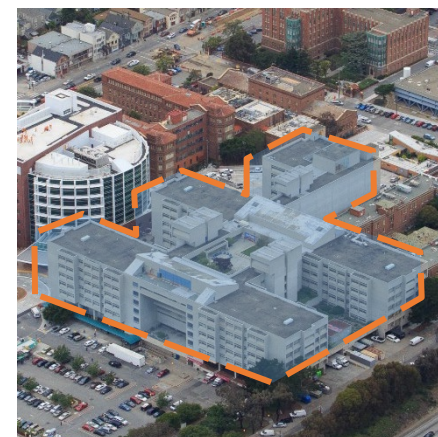


# Public Health & Safety Bond Program 2016

December 2025 Status Report

Presentation to the Citizens' General Obligation Bond Oversight Committee



San Francisco  
Health Network



SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH

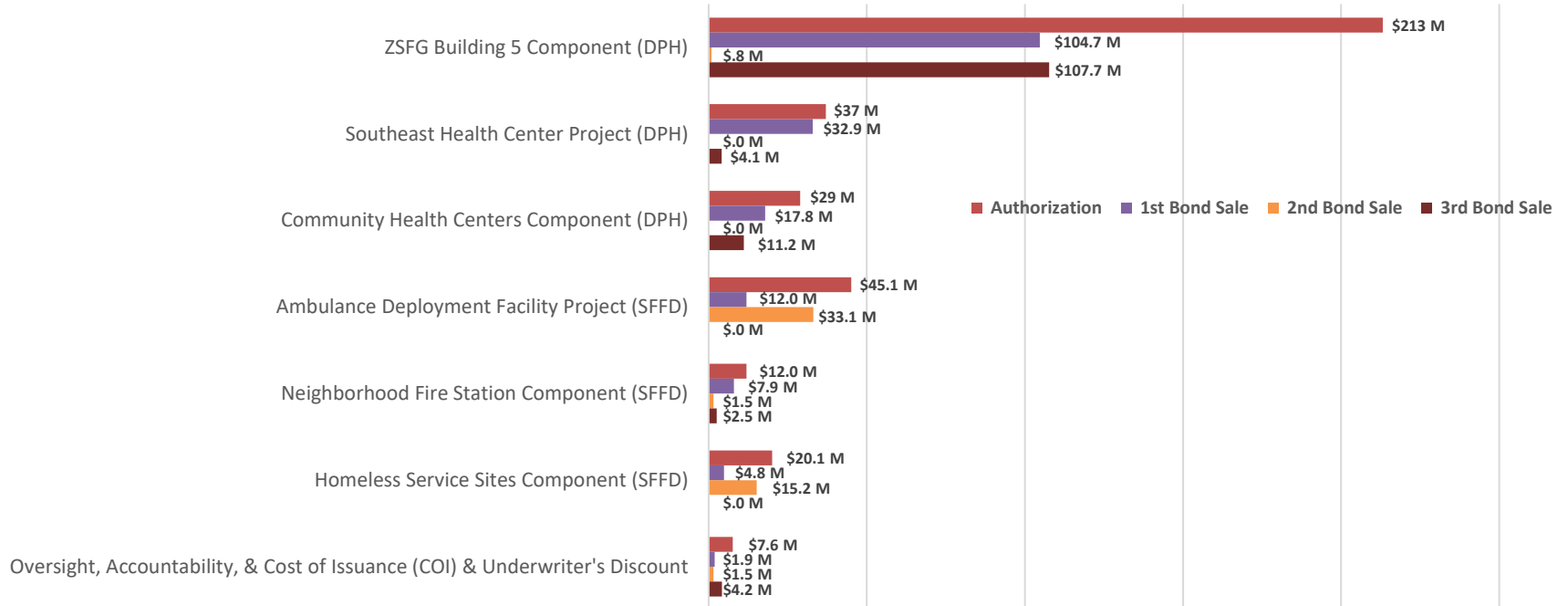
# Public Health & Safety Bond Program 2016

## Overview

### Bond Authorization - \$364M\*

1<sup>st</sup> Bond Sale - \$182.1M; 2<sup>nd</sup> Bond Sale - \$52.1M; 3<sup>rd</sup> Bond Sale - \$129.8M

