | 08-Mar-19 | 03-Mar-20 | | | | | | |
| Southeast Health Center Ph-1 (Renovation) | 174 | 03-Mar-17 A | 25-Aug-17 A | | | | | | |
| Construction | 174 | 03-Mar-17 A | 25-Aug-17 A | | | | | | |
| Southeast Health Center Ph-2 (Addition) | 1628 | 28-Nov-16 A | 17-May-21 | | | | | | |
| Programming / Design | 732 | 28-Nov-16 A | 03-Dec-18 | | | | | | |
| Bidding/ Award | 240 | 04-Dec-18 | 31-Jul-19 | | | | | | |
| Construction | 656 | 01-Aug-19 | 17-May-21 | | | | | | |
| Seismic Hazard Ratings/SHR Work | 428 | 09-Jan-17 A | 01-Sep-18 | | | | | | |
| Chinatown Public Health Center Phase 2 Seismic Assessment | 368 | 09-Jan-17 A | 08-Jun-18 | | | | | | |
| Ocean Park Clinic Phase 1 Seismic Assessment | 62 | 01-Jul-18* | 01-Sep-18 | | | | | | |
| Silver Clinic Phase 1 Seismic Assessment | 62 | 01-Jul-18* | 01-Sep-18 | | | | | | |
| City Clinic Phase 1 Seismic Assessment | 62 | 01-Jul-18* | 01-Sep-18 | | | | | | |

Current Milestone
 Baseline Milestone
 Previously Reported Milestone
 Prev. Reported Milestone
 Previously Reported Milestone

Coordination w/ UCSF Research Center Project

- Ordinance 33-17 Lease Disposition and Development Agreement (LDDA) and ground lease with UCSF – New research building signed by Mayor on 2/3/2017
- The City & UCSF execute LDDA – October 2017
- City & UCSF preparing documents to satisfy Close of Escrow requirements- target for completion: 1st Quarter 2019.
- **Escrow Documents:**
 - City records Memorandum of Lease Disposition & Development Agreement on 6/1/2018
 - City in the process of clearing title on the B/C Lot- target completion 3rd Quarter 2018
 - Final Parking Relief Plan completed- submit to the Board of Supervisors
 - City Approves conceptual design documents- 4th Quarter 2018
 - UCSF obtains regulatory approvals- 1st Quarter 2019
 - UCSF obtains required insurance- 3rd Quarter 2018
 - UCSF deposits parking reimbursement contribution of \$10m into escrow- after Ground Lease is signed and all escrow documents have been satisfied
- **Review key construction milestone dates for the Research project**
 - Start of construction on roadway – 3rd Quarter 2019
 - Start of construction on research building- 3rd Quarter 2019
 - Duration of construction & completion date – 1st Quarter 2022
 - Move in date – 2nd Quarter 2022

Questions?



San Francisco Department of Public Health