

2016

PUBLIC HEALTH & SAFETY BOND

Quarterly Update



San Francisco
Health Network

SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH



ZUCKERBERG
SAN FRANCISCO GENERAL
Hospital and Trauma Center

Full Health Commission
October 1, 2019

Topics & Presenters

Bond Overview– Mark Primeau (DPH)

**Budget/Bond Sales and Bond Component Budget
- Mark Primeau (DPH)**

**Accomplishments since June 2019 Health Commission
Report – Terry Saltz (DPH)**

**Upcoming Milestones and Construction Schedule Summary
- Joe Chin (SF Public Works)**

**Coordination w/ UCSF Research Center Project
- Mark Primeau (DPH)/Michael Bade, (UCSF)**

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

First Bond Sale Budget and Allocation

Public Health and Safety Components/Projects		Bond Authorization	Bond Budget	1st Bond Sale Budget
1	Zuckerberg San Francisco General (ZSFG) Building 5 Improvement Projects	\$ 222,000,000	\$ 218,723,000	\$ 112,055,942
2	Department of Public Health (DPH) Southeast Health Center Renovation & Expansion	\$ 30,000,000	\$ 29,700,000	\$ 18,239,644
3	Department of Public Health (DPH) Other Community Centers Improvement Program	\$ 20,000,000	\$ 19,800,000	\$ 16,185,710
	*Oversight, Accountability, and Cost of Issuance (COI)	\$ -	\$ 3,822,000	\$ 2,808,704
TOTAL		272,000,000	272,000,000	149,290,000

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

Bond Sales

	1st Bond Sale Jan 2017	2nd Bond Sale Early 2020 ²	Total
Sale Amount (Not to Exceed) (All PHS components)	\$176.0 M	\$174.0 M	\$350.0 M
% Rate	2.99%	TBD	
Budget (DPH components only)	\$146.5M	\$125.5M	\$272.0 M ³
Expended/Encumbered	\$72.8M ¹	TBD	\$72.8M ¹
% Expended/Encumbered	49.7%	TBD	26.8%

1. PeopleSoft financial data as of 7-31-2019. Financial data are subject to revision based on ongoing Public Works labor and non-labor clean-up effort).
2. Timing for the 2nd Bond Sale (DPH Components only) 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 7/31/2019 ³	% Expended/ Encumbered	Forecast
Purchase, Construction & Mobilization	\$165,362,000	\$ 33,079,993	20.0%	\$165,362,000
Project Control	\$47,880,000	\$ 18,144,863	37.9%	\$47,880,000
Other Program Costs²	\$4,500,000	\$0	0%	\$4,500,000
Finance Costs¹	\$4,258,000	\$ 429,876	10.1%	\$4,258,000
Total	\$222,000,000	\$ 51,654,732	23.3%	\$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. PeopleSoft financial data as of 7-31-2019. Financial data are subject to revision based on ongoing Public Works labor and non-labor clean-up effort.

Project Budget: Community Health Centers

Total Budget: \$50 Million

	Budget	Expended/ Encumbered as of 7/31/2019 ³	% Expended/ Encumbered	Forecast
Purchase, Construction & Mobilization	\$36,360,202	\$ 11,721,329	32.2%	\$36,360,202
Project Control	\$12,639,798	\$ 9,262,041	73.3%	\$12,639,798
Other Program Costs	\$500,000	\$0	0%	\$500,000
Finance Costs¹	\$500,000	\$ 132,064	26.4%	\$500,000
Total	\$50,000,000	\$ 21,115,434	42.2%	\$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. PeopleSoft financial data as of 7-31-2019. Financial data are subject to revision based on ongoing Public Works labor and non-labor clean-up effort.