\$- \$50,000,000.00 \$100,000,000.00 \$150,000,000.00 \$200,000,000.00 \$250,000,000.00



# PHS Bond Program 2016 | Executive Summary

## I. Highlights and accomplishments

- ZSFG, Building 5 (ZSFG)
  - ❑ 6 projects in active construction
  - ❑ Rehabilitation Department Phase 3 and Clinical Laboratory achieved Substantial Completion
- Neighborhood Fire Station (NFS)
  - ❑ FS 37/44 – Final Completion achieved Sep. 2025
- Homeless Services Sites (HSH)
  - ❑ 1001 Polk St – Achieved Substantial Completion

## II. Upcoming milestones

- ZSFG
  - ❑ Dialysis Relocation targeting to achieve Substantial Completion by the end of 1Q, 2026
  - ❑ Targeting to complete the remainder of the 5 projects by end of 2026
- NFS
  - ❑ FS 18 – Anticipated construction mobilization Dec 2025-Jan 2026
- HSH
  - ❑ 525 5<sup>th</sup> St. – Targeting Final Completion by 4Q, 2025

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## III. Bond sales and appropriation

- \$14,040,440 of bond interest earnings appropriated for use by the projects
- \$1,455,858.64 was used by Office of Public Finance (OPF) to cover arbitrage payments

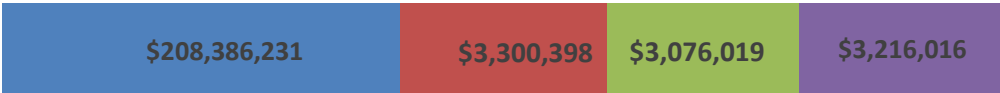
## IV. Risks, issues or concerns on budget, scope or schedule

- Extensive HCAI/DBI plan review cycle
- Cost/schedule/enabling impacts to maintain clinical operations during construction
- Unforeseen conditions and existing code issues
- Ongoing challenging bidding environment and lack of interested and qualified healthcare contractors, leading to higher construction costs/bids
- Long procurement time for electrical equipment

# ZUCKERBERG SAN FRANCISCO GENERAL BUILDING 5 (\$217.98M)

## Status of Budget

Current Budget: \$217,978,664



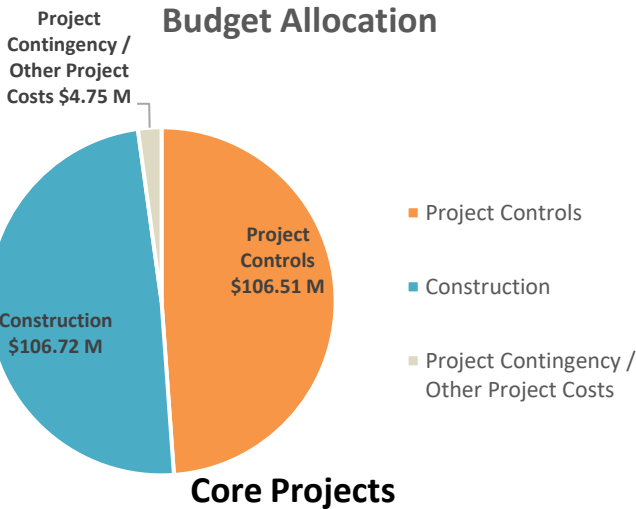
■ Expenditures ■ Encumbrances ■ Finance Cost \* ■ Remaining Balance

### 1. Clinical Laboratory Automated Track Replacement (Construction – Substantial Completion)

- HCAI subsequently approved Substantial Completion on May 6, 2025. Validation process completed and Clin Lab is operational

### 2. Rehabilitation Department Relocation (Phase 3) (Construction - Substantial Completion)

- Achieved Substantial Completion on Aug 1, 2025
- User group transition phase in-progress and closeout



