



Meeting Date: 09/16/2022

To: Public Works Commission
Lauren Post, Chair
Fady Zoubi, Vice Chair
Lynne Newhouse Segal
Paul Woolford

Through: Carla Short, Interim Public Works Director
Ronald Alameida, City Architect and Deputy Director for Buildings

From: Charles Higuera, Acting Bureau Manager
Bureau of Project Management, Building Design and Construction

Subject: Overview of the Building Design and Construction Division's Bureau of Project Management

Director's Recommendation: Information item only. Receive and discuss.

Executive Summary: SF Public Works is comprised of several Bureaus among which is the Project Management Bureau. The Project Management Bureau is responsible for the management of major capital projects funded by the City. The presentation to be offered to the Commission is intended to provide a high-level description of the Bureau, its accomplishments and the challenges it faces in the execution of its service.

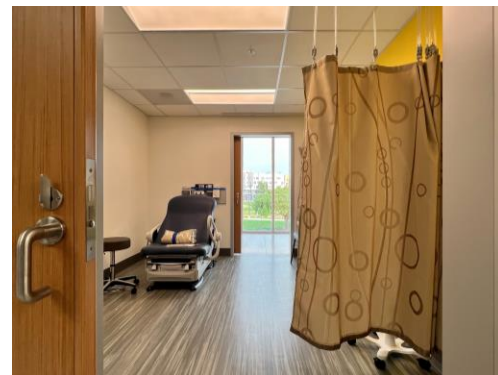
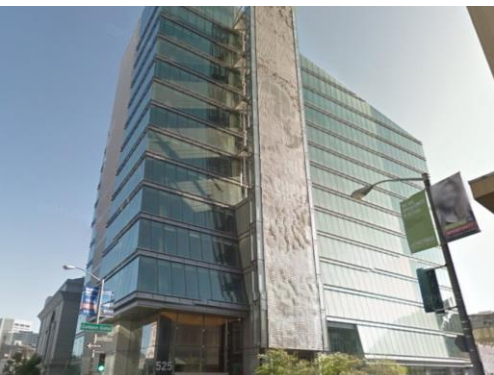
Attachments: PowerPoint Presentation