Bond Component Budget– ZSFG Building 5

CORE BOND PROJECTS	NO. CORE BOND PROJECTS	PROJECT BUDGET	FORECASTED PROJECT COSTS	OTHER FUND SOURCES	FUND TYPE	VARIATIONS	RISK LEVEL	COMMENTS
Clinical Improvements	14	111,595,000	121,717,151	0	-	(10,122,151)		
4E Surge Space	1						Medium	Post-bond approval scope increase
6H Surge Space	1						Medium	Added scopes due to legacy fire life safety systems and unforeseen conditions
Building 80/90 Specialty Services	1						Medium	Risks associated with unforeseen conditions
Dialysis Relocation	1						Medium	Risks associated with unforeseen conditions
Family Health Center Relocation	1						Medium	Post-bond approval scope increase
Hematology-Oncology/Infusion	1						Low	
Behavior Health Center (BHC) Psychiatric Services	1						Low	
Mental Health Rehabilitation Center (MHRC) Relocation (Wards 7B & 7E)	1						Low	
OASIS, Wound, FNA, & Phlebotomy Services Relocation	1						Medium	Post-bond approval scope increase
Psychiatric Emergency Services (PES) Expansion	1						Medium	Post-bond approval scope increase. Risks associated with potential radiology enabling work scope.
Public Health Lab Relocation	1						Medium	Risks associated with unforeseen conditions
Rehabilitation Department Relocation	1						Medium	Risks associated with unforeseen conditions and added scope due to legacy fire life safety systems
Respiratory Care Relocation	1						Low	
Urgent Care Clinic Relocation	1						Low	Work completed.
Infrastructure Improvements	4	48,883,000	45,883,000	0	-	3,000,000		
Electrical Core Phase 1	1						Low	
Mechanical Core Phase 1	1						Low	
Fire alarm and sprinkler upgrade	1						Low	
Roof Replacement	1						Low	
IT Improvements	1	20,968,000	15,499,197	0	-	5,468,803		
IT Infrastructure	1						Medium	Risks associated with unforeseen conditions
Seismic Improvements	1	35,554,000	35,173,729	0	-	380,271		
Seismic Upgrade (Phase 1, 2, and Enabling)	1						High	Scope uncertainties due to numerous enabling projects to minimize impact to operations. 206 rooms are directly impacted by seismic scopes.
Program Contingency	1	5,000,000	2,500,000	0	-	2,500,000		
Program Contingency	1							Proposed to share program contingency 50/50 with the primary care projects
Grand Total	21	222,000,000	220,773,076	0		1,226,924		

Legend

FUND SOURCE TYPE	FUND SOURCE DESCRIPTION
A	2016 BOND PROGRAM CONTINGENCY - \$5 M
B	CAL OES/FEMA HAZARD MITIGATION GRANT: \$ 1.63 M (Castro Mission HC)
C	BOND INTEREST EARNINGS: \$3.5M - \$5M (DEPENDENT ON MARKET CONDITIONS OF 2ND SALE)
D	DONOR- PHILANTHROPY: \$ TBD
E	PUC ENERGY GRANT DOLLARS: TBD, \$500,000 TARGET
F	ANNUAL CPC- GF FUNDS: \$TBD
G	REIMBURSEMENT OF BOND ELIGIBLE EXPENSES APPLIED TO A FUTURE DPH BOND: \$500,000 - \$1,500,000
H	DPH REVENUE/SAVINGS - APPROVED BY MBO FOR USE ON CAPITAL: \$ TBD
I	MHSA & OCII funding and PUC funding (Southeast HC): \$3-\$6.25M