Clinical Lab



Rehab Dept

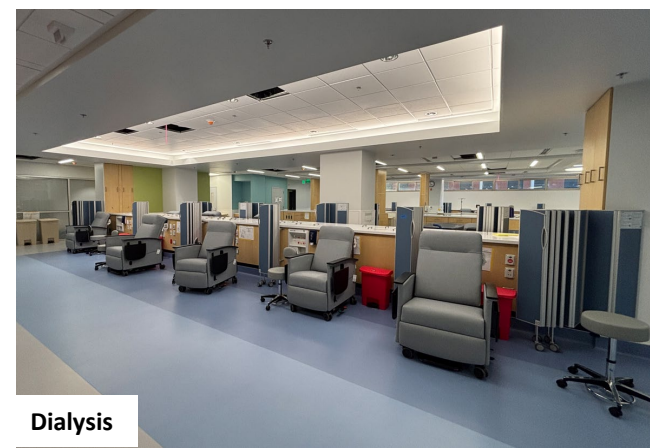
10/31/25, 10:04 AM  
San Francisco, CA 94110



# ZUCKERBERG SAN FRANCISCO GENERAL BUILDING 5 (cont'd)

## 3. Dialysis (DR) (Construction, 97% overall completed)

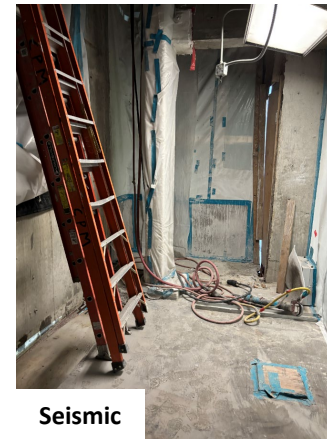
- ❑ Completing final tasks to obtain HCAI approval for “Staff and Stock”
- ❑ Repair of existing post-tensioned tendons will delay overall Substantial Completion of the project until 1Q, 2026



Dialysis

## 4. Seismic Upgrade (Construction, 85% overall completion).

- ❑ 193 of 211 locations completed (91 %); 18 locations in progress. Scopes include sawcutting, column enlargement, FRP installation, steel plate installation, and new seismic joint
- ❑ 25" seismic joint sawcut and demolition in progress with downward pass from roof level to 3<sup>rd</sup> floor. L7 FRP and window installation ongoing



Seismic



## 5. Public Health Laboratory (PHL) (Construction, 82% overall completed)

- ❑ Installation of new HVAC equipment on the roof level has been delivered and installed/erected
- ❑ Completed Elevator Shaft #4 structural steel build-out. Continuing with metal stud framing and MEP rough-in installation throughout the main space. Installation of lab casework in progress



PHL

# ZUCKERBERG SAN FRANCISCO GENERAL BUILDING 5 (cont'd)

## 6. IT Infrastructure (IT)

**(Construction, 75% overall completion)**

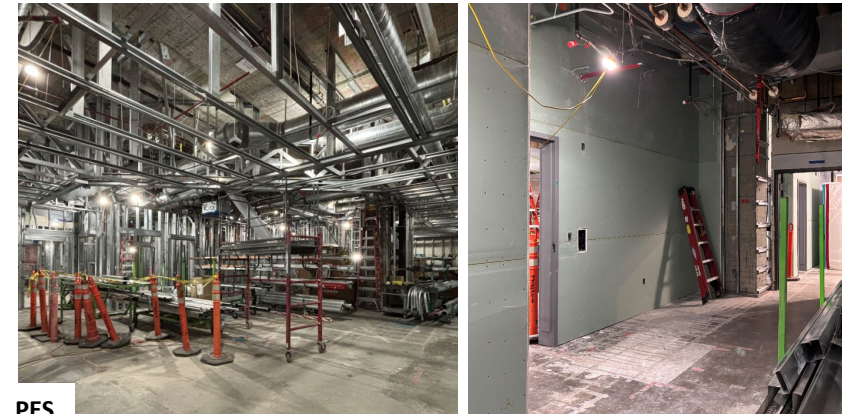
- ☐ Start-up of new chillers completed
- ☐ Proceeding with the piping installation



## 7. Psychiatric Emergency Services (PES)

**(Construction, 40% overall completion)**

- ☐ Metal stud partition and ceiling framing 95% complete
- ☐ MEP overhead installation and rough-in ongoing.
- ☐ Drywall commenced



