

1 [Appropriation - Certificates of Participation to the General Services Agency to Fund the
2 Tenant Improvement Costs for the Hall of Justice Improvement Project - \$62,000,000 -
3 FY2019-2020]

4 **Ordinance appropriating \$62,000,000 of Certificates of Participation to the General**
5 **Services Agency to fund tenant improvements involving the construction, acquisition,**
6 **improvement, renovation, and retrofitting of City-owned properties as needed for the**
7 **Hall of Justice Improvement Project enabling staff and offices to be consolidated in**
8 **acquired City-owned properties in FY2019-2020; and placing \$62,000,000 on**
9 **Controller’s Reserve, pending sales of Certificates of Participation, and \$3,000,000 of**
10 **project funds are placed on Budget and Finance Committee Reserve pending**
11 **submission of an expenditure plan for the contingency funds.**

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13 Note: **Unchanged Code text and uncodified text** are in plain Arial font.
14 **Additions to Codes** are in *single-underline italics Times New Roman font*.
15 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
16 **Board amendment additions** are in double-underlined Arial font.
17 **Board amendment deletions** are in ~~strikethrough Arial font~~.
18 **Asterisks (* * *)** indicate the omission of unchanged Code
19 subsections or parts of tables.

20 Be it ordained by the People of the City and County of San Francisco:

21 Section 1. The sources of funding outlined below are herein appropriated in the General
22 Services Agency for Fiscal Year 2019-2020. Commercial Paper may be used as a funding
23 source in the interim, prior to sale of the Certificates of Participation.
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1 **Sources**

2	Fund /	Project & Activity /	Account	Description	Amount
3	Department ID	Authority			
4	15382 / 228875	10035309 – 0001 /	480141	Proceeds from	\$62,000,000
5	CPXCF COP HOJ	20886	Proceeds fr	Certificates of	
6	Relo-Tenant Imp /	ADRE HOJ Relo –	Certificates of	Participation	
7	ADM Real Estate	Non-CPC / ADRE	Participation		
8	Division	HOJ Relocation			
9	Total Sources				\$62,000,000

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 11 Section 2. The uses of funding outlined below are herein appropriated in the General
 12 Services Agency to fund the construction, acquisitions, improvement, renovation, and
 13 retrofitting for the Hall of Justice Improvement Project.

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 15 **Uses**

16	Fund /	Project & Activity /	Account	Description	Amount
17	Department ID	Authority			
18	15382 / 228875	10035309 – 0001 /	567000	Buildings,	\$51,635,000
19	CPXCF COP HOJ	20886	Bldgs,Struct&Imprv	Structures, &	
20	Relo-Tenant Imp /	ADRE HOJ Relo –	Proj-Budget	Improvements	
21	ADM Real Estate	Non-CPC / ADRE		Project Budget	
22	Division	HOJ Relocation			

1	Fund /	Project & Activity /	Account	Description	Amount
2	Department ID	Authority			
3	15382 / 228875	10035309 – 0001 /	581130	CSA 0.2%	\$103,270
4	CPXCF COP HOJ	20886	GF-CON-Internal	Controller's Audit	
5	Relo-Tenant Imp /	ADRE HOJ Relo –	Audit	Fund	
6	ADM Real Estate	Non-CPC / ADRE			
7	Division	HOJ Relocation			
8					
9	15382 / 228875	10035309 – 0001 /	573110	Debt Service	\$4,588,397
10	CPXCF COP HOJ	20886	Bond Issuance	Reserve Fund	
11	Relo-Tenant Imp /	ADRE HOJ Relo –	Cost - Unamortized		
12	ADM Real Estate	Non-CPC / ADRE			
13	Division	HOJ Relocation			
14					
15	15382 / 228875	10035309 – 0001 /	573110	Capital Interest	\$2,563,381
16	CPXCF COP HOJ	20886	Bond Issuance	Fund / CP Interest	
17	Relo-Tenant Imp /	ADRE HOJ Relo –	Cost - Unamortized	& Fees	
18	ADM Real Estate	Non-CPC / ADRE			
19	Division	HOJ Relocation			
20					
21	15382 / 228875	10035309 – 0001 /	573110	Cost of Issuance	\$803,864
22	CPXCF COP HOJ	20886	Bond Issuance		
23	Relo-Tenant Imp /	ADRE HOJ Relo –	Cost - Unamortized		
24	ADM Real Estate	Non-CPC / ADRE			
25	Division	HOJ Relocation			

	Fund /	Project & Activity /	Account	Description	Amount
	Department ID	Authority			
3	15382 / 228875	10035309 – 0001 /	573110	Underwriter's	\$451,088
4	CPXCF COP HOJ	20886	Bond Issuance	Discount	
5	Relo-Tenant Imp /	ADRE HOJ Relo –	Cost - Unamortized		
6	ADM Real Estate	Non-CPC / ADRE			
7	Division	HOJ Relocation			
9	15382 / 228875	10035309 – 0001 /	573110	Reserve for Market	\$1,855,000
10	CPXCF COP HOJ	20886	Bond Issuance	Uncertainty	
11	Relo-Tenant Imp /	ADRE HOJ Relo –	Cost - Unamortized		
12	ADM Real Estate	Non-CPC / ADRE			
13	Division	HOJ Relocation			
14	Total Uses				\$62,000,000


Section 3. The uses of funding outlined above for \$62,000,000 are herein placed on Controller's Reserve pending sales of Certificates of Participation and \$3,000,000 of project funds are herein placed on Budget and Finance Committee Reserve, pending submission of an expenditure plan for the contingency funds.

1 Section 4. The Controller is authorized to record transfers between funds and adjust the
2 accounting treatment of sources and uses appropriated in this Ordinance as necessary to
3 conform with Generally Accepted Accounting Principles and other laws.
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6 APPROVED AS TO FORM:
7 DENNIS J. HERRERA, City Attorney

8 By: 
9 BUCK DELVENTHAL
10 Deputy City Attorney

FUNDS AVAILABLE:
BEN ROSENFELD, Controller

By: 
11 BEN ROSENFELD
12 Controller



City and County of San Francisco

Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 190897

Date Passed: October 01, 2019

Ordinance appropriating \$62,000,000 of Certificates of Participation to the General Services Agency to fund tenant improvements involving the construction, acquisition, improvement, renovation, and retrofitting of City-owned properties as needed for the Hall of Justice Improvement Project enabling staff and offices to be consolidated in acquired City-owned properties in FY2019-2020; and placing \$62,000,000 on Controller's Reserve, pending sales of Certificates of Participation, and \$3,000,000 of project funds are placed on Budget and Finance Committee Reserve pending submission of an expenditure plan for the contingency funds.

September 18, 2019 Budget and Finance Committee - AMENDED

September 18, 2019 Budget and Finance Committee - RECOMMENDED AS AMENDED

September 24, 2019 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

October 01, 2019 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

File No. 190897

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 10/1/2019 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

10/11/2019

Date Approved