Bond Component Budget– Community Health Centers

BOND PROJECTS	PROJECT BUDGET	FORECASTED PROJECT COSTS	OTHER FUND SOURCES	FUND TYPE	ADJUSTED PROJECT COST	VARIATIONS	RISK LEVEL	COMMENTS
Seismic Upgrade + Renovation	19,398,000	23,040,011	3,720,000		19,320,011	77,989		
Castro Mission Health Center			1,820,000	B, C		8,958	Medium	Post-bond approval scope increase by adding seismic upgrade
Maxine Hall Health Center			1,900,000	A		69,031	Medium	Post-bond approval scope increase by adding seismic upgrade
Enabling Project	0	1,300,000	1,300,000		0	0		
Maxine Hall HC Enabling (EHH Clinic Trailers)			800,000	C		0	Medium	Scope increase to relocate clinic during construction activities
Maxine Hall HC Enabling (Westside Trailers)			500,000	C		0	Medium	Scope increase to relocate clinic during construction activities
Seismic Assessment	242,000	409,218	176,000		233,218	8,782		
Chinatown Public Health Center (seismic assessment)			10,000	G		1,000	Low	Post-bond approval scope increase by adding seismic assessment
City Clinic Health Center (seismic assessment)			51,000	G		537	Low	Post-bond approval scope increase by adding seismic assessment
Ocean Park Health Center (seismic assessment)			55,000	G		3,771	Low	Post-bond approval scope increase by adding seismic assessment
Sliver Avenue Health Center (seismic assessment)			60,000	G		3,475	Low	Post-bond approval scope increase by adding seismic assessment
Energy Efficiency Improvements	360,000	400,000	40,000		360,000	0		
Castro Mission HC Energy Efficiency			20,000	C		0	Low	Post-bond approval scope increase by adding seismic assessment
Maxine Hall HC Energy Efficiency			0	-		0	Low	Post-bond approval scope increase by adding seismic assessment
Silver Avenue HC Energy Efficiency			20,000	C		0	Low	Post-bond approval scope increase by adding seismic assessment
Grand Total	20,000,000	25,149,229	5,236,000		19,913,229	86,771		

BOND PROJECTS	PROJECT BUDGET	FORECASTED PROJECT COSTS	OTHER FUND SOURCES	FUND TYPE	ADJUSTED PROJECT COST	VARIATIONS	RISK LEVEL	COMMENTS
Southeast Health Center (Phase 1 - Renovation)	5,000,000	2,000,000	0	-	2,000,000	3,000,000	Low	Work completed
Southeast Health Center (Phase 2 - Addition)	25,000,000	37,379,162	9,450,000	C, I	27,929,162	(2,929,162)	Medium	Competitive bidding environment
Grand Total	30,000,000	39,379,162	9,450,000		29,929,162	70,838		

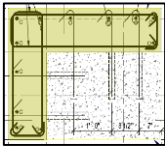
Legend

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D	DONOR- PHILANTHROPY: \$ TBD
E	PUC ENERGY GRANT DOLLARS: TBD, \$500,000 TARGET
F	ANNUAL CPC- GF FUNDS: \$TBD
G	REIMBURSEMENT OF BOND ELIGIBLE EXPENSES APPLIED TO A FUTURE DPH BOND: \$500,000 - \$1,500,000
H	DPH REVENUE/SAVINGS -APPROVED BY MBO FOR USE ON CAPITAL: \$ TBD
I	MHSA & OCII funding and PUC funding (Southeast HC): \$3-\$6.25M

ZSFG Building 5 Accomplishments

Seismic Retrofit (Phase 1):

- NTP issued for the interior column strengthening scope. Contractor working on infection control work plans and interim life safety plans.



Family Health Center:

- Design Team completed 100% schematic design.

IT Infrastructure:

- OSHPD completed review of Backcheck #1. Design Team preparing Backcheck #2.

Buildings 80/90 Specialties:

- Fit study for proposed program completed.

Psychiatric Emergency Services (PES) Expansion:

- Fit study for proposed program completed.

4E Surge Space:

Submitted Backcheck #1 drawings to OSHPD.

Seismic Retrofit (Phase 1):

- 4 of 6 locations with the fiber reinforced polymer (FRP) wrapping at the columns completed (see photo)

Behavior Health Center (BHC) Hummingbird Expansion:

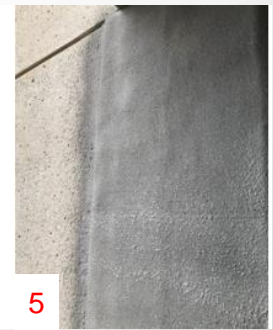
- Completed programming and 50% construction documents

June
2019

July
2019

Aug
2019

Photos of
Completed FRP
Installation Process



Ambulatory Care Accomplishments

Castro Mission HC:

- Clinic relocated to ZSFG Campus, Ward 81, on July 9 in anticipation of construction renovation
- Community Meeting #2 on July 2
- Received additional funding from the Mayor's Budget Office to add air conditioning scope to project

Maxine Hall HC Enabling Scope:

- Completing the site utilities and site preparation for the new temporary clinic at Ella Hill Hutch Community Center site.

