San Francisco Department of Public Health
Health Network
San Francisco

Quarterly Update

Safety Bond

Public Health 2016

June 19, 2018
Full Health Commission
Topics & Presenters

Mark Primneau/Michael Bade
- Coordination w/ UCSF Research Center Project

Joe Chin
- Upcoming Milestones and Construction Schedule Summary

Terry Salz
- Report - September Health Commission
  Accomplishments since September Health Commission

Mark Primneau
- Budget/Bond Sales
- Bond Overview

Mark Primneau
$1.66M pre-bond funding appropriation from General Funds will be reimbursed out of the First Bond Sale

<table>
<thead>
<tr>
<th>Item Description</th>
<th>1st Bond Sale</th>
<th>2nd Bond Sale</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reserve for Market Uncertainty</td>
<td>$1,940,000</td>
<td>$0</td>
<td>$1,940,000</td>
</tr>
<tr>
<td>Overseight, Accountability, and Cost of Issuance</td>
<td>$2,402,460</td>
<td>$0</td>
<td>$2,402,460</td>
</tr>
<tr>
<td>Problem (Various Locations) Community Health Centers Improvement</td>
<td>$16,990,000</td>
<td>$3,750,000</td>
<td>$20,740,000</td>
</tr>
<tr>
<td>and New Addition (Phase 2) Program</td>
<td>$19,900,000</td>
<td>$3,940,000</td>
<td>$23,840,000</td>
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<tr>
<td>Southeast Health Center Renovation (Phase 1)</td>
<td>$20,728,524</td>
<td>$2,970,000</td>
<td>$23,698,524</td>
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<tr>
<td>Improvements Problem</td>
<td>$112,055,942</td>
<td>$12,031,485</td>
<td>$124,087,427</td>
</tr>
<tr>
<td>Public Health and Safety Components/Projects</td>
<td>$22,000,000</td>
<td>$22,000,000</td>
<td>$44,000,000</td>
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<tr>
<td>ZSRG Building 5 Seismic Upgrade and Outpatient</td>
<td>$22,000,000</td>
<td>$22,000,000</td>
<td>$44,000,000</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$227,000,000</strong></td>
<td><strong>$227,000,000</strong></td>
<td><strong>$454,000,000</strong></td>
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<tr>
<td>Budget Item</td>
<td>Amount</td>
<td>Total</td>
<td></td>
</tr>
<tr>
<td>-------------</td>
<td>--------</td>
<td>-------</td>
<td></td>
</tr>
<tr>
<td>$3.8M</td>
<td></td>
<td>OVERSIGHT AND COST OF ISSUANCE</td>
<td></td>
</tr>
<tr>
<td>$4.9M</td>
<td>$50M</td>
<td>COMMUNITY HEALTH CENTERS</td>
<td></td>
</tr>
<tr>
<td>$218.7M</td>
<td>$222M</td>
<td>ZSG BUILDING 5</td>
<td></td>
</tr>
<tr>
<td>Bond Budget</td>
<td></td>
<td>DPH Bond Authorization</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Projects</td>
<td></td>
</tr>
</tbody>
</table>

DPH ONLY - $272M
OVERVIEW OF PRO Scope and Budget
<table>
<thead>
<tr>
<th>%</th>
<th>TBD</th>
<th>%</th>
<th>TBD</th>
<th>%</th>
<th>TBD</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.6%</td>
<td>TBD</td>
<td>23.1%</td>
<td>TBD</td>
<td>2.99%</td>
<td>TBD</td>
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<tr>
<td>$28.95</td>
<td>TBD</td>
<td>$40.62M1</td>
<td>TBD</td>
<td>$146.5M</td>
<td>TBD</td>
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<tr>
<td>$272.0 M3</td>
<td>$125.5M</td>
<td>$146.5M</td>
<td>$174.0 M3</td>
<td>$176.0 M</td>
<td>TBD</td>
</tr>
<tr>
<td>%</td>
<td>TBD</td>
<td>%</td>
<td>TBD</td>
<td>%</td>
<td>TBD</td>
</tr>
<tr>
<td>$350.0 M</td>
<td>$174.0 M</td>
<td>$176.0 M</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
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<tr>
<td>Total</td>
<td>Jun 2019</td>
<td>Total</td>
<td>Jan 2017</td>
<td>2nd Bond Sale</td>
<td>1st Bond Sale</td>
</tr>
</tbody>
</table>

Bond Sales

1. 57.1 Million pre bond funding from the total of $10.5 Million appropriated by DPH was reimbursed.
2. Expenditures/Encumbrances current as of 4/30/2018
3. The budget numbers indicated are only showing the DPH portion of the bond, totaling to $272 M.
<table>
<thead>
<tr>
<th>Forecast</th>
<th>Expenditure/Embarked</th>
<th>4/30/2018</th>
<th>% Expenditure/Embarked</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>$222,000,000</td>
<td>$33,803,685</td>
<td>10.5%</td>
<td>$4,258,000</td>
<td>$4,258,000</td>
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<tr>
<td>$270,000</td>
<td>$701,701</td>
<td>16.5%</td>
<td>$4,500,000</td>
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<tr>
<td>$47,880,000</td>
<td>$7,432,509</td>
<td>15.5%</td>
<td>$47,880,000</td>
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<tr>
<td>$165,362,000</td>
<td>$25,669,475</td>
<td>15.5%</td>
<td>$165,362,000</td>
<td>$165,362,000</td>
</tr>
</tbody>
</table>