## 8. Family Health Center – Phase 1 (FHC) (Construction, 40% overall completion) ) (Funding from SFGH Foundation)

- ☐ Ward 5C demo 90% complete
- ☐ Ward 5E demo and abatement starting





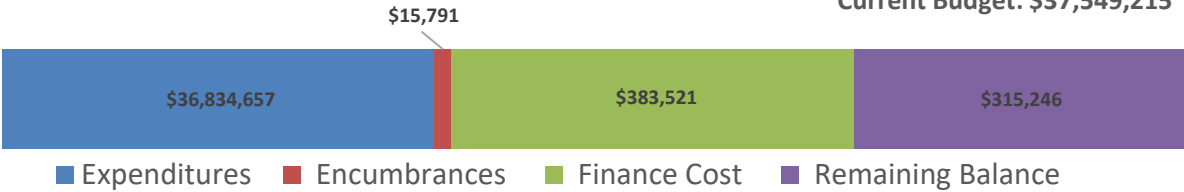
# SOUTHEAST HEALTH CENTER (\$37.5M) (Completed)

## Project Status

- Clinic opened on July 29, 2022

## Status of Budget

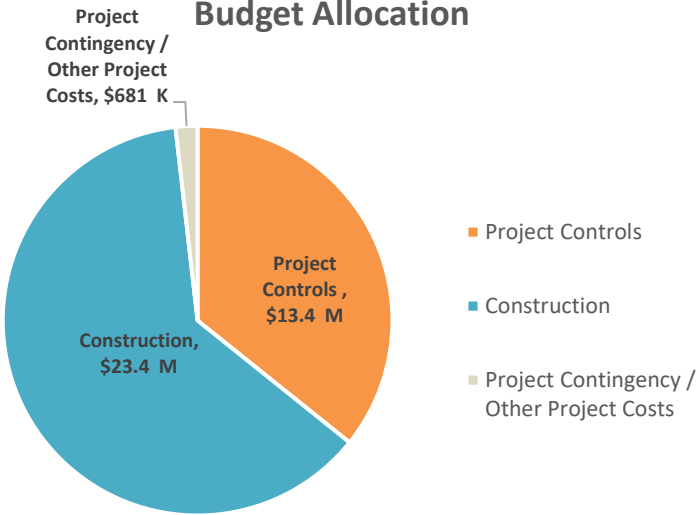
Current Budget: \$37,549,215



## Upcoming Milestones

- All change order has been completed. Final task remaining is SFFD fire alarm acceptance testing of the Emergency Responder Radio Communication System (ERRCS)
- Targeting to issue Final Completion by 1Q, 2026

## Budget Allocation



New Southeast Health Center



Front Lobby

# COMMUNITY HEALTH CENTERS (\$29.5M) (Completed)

## Project Status

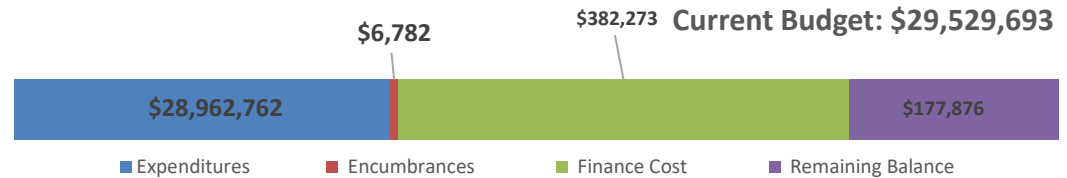
### Maxine Hall HC

- Clinic opened on October 20, 2021

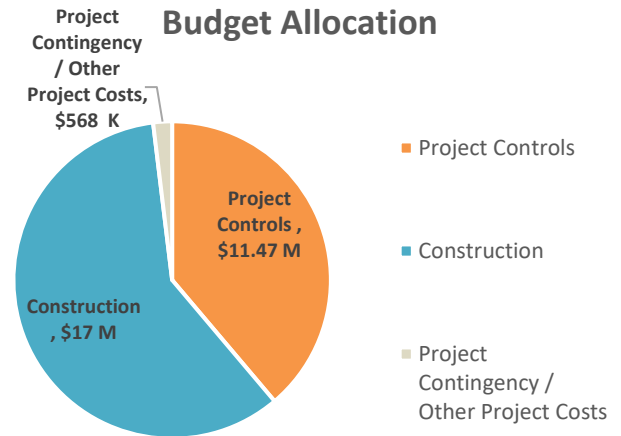
### Castro Mission HC

- Clinic opened on August 24, 2022
- Final Completion was issued on July 2, 2025 with final payment made on Sept. 8, 2025