Southeast HC:

Completed 95% design documents

Southeast HC:

- Received Civic Design Review (CDR) Phase 3 Approval

Maxine Hall HC:

- Construction Notice-to-Proceed (NTP) was issued on July 3

June
2019

July
2019

Aug
2019

Castro Mission Relocation Signage

WE MOVED! 我们已搬遷! ¡NOS MUDAMOS!

Castro-Mission Health Center Remodel and Temporary Move | Construction Starting 2020
 New Location: 995 Potrero Ave. Building 80, 1st floor at Zuckerberg San Francisco General Hospital
 Reopening with More Patient Rooms! | Improving Patient Care | Building Updates | Safer Clinic in Case of an Earthquake

Castro-Mission Health Center 進行重建工程，並會暫時遷往新址 | 原址裝修將於 2020 動工
 新地點：995 Potrero Ave., Zuckerberg San Francisco General Hospital 80 號樓一樓
 原址重新提供更多病人空間 | 病人護理服務獲得改善 | 建築配合時代需要 | 發生地震時診所更加安全

Castro-Mission Health Center - Remodelación y mudanza temporal | Construcción a partir de 2020
 Nueva ubicación: 995 Potrero Ave., Edificio 80, 1er piso en Zuckerberg San Francisco General Hospital
 ¡Reabriremos con más habitaciones para los pacientes! | Mejoraremos la atención de los pacientes | Novedades sobre el edificio | Clínica más segura en caso de terremoto

Getting to the Temporary Clinic | 前往臨時診所 | Cómo llegar a la clínica temporal

Muni Bus Routes
 Muni 巴士路線
 Routes of the autobuses MUNI

Free Shuttle Service to Hospital | 前往醫院的免費接駁巴士服務 | Servicio de autobuses de conexión (shuttles) al hospital gratis

Paratransit

Maxine Hall Temporary Clinic



Site Prep for temporary clinic at Ella Hill Hutch Community Center

ZSFG Building 5

UPCOMING MILESTONES/ACTIVITIES

Projects in Construction:

- **6H Surge Space** – 83% complete overall. HVAC ductwork testing was approved by OSHPD with insulation to follow. Electrical conduit installation is 85% complete. Ward 6H/IDF room haz mat abatement started. Ward 2C (added surge space) haz mat abatement completed. Proceeding with FF&E furniture



- **Rehabilitation Department Relocation** – 45% complete overall. Continuing with mechanical, electrical, and plumbing (MEP) piping installation in Ward 3B and 3G; wall framing continuing is approximately 85% completed. Above ceiling plumbing work in the kitchen has been completed. Cystoscopy ward is in OSHPD review.



ZSFG Building 5 (cont'd)

UPCOMING MILESTONES/ACTIVITIES

Projects in Construction:

- **Seismic Retrofit (Phase 1)** – Southside scope - all sawcuts and sunshade removal work are completed. 4 of 6 locations of fiber reinforced polymer (FRP) column wrapping are complete. 4C29 and 2C8 locations remain. Construction to start on the interior column strengthening scope (4 locations) in mid-September.
- **Behavior Health Center (BHC) Hummingbird Expansion** - Submitting design documents for plan approval by mid-Sept. Contractor selected and finalizing fee proposal and contract award.

Projects in Bidding:

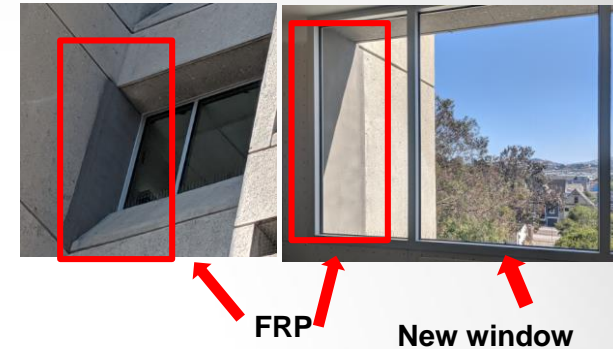
- **Construction Manager/General Contractor (CM/GC) Contract** – Finalizing RFP bid documents with a target advertise date by early 4Q, 2019. Contract will include eight projects to be delivered as part of the CM/GC Contract