September 16, 2022

Commission Meeting: Bureau of Project Management

Charles Higuera
Acting Bureau Manager, BDC-Project Management



Bureau of Project Management Projects

sfpbpublicworks.org/bdcportfolio



Public Health



Transitional Housing



Civic Buildings



Public Safety



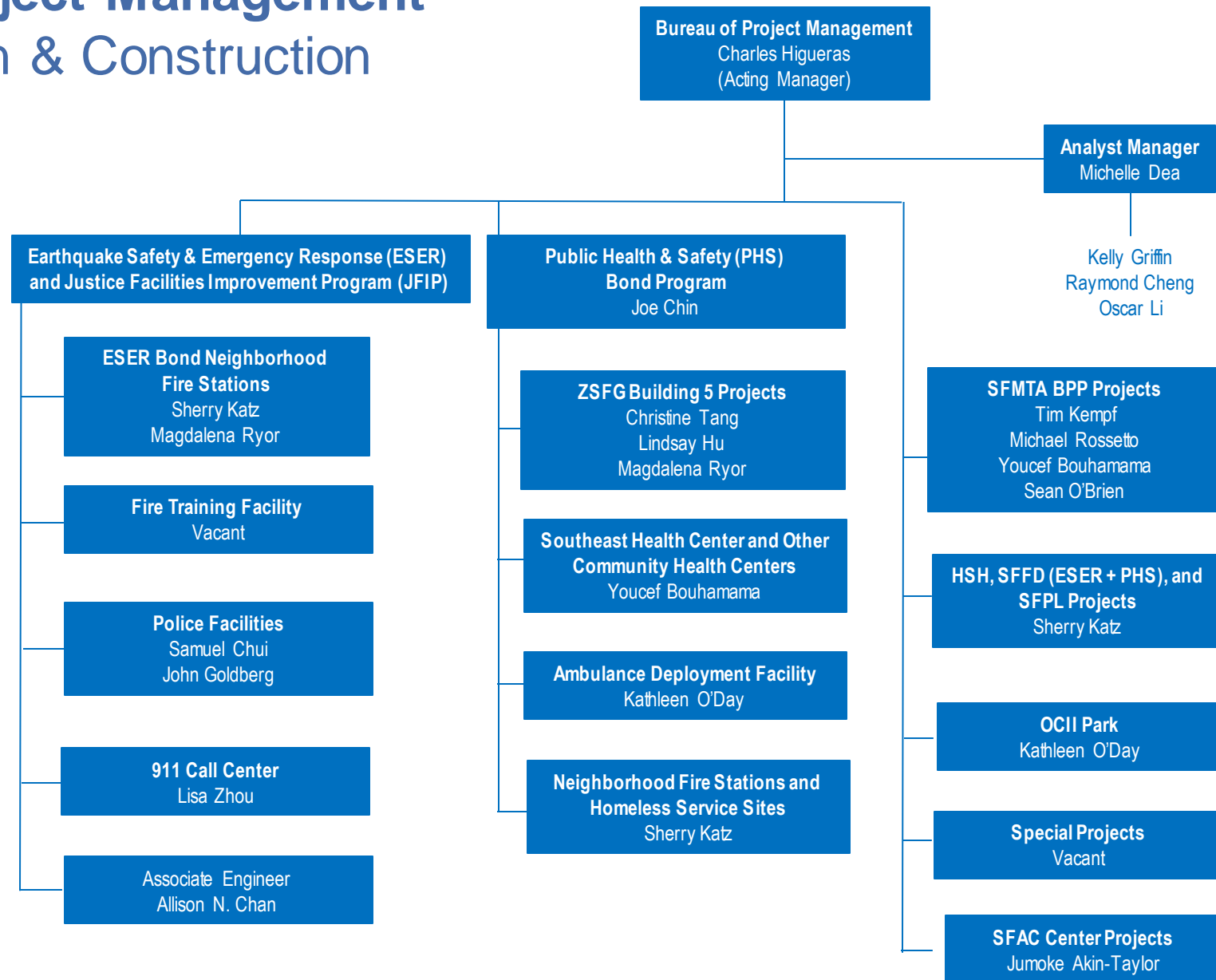
Libraries



Management

Bureau of Project Management

Building Design & Construction



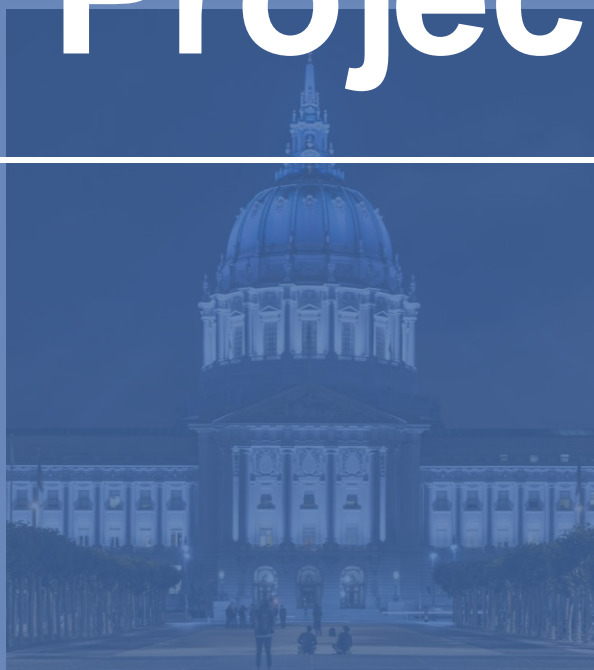
Administrative Code

Chapter 6 Authority



All other departments or commissions must procure construction or related professional services through San Francisco Public Works.

Key Projects and Project Partners



General Obligation Bond

ESER	\$412.3 million General Obligation Bond authorized in June 2010		VOTERS APPROVED
2010	Public Safety Building Auxiliary Water Supply System Neighborhood Fire Stations	\$243 million \$104 million \$65 million	79.4%
ESER	\$400 million General Obligation Bond authorized in June 2014		VOTERS APPROVED
2014	Traffic Company and Forensic Services Division Neighborhood Fire Stations Office of the Chief Medical Examiner Emergency Firefighting Water System District Police Stations and Infrastructure	\$165 million \$85 million \$65 million \$55 million \$30 million	79.0%
ESER	\$628.5 million General Obligation Bond authorized in March 2020		VOTERS APPROVED
2020	Emergency Firefighting Water System Neighborhood Fire Stations and Support Facilities District Police Stations and Support Facilities Disaster Response Facilities 9-1-1 Call Center	\$154 million \$275 million \$121 million \$70 million \$9 million	81%

Public Health and Safety Bond 2016 (\$350M)

Zuckerberg San Francisco General, Building 5

\$205 million

Urgent Care Clinic
6H Surge Space
Rehabilitation Department Relocation
Voluntary Seismic Upgrade
Public Health Laboratory Relocation
Dialysis Department Relocation
IT Infrastructure
Roof Replacement
Electrical Core
4E Surge Space
Family Health Center Relocation
Psychiatric Emergency Services Expansion
Building 80/90 Specialty Services Relocation
Clinical Laboratory Automated Track Replacement

Community Health Centers

\$67 million

Southeast Health Center
Castro Mission Health Center
Maxine Hall Health Center
Chinatown Public Health Center
Energy Efficiency Projects