## Status of Budget



## Budget Allocation



Maxine Hall - Exterior



Maxine Hall - Typical Exam Room



Castro Mission - Exterior

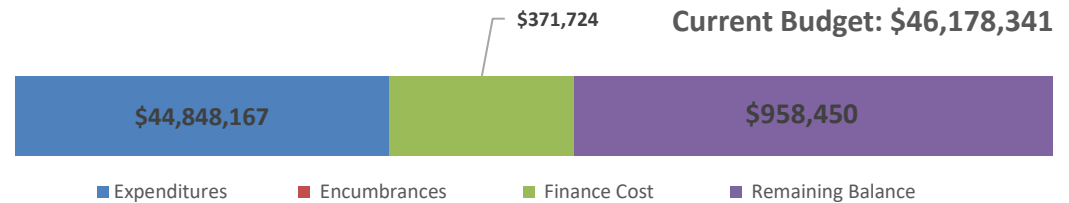


Castro Mission – Clinic Team Space



# AMBULANCE DEPLOYMENT FACILITY (\$45.8M) (Completed Closeout)

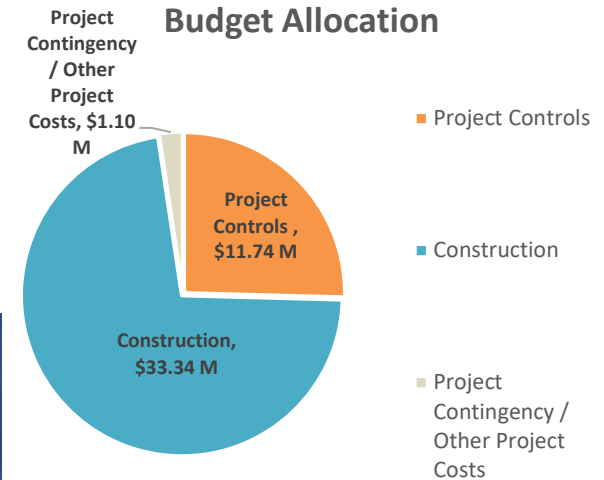
## Status of Budget



## Project Status

- EMS moved-in on May 10, 2021
- Issued Final Completion in February 2023
- City Attorney to meet with Contractor's Attorney regarding the correction of the cord reel stations paint failure issue

## Budget Allocation



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

# NEIGHBORHOOD FIRE STATIONS (\$12.2M)

## Status of Budget



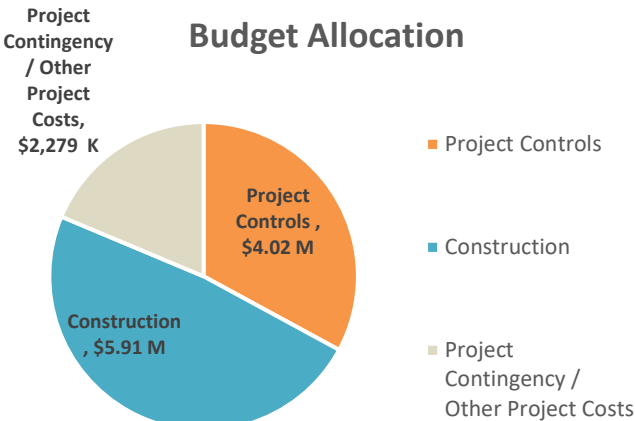
## Project Status

### Generators Replacement(s):

- **FS 37 & 44** – Final Completion issued on Sept. 30, 2025
- **FS 18** – Construction mobilization Dec 2025/Jan 2026

### Seismic Hose Tower Reconstruction at FS 15

- **FS 15** – DBI building permit issued Oct. 2024. Public Works to re-visit the base scope with SF Planning in hope of reducing project costs. Current scope includes rebuilding the hose tower