Projects in Design/Plan Review:

- **OSHPD Plan Approval** - Dialysis Relocation, Public Health Laboratory
- **OSHPD Plan Review** - IT Infrastructure, 4E Surge Space
- **In Design** – Building 80/90 Specialties Services – proceeding to 100% schematic design; Family Health Center – proceeding to 100% design development

Projects in Programming/Planning/Scoping:

- **Projects** – Psychiatric Emergency Services, Mechanical Core Phase 1, Electrical Core Phase



SOUTHEAST HEALTH CENTER



Southeast Health Center (existing)

New Southeast Health Center (rendering)

UPCOMING MILESTONES/ACTIVITIES (District 10 – Walton)

- Complete Department of Building Inspection (DBI) plan review
- Bidding – Targeting to start by early 4th Q, 2019
- Construction – Targeting to start by early 2020
- Community Engagement – Continuing efforts as construction approaches



SE Health Center renderings (CDR, Phase 3)

COMMUNITY HEALTH CENTERS



Castro Mission (existing)



Castro Mission (rendering after renovation)



Maxine Hall (existing)



EAST ELEVATION AND ENTRANCE (NEWLY PROPOSED)

Maxine Hall (rendering after renovation)

UPCOMING MILESTONES/ACTIVITIES

Maxine Hall Health Center (District 5 – Brown)

- Construction NTP issued on July 3. Contractor proceeding with pre-construction activities (submittals, RFIs, work plans, etc.) Actual construction to start in clinic after DPH clinic moves into the temporary clinic at Ella Hill Hutch in October.
- Temporary clinics at Ella Hill Hutch Community Center and Westside Clinic sites (Pre-fabricated trailers) – Delivered to site and are targeted to be setup by mid-October. Clinic is targeted to move-out as soon as temporary clinic is setup and functional.
- Groundbreaking Ceremony – Scheduled for October 2