Ambulance Deployment Facility

\$48.6 million

Neighborhood Fire Stations

\$9.4 million

Homeless Service Sites

\$20 million

Project Partners



CITY AND COUNTY OF SAN FRANCISCO
OFFICE OF THE CITY ADMINISTRATOR



City and County of San Francisco
REAL ESTATE DIVISION



**SAN FRANCISCO DEPARTMENT
OF EMERGENCY MANAGEMENT**



San Francisco
Department of Public Health



SFMTA

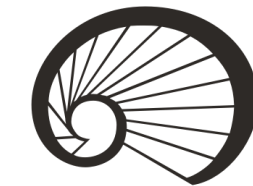


DEPARTMENT OF
HOMELESSNESS AND
SUPPORTIVE HOUSING



San Francisco
Water Power Sewer

Services of the San Francisco Public Utilities Commission



*San Francisco
Public Library*



office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE



**SAN FRANCISCO
RECREATION
& PARKS**



**SAN FRANCISCO
PUBLIC
WORKS**

SFMTA Building Progress Program

Potrero Yard Modernization Joint Development	\$600 million
Muni Metro East (MME) Expansion	\$120 million
1399 Marin Renovation	\$70 million
SFMTA Parking Enforcement Headquarters	\$80 million



Potrero Yard Modernization Conceptual Design



Connection to the Bigger Picture

Connection to Bigger Picture

Improvements to Capital Infrastructure



to quickly respond to a major earthquake or other disaster and recover from its aftermath

Investment in Health Facilities



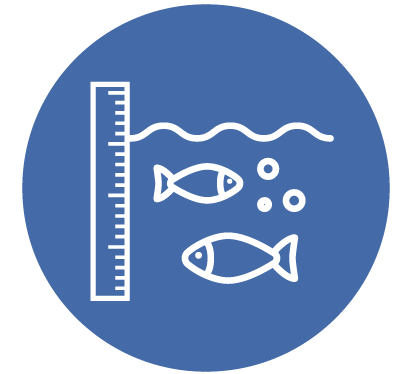
to support people experiencing mental health challenges, substance use disorder or homelessness

Adopt Resilience Plan



to deliver net zero emissions and wider social, racial, environmental and economical benefits

Sea Level Rise Assessment



to inform future adaptation strategies for incorporating sea level rise into capital planning

Funding

General Obligation Bond Capital Plan – Funding in Millions

G.O. Bond Program

Election Date	Bond Program	Amount
Jun. 2022	Transportation	\$400
Nov. 2023	Public Health	\$188
Nov. 2024	Affordable Housing	\$160
Nov. 2026	Waterfront Safety	\$130
Nov. 2027	Earthquake Safety & Emergency Response	\$217
Nov. 2028	Parks and Open Space	\$151
Nov. 2031	Public Health	TBD
Total		\$1, 245

Year	G.O. Bond Program	Amount
2008	Neighborhood Parks and Open Space	\$180
2008	Public Health Seismic Facilities (SFGH Rebuild)	\$887
2010	Earthquake Safety and Emergency Response	\$412
2011	Road Resurfacing and Street Safety	\$248
2012	Neighborhood Parks and Open Space	\$195
2014	Earthquake Safety and Emergency Response	\$400
2014	Transportation	\$500
2015	Affordable Housing	\$310
2016	Public Healthy and Safety	\$350
2018	Seawall Resilience	\$425
2019	Affordable Housing	\$600
2020	Earthquake Safety and Emergency Response	\$629
2020	Health and Recovery	\$488
Total		\$5,623



Certificates of Participation

Funding in Millions

CO Program		
Fiscal Year of Issuance	Project	Amount
FY2022	Critical Repairs	\$61
FY2022	Recovery Stimulus	\$50
FY2023	Relocation of HSA Headquarters	\$70
FY2023	Critical Repairs	\$50
FY2023	Recovery Stimulus	\$75
FY2023	Street Resurfacing	\$30
FY2024	Street Resurfacing	\$30
FY2025	HOJ Consolidation Project	\$367
FY2031	Public Works Yard Consolidation	\$32
Total		\$765

Revenue Bonds

Funding in Millions

Planned Revenue Bond Issuances (FY2022-31)



FY2022-26	\$4,549	\$1,189	\$5,738
FY2027-31	\$2,236	\$0	\$2,235
Total	\$6,785	\$1,189	\$7,974

Biggest Challenges

Severe construction challenges in five key areas

1



PRICE ESCALATION
for crucial
building materials

2



SKILLS SHORTAGES
and increased
labor costs

3



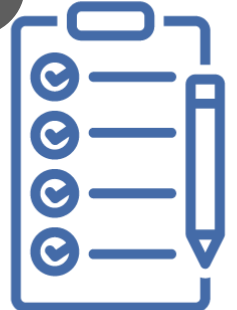
PERMITTING REVIEW
and approval delays
extending project
schedule duration

4



SUPPLY DELAYS
extending construction
schedule duration

5



LOCAL POLICY MANDATES
create new components
of additional costs

Top 10 most expensive cities to build in

San Francisco has reclaimed the top spot it previously occupied in 2019 as the world's most expensive market to build in.

Our top ten most expensive markets in which to build for 2022 also include Hong Kong, New York, London and Geneva. Average construction costs to build key assets have increased in almost every region.



1 San Francisco



2 Tokyo



3 Osaka



4 New York City



5 Geneva



6 Zurich



7 Hong Kong



8 Boston



9 Los Angeles



10 London

Questions?



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