**Total Budget:** $222 Million

**Project Budget:** ZSF, Building 5
<table>
<thead>
<tr>
<th>Amount</th>
<th>%</th>
<th>% Expended</th>
<th>% Expended as of 4/30/2018</th>
<th>Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>$50,000,000</td>
<td>5%</td>
<td>0%</td>
<td>0%</td>
<td>$50,000,000</td>
</tr>
<tr>
<td>$50,000,000</td>
<td>0%</td>
<td>$12,639,798</td>
<td>$12,639,798</td>
<td>$50,000,000</td>
</tr>
<tr>
<td>$36,360,202</td>
<td>13.5%</td>
<td>13.5%</td>
<td>13.5%</td>
<td>$36,360,202</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total</th>
<th>Finance Costs</th>
<th>Other Program Costs</th>
<th>Project Control</th>
<th>Mobilization</th>
<th>Purchase, Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>$50,000,000</td>
<td>$50,000,000</td>
<td>$21,574</td>
<td>$1,703,708</td>
<td>$4,900,962</td>
<td>$4,900,962</td>
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</table>

Total Budget: $50 Million

Project Budget: Community Health Centers

Note: The table shows the budget details for various categories. The percentages and amounts indicate the projected expenditures and budget allocations.
Ambulatory Care Accomplishments

Historical Preservation Review Exemption (Catex) based on Planning Dept. Approved Category
Case Mission HC:

Historical comments: Approved Frontage Revisions due to Civic Design Review Committee
Maxine Hall HC:

Maxine Hall HC:

July 2018

Civic Clinic, Silver Ave, and Seismic Assessment
Completed Phase 2
Chinatown Public HC:

May 2018

Design Drawings
Completed 100% schematic
Southeast HC Addition:

Initiate plan review and submitted to DBI.

100% Drawings completed
Maxine Hall HC:

Mar 2018

2018

2018

Jun 2018

Seismic Assessment
Start Phase 1 Seismic Consultant on-boarded to Ocean Park HC:

Ocean Park HC:
6 Projects - 4E Surge Space; Family Health Center; Psychiatric Emergency Services;

- 3 Projects - Diabetic Relocation; Public Health Laboratory; IT Infrastructure

Projects in Programming/Planning/Scoping:

Projects in Design:

- Construction Manager/General Contractor (CM/GC) Contract – Finalizing draft RFP.
- Seismic Retrofit (Phase 1) – Finalize scope package that includes enabling work.

Projects in Bidding:

- NTTP issued – June 18.

Projects in Construction:

- Rehabilitation Department Relocation – Working through pre-construction submittals.
- Material adjustment Target completion date – Nov. 6, 2018.
- 6H Surge Space – Continuing with demo and hazardous

Upcoming Milestones/Activities:

ZSF, EXISTING MAIN HOSPITAL, BLDG. 5
Upcoming Milestones/Activities:

- Construction - Target to start Q3, 2019
- Bidding - Target to start Q1, 2019
- Pool
- Public Arts Program - Selection Panel to convene on June 18 to short-list artist
- Civic Design Review (Phase 2): Q3, 2018 (tentative)
- SF Arts Commission
- Continue to focus on align project scope with budget
- 100% Development Drawings (DD) - Complete by Q3, 2018
- Design
- Bidding for hazardous material abatement scopes – By end of June 2018
- Energy Efficiency Improvements at Castro Mission and Silver Avenue
  - Based on historical review comments.
- Revisiting Civic Design Review (CDR), Phase 3 Review with CDR committee members.
- Complete design by Q4, 2018. Target construction start – Q1, 2019

Castro Mission Health Center

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

Maxine Hall Health Center

Upcoming Milestones/Activities

Community Health Centers
PROGRAM SCHEDULE SUMMARY - AMBULATORY CARE
Move in date – 2nd Quarter 2022
Duration of construction & completion date – 1st Quarter 2022
Start of construction on Research building - 3rd Quarter 2019
Start of construction on roadway – 3rd Quarter 2019

Review key construction milestone dates for the Research project

- Lease is signed and all escrow documents have been satisfied
- UCSF deposits parking reimbursement contribution of $10m into escrow - after ground
- UCSF obtains required insurance - 3rd Quarter 2018
- UCSF obtains regulatory approvals - 1st Quarter 2019
- City approves conceptual design documents - 4th Quarter 2018
- Final Parking Relief Plan complete - submitted to the Board of Supervisors
- City in the process of clearing title on the B/C Lot - Target completion 3rd Quarter 2018
- City records Memorandum of Lease Disposition & Development Agreement on 6/1/2018

Escrow Documents:

- Completion: 1st Quarter 2019
- City & UCSF preparing documents to satisfy close of Escrow Requirements - Target for
- The City & UCSF execute LDPP – October 2017
- With UCSF – New Research building building by Mayor on 2/3/2017
- Ordinance 33-17 Lease Disposition and Development Agreement (LDPP) and ground lease

Coordination w/ UCSF Research Center Project