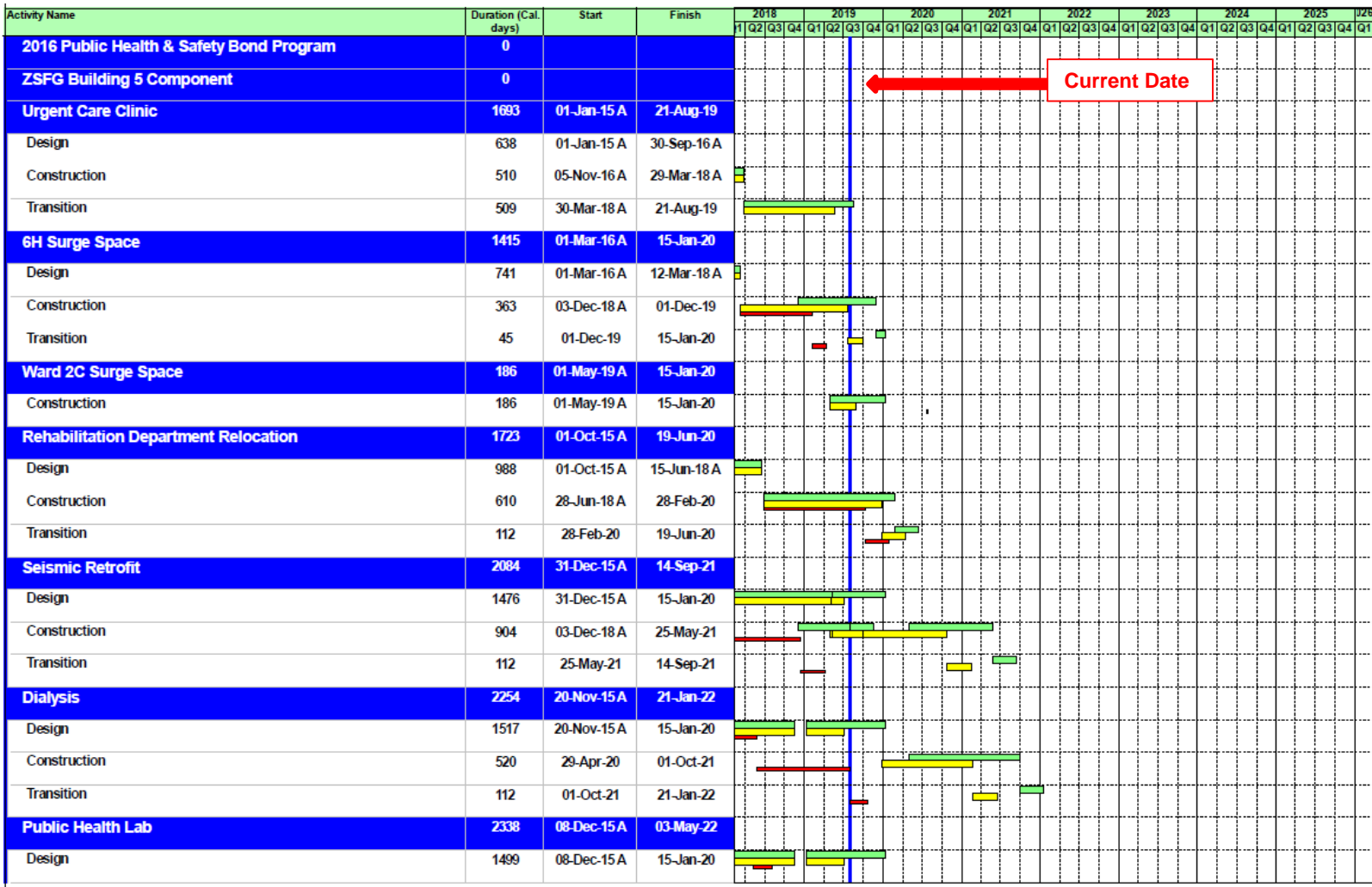


Pre-fabricated trailers at EHH and Maxine Hall HC

Castro Mission Health Center (District 8 – Mandelman)

- Complete design for added scopes (air conditioning and other HVAC improvements for remainder of building) by 3Q, 2019.
- Bidding - 4Q, 2019 with a target construction by early 2020