Generator installation at Station 37



Hose Tower

# HOMELESS SERVICE SITES (\$20M)

## Project Status

### 1001 Polk (Next Door Shelter)

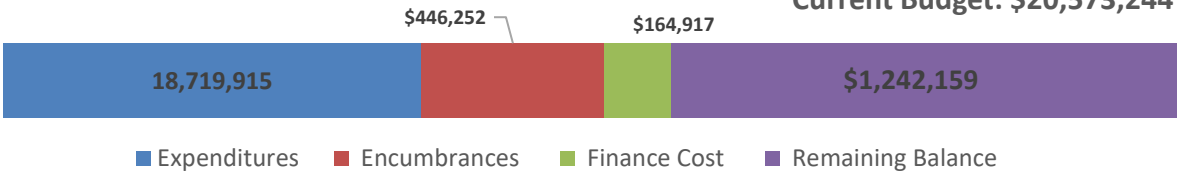
- Achieved Substantial Completed on October 27, 2025

### 525 5th (MSC Shelter)

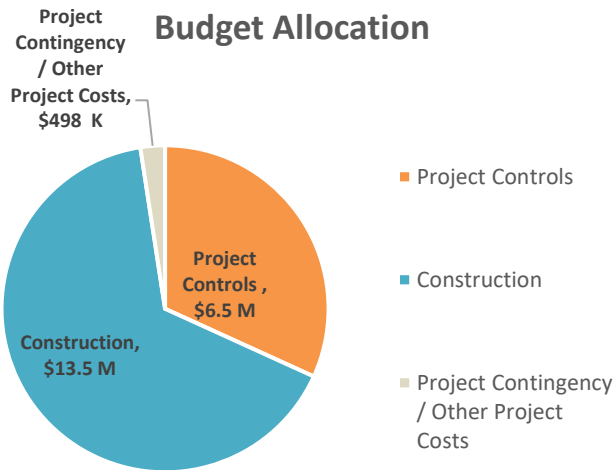
- Contractor completed client-requested enabling scopes between Sept 2024 and Feb 2025
- Targeting Substantial Completion by Sept 2026

## Status of Budget

Current Budget: \$20,573,244



## Budget Allocation



525 5<sup>th</sup> – Drywall at Women’s Restroom



1001 Polk – AHU Equipment



# Attachment 1 | Status of Budget and Financial Plan

Components/Projects	Original Program Budget	Revised Program Budget (BvA Actual)	1st Bond Sale Budget	2nd Bond Sale Budget	3rd Bond Sale Budget	GENERAL OBLIGATION BONDS			
						Appropriation	Expenditures	Encumbrance	Balance
ZSFG Building 5 Component (DPH)	222,000,000	213,227,529	104,700,193	846,822	107,680,514	213,227,529	208,386,231	3,300,398	1,540,900
Southeast Health Center Project (DPH)	30,000,000	37,050,648	32,907,900	-	4,142,749	37,050,648	36,834,657	15,791	200,200
Community Health Centers Component (DPH)	20,000,000	28,984,623	17,817,454	-	11,167,168	28,984,623	28,962,762	6,782	15,079
Ambulance Deployment Facility Project (SFFD)	43,500,000	45,080,049	11,970,000	33,110,049	-	45,080,049	44,848,167	-	231,882
Neighborhood Fire Stations Component (SFFD)	14,500,000	11,988,009	7,950,000	1,500,000	2,538,009	11,988,009	8,711,103	809,184	2,467,722
Homeless Service Sites Component (HSH)	20,000,000	20,075,000	4,850,000	15,225,000	-	20,075,000	18,719,915	446,252	908,833
*Oversight, Accountability, and Cost of Issuance (COI)	-	6,159,346	1,115,632	1,233,385	3,810,329	6,159,346	3,068,698	-	3,090,648
**Underwriter's Discount	-	1,444,344	753,072	257,768	433,504	1,444,344	1,444,344	-	-
<b>TOTAL</b>	<b>350,000,000</b>	<b>364,009,547</b>	<b>182,064,251</b>	<b>52,173,024</b>	<b>129,772,272</b>	<b>364,009,547</b>	<b>350,975,876</b>	<b>4,578,408</b>	<b>8,455,263</b>

\* Revised Program Budget includes \$14,040,440 bond interest earnings



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