PROGRAM SCHEDULE SUMMARY – ZSFG BUILDING 5

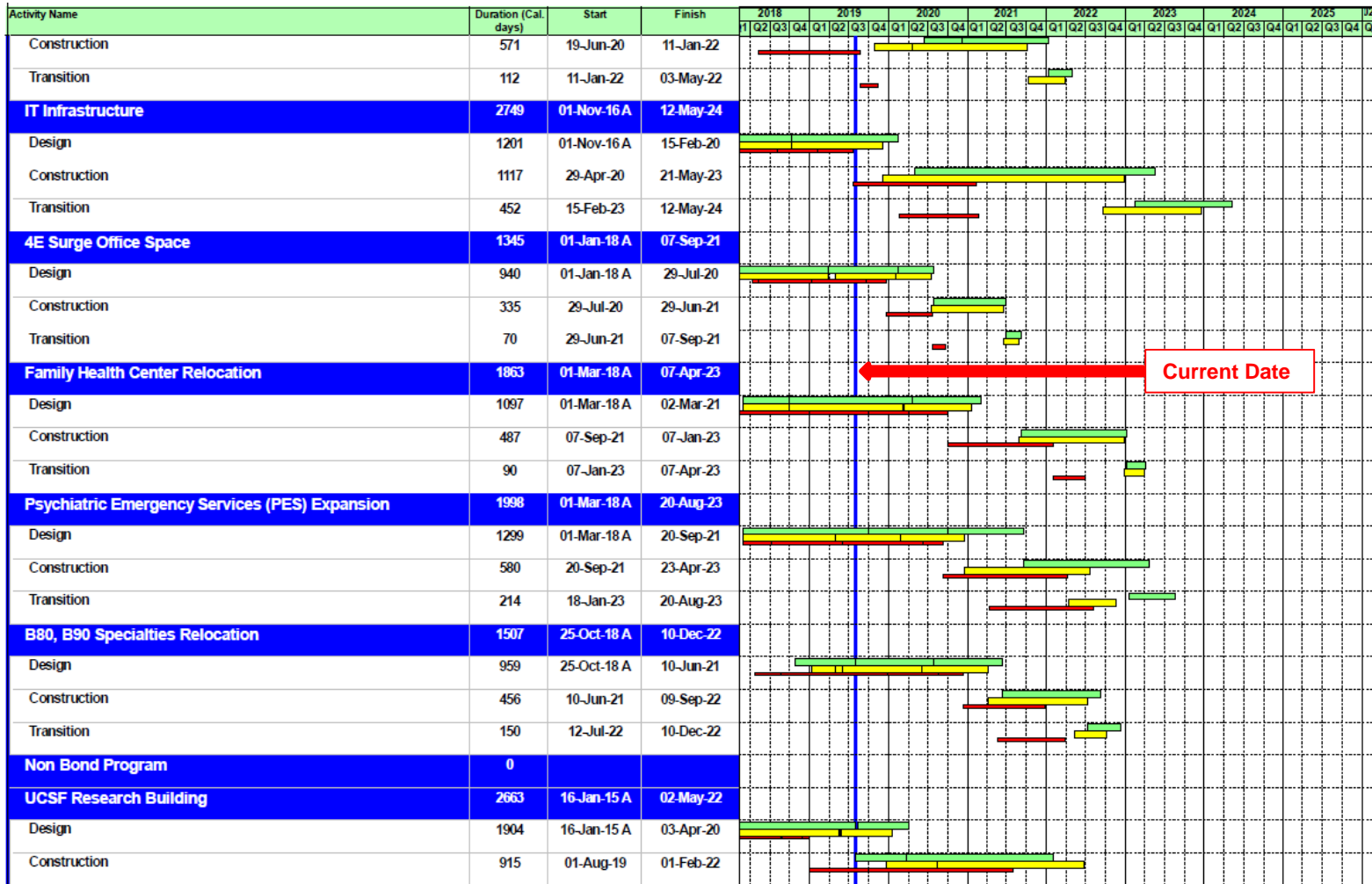


- Current Activity
- Baseline Activity
- Prev. Reported Activity

Legend:
 Design: Programming, Design, Permitting, and Bid & Award
 Construction: NTP, Construction, and Punchlist
 Transition: FF&E, Training, and Licensing

*Estimated Dates as August 2019

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

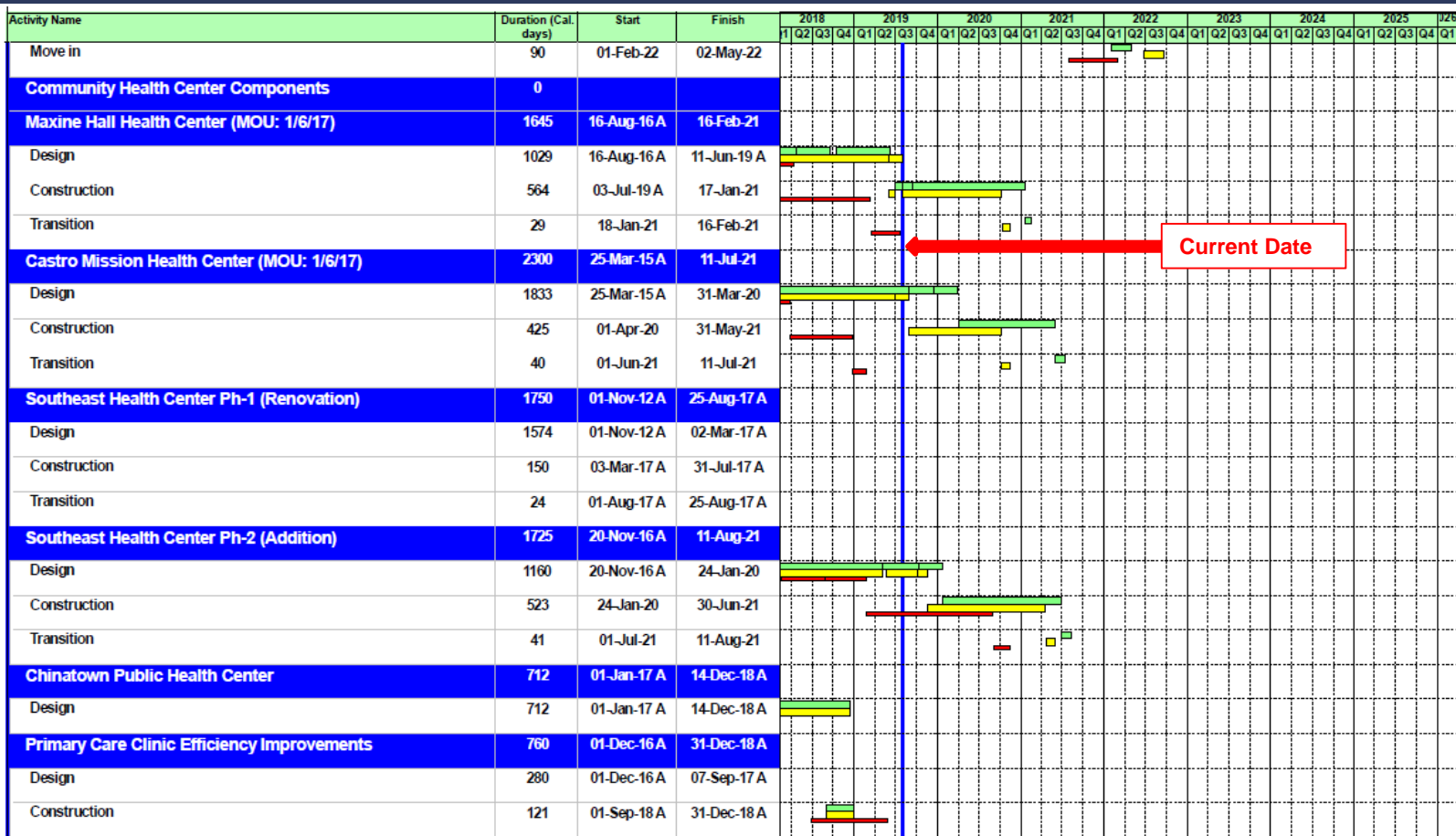


- Current Activity
- Baseline Activity
- Prev. Reported Activity

Legend:
Design: Programming, Design, Permitting, and Bid & Award
Construction: NTP, Construction, and Punchlist
Transition: FF&E, Training, and Licensing

*Estimated Dates as August 2019

PROGRAM SCHEDULE SUMMARY- AMBULATORY CARE



- Current Activity
- Baseline Activity
- Prev. Reported Activity

Legend:
Design: Programming, Design, Permitting, and Bid & Award
Construction: NTP, Construction, and Punchlist
Transition: FF&E, Training, and Licensing

*Estimated Dates as August 2019

Coordination w/ UCSF Research Center Project

- City & UCSF preparing documents to satisfy Close of Escrow requirements- target for completion: 4th Quarter 2019.
- UCSF selected Design-Builder and Design team. Design is progressing through the Design Development phases with review meetings with the Historical Preservation Commission, the Department of Building Inspection, and storm-water plan review by the SF Public Utilities Commission.
- **Escrow Documents:**
 - City records Memorandum of Lease Disposition & Development Agreement on -6/2018
 - Title is cleared on the B/C Lot where the Research Building will be constructed -4/2019
 - Final Parking Relief Plan completed- 8/2018
 - City Approves conceptual design documents- 3rd Quarter 2019
 - UCSF obtains regulatory approvals- 3rd & 4th Quarter 2019
 - UCSF obtains required insurance- 4rd Quarter 2019
 - UCSF deposits parking reimbursement contribution of \$10m into escrow- after Ground Lease is signed and all escrow documents have been satisfied- 4th Quarter 2019
- **Review key construction milestone dates for the Research project**
 - Start of construction on roadway – 1st Quarter 2020
 - Start of construction on research building- 1st Quarter 2020
 - Duration of construction & completion date – 1st Quarter 2022
 - Move in date – 2nd Quarter 2022

Questions?



San Francisco Department of